# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Regan Hutcheson, Manager-Heritage Planning**

**DATE:** **October 11, 2023**

**SUBJECT:** **REQUEST FOR FEEDBACK – SITE VISIT**
PROPOSED DEMOLITIONS – 2023
ROUGE NATIONAL URBAN PARK

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**Property/Building Description**:
1. 10295 Ninth Line – James Brison Johnson House, c.1915 (Designated)
2. 7933 Fourteenth Avenue – James Dimma House, c1850 (Designated)
3. 10676 Reesor Road – Adam Betz House, c. 1871 (Designated)
4. 8331 Fourteenth Avenue – David Badgerow House (Listed)
5. 8200 York Durham Line – William Boyd House, c 1890 (Listed)
6. 11122 Reesor Road – Noble Tenant Farmer's House, c. 1840 (Designated)
7. 11190 York Durham Line – John Boyles House, c.1870 (Designated)
8. 11223 Reesor Road – James Collins House, c.1850 (Designated)

**Use**: Vacant, formerly Residential
**Heritage Status:** Listed or Designated on Markham Register of Property of Cultural Heritage Value or Interest

**Application/Proposal**

- To review the proposed demolitions and provide feedback to Parks Canada – Rouge National Urban Park (RNUP) staff and Markham Council

**Background**

- This matter was discussed at the July and August Heritage Markham Committee meetings in detail (and at the September meeting as a request for update).
- See attached Heritage Markham minutes from July and August and the Architectural Review Sub-Committee notes from August 2, 2023.
- In July, Heritage Markham established an Architectural Review Sub-Committee to work on the RNUP heritage building issue a few months ago consisting of Councillors Rea and McAlpine and Victor Huang, David Butterworth and Ken Davis.

- In August, Staff were requested to work with Parks Canada to organize a site visit to the properties. Due to various vacation schedules, the site visit could not be arranged prior to the September Heritage Markham meeting.

**Staff Comment**

- Heritage Section Staff has been working with staff from Parks Canada (PC) - Rouge National Urban Park (RNUP) to arrange a tour of the properties containing the heritage buildings proposed for demolition. The purpose of this site visit is for Heritage Markham committee members to see the condition of the buildings (from the exterior given PC are concerned about members actually entering into the buildings) and to help assess which buildings should potentially undergo further structural assessment by the City.
- Staff have arranged a site visit for **Monday October 23** from 1:30 – 4:30pm. Meeting location is at Parks Canada Office - 10725 Reesor Road, Markham
- To date, four members of the committee have confirmed they wish to attend.
- Given the interest and importance of this subject, the tour is open to any member of the Heritage Markham Committee who wants to participate but advance notice is required so that transport can be arranged.
- The tour is expected to take a couple of hours as it involves travel to 8 -10 properties using 2-3 PC/City vehicles (due to lack of parking at each site). Proper footwear is also expected as the terrain is uneven and will require some walking. Members should also be aware that ticks are present in the RNUP. PC may be able to clear some of the long grass/brush around the houses to provide better access.
- PC may also require the signing of a waiver concerning any injury that may occur during the visit.

## Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the arrangements for the Architectural Review Sub-Committee Site Visit to be held on October 11, 2023 as information;

**Attachment A – Minutes – July 12, 2023**

# HERITAGE MARKHAM
# EXTRACT

Date: July 19, 2023

To: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM # 6.1 OF THE EIGHTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON JULY 12, 2023

## 6. PART FOUR - REGULAR

### 6.1 REQUEST FOR FEEDBACK

**PROPOSED DEMOLITIONS – 2023**
**ROUGE NATIONAL URBAN PARK (16.11)**

File Number:
n/a

Regan Hutcheson, Manager, Heritage Planning, introduced this item advising that eight buildings have been identified within the Rouge National Urban Park for demolition owing to their poor structural condition. Mr. Hutcheson advised that these are frame buildings which are currently uninhabited. Mr. Hutcheson advised that because Parks Canada is a federal body, they do not require municipal approval for the demolition of any structure on their lands, however, Parks Canada has agreed to consult with Heritage Section Staff and the Heritage Markham Committee in the interests of interjurisidictional cooperation. Mr. Hutcheson advised that any Heritage Markham recommendations will be included in a report to Council concerning the demolition of the eight properties.

Mr. Hutcheson delivered a presentation briefly describing the location, history and condition of the subject properties. Mr. Hutcheson noted that Staff asked if Parks Canada tried to market these properties and were advised that Parks Canada did advertise the availability of the properties but there wasn't sufficient interest from prospective tenants.

Barry Nelson, Deputant, representing the Thornhill Historic Society, encouraged an architectural review sub-committee to be held to make recommendations to Parks Canada with regards to the conservation of at-risk buildings within the Rouge National Urban Park. Mr. Nelson suggested that the Architectural Review

Sub-committee collaborate with the Thornhill Historical Society in an effort to save some of the buildings.

The Committee provided the following feedback:

- Inquired about the time limit to make recommendations to Parks Canada related to these properties. Mr. Hutcheson advised that the recommendations would be due in August as any feedback from Heritage Markham and staff will be considered by Council in September;

- Inquired regarding the marketing strategy used by Parks Canada to advertise the subject properties. Mr. Hutcheson commented that it was previously recommended that Parks Canada develop a marketing program to ensure that restoring and long term tenancy of the properties would be feasible for interested parties, but acknowledged that there may not be great interest in these properties due to their poor condition;

- Asked if these properties are being considered differently than heritage properties within development sites outside the Park for which relocation is sometimes recommended. Mr. Hutcheson advised that there are different mechanisms available to city staff when dealing with private applicants that are not applicable on federally-owned properties;

- Commented that criteria should be established to evaluate the heritage significance of each of the properties, while noting that the conservation of some of the properties may not be feasible. Mr. Hutcheson noted that the Committee will often look at heritage significance while decisions based on economic feasibility are made at the Council level;

- Sought clarification if additional properties might be recommended for demolition on Parks Canada lands. Mr. Hutcheson advised that most of the other properties are tenanted and as such, it was his understanding that it is unlikely that other properties will need review;

- Inquired about the lease arrangements that were being suggested as part of the marketing strategy for the properties. Mr. Hutcheson did not confirm but advised that it was his understanding that they would be in the range of 30 or 40-year leases.

The Committee put forth the following motion:

Recommendations:

**THAT this item be referred to an Architectural Review Sub-committee meeting.**

**THAT consideration of this item be deferred to the August Heritage Committee to allow for further discussions with Parks Canada and Graham Seaman, Director, Sustainability & Asset Management, including obtaining more information on the marketing approach.**

**AND THAT in the interim the Councillors on Heritage Markham engage with the the local MP to further discuss.**

**Carried**

THAT the deputation by Barry Nelson be received.

**Carried**

## Attachment B

*Architectural Review Sub-Committee*
*of Heritage Markham*

# MEETING NOTES

**August 2, 2023, 6pm**
**Location: Electronic Meeting**

**Members Present:**
Councillor Karen Rea (Chair)
Councillor Reid McAlpine
David Butterworth
Victor Huang

**Applicants:**
Lindsay Rodger, A/Senior Advisor
Rouge National Urban Park
Robyn Simard, Manager, Manager of Agriculture, Assets and Realty
Rouge National Urban Park

**Staff:**
Regan Hutcheson, Manager-Heritage Planning
Evan Manning, Senior Heritage Planner
Graham Seaman, Director, Sustainability and Asset Management

**ITEM 1:** **Project:** **Proposed Demolitions 2023 – Rouge National Urban Park (RNUP)**
**Owner:** **Parks Canada/Government of Canada**
**Address:** **Various (8) - See attachment**
**Application:** **Feedback Request**

Chair Rea called the meeting to order and introduction were made. Regan Hutcheson provided a brief illustrative overview of the eight properties proposed for demolition due to their poor condition, and explained how the main Heritage Markham Committee had recommended that Parks Canada/Rouge National Urban Park staff be invited to attend the Sub-Committee to further discuss this matter.

Robyn Simard provided an overview of the heritage properties and tenancy status in the Rouge Park, and the annual financial commitment:

- 210 dwellings in Rouge Park from Lake Ontario to Oak Ridges Moraine with the majority in Markham (115 properties)
- Approximately 180 of the 210 are tenanted representing about 500 people living in the park.
- Approximately $4 million annually is directed to building assets (dwellings and agricultural buildings)

She acknowledged that some of the heritage resource properties are vacant. Investment is occurring in certain vacant properties that appear to be the most viable to prepare them for future investment and third party tenancy. Others were in very poor condition and building condition reports were undertaken by WSP to allow Parks Canada to determine a future course of action. Most of these buildings were vacant and in poor condition when they became part of the park's real estate portfolio. Eight are recommended for demolition.

A member asked whether these buildings were really beyond repair and how active RNUP staff has been in trying to achieve rehabilitation and tenancy. A member asked for clarification regarding the ratings given to the building by WSP (D2 and D3).

RNUP staff indicated that the purpose of the WSP review was to assess the condition of the buildings. They noted that the eight properties were classified as abandoned and not habitable with D2 meaning the building is structurally compromised (envelope is severely deteriorated/health and safety risks) and D3 meaning it is structurally unsafe to enter. They confirmed that Parks Canada was actively investing in about 12 other properties that were still structurally sound to make them more attractive for private investment. It was noted that the Park could offer long term leases up to 30 years and that as an investment incentive, to not collect rent for a number of years to offset the cost of restoration/rehabilitation.

RNUP indicated they had also been in contact with certain non-profit organizations who were looking for housing opportunities, but these groups only have limited investment dollars.

In response to a member's question, City staff confirmed that if these buildings were part of a private development application, the recommendation would likely be to retain and restore as part of the new development. It was acknowledged that these properties have been in decline for a number of years with little to no maintenance and that all levels of government are often poor stewards of heritage properties.

RNUP indicated the following additional information on their strategy:

- Focus on intact structures due to resource limitations;
- Interventions to protect vulnerable buildings such as installing a metal roof to protect a building's integrity;
- Using an active website to attract investors who want to invest/be tenants;
- Use physical signage noting investment opportunities
- Ability to only show structurally sound buildings to potential investors due to safety issues;
- Limited number of investors willing to spend more that $500K / limited interest in poor condition buildings;
- Willing to forgo rental income for an extended period to attract investment;
- Committed to salvage opportunities if possible for buildings being demolished (wooden beams, hardware, etc) and interpretive opportunities

Sub-Committee noted that for a major financial investment, interested parties are likely looking for a longer lease (50 years) and perhaps other assistance. Sub-Committee indicated that it was frustrating to witness part of Markham's early history being lost in this manner and that at minimum, if the demolitions proceed, some form of commemoration/interpretation should be considered for each property (either on the specific property if it makes sense or at some other location).

In response to a question as to whether there are more demolitions proposed on the horizon, RNUP staff indicated that the current eight are the only ones under consideration.

RNUP staff were thanked for their cooperation and participation in the Sub-Committee meeting and departed. The Sub-Committee members discussed what actions Heritage Markham could suggest to Parks Canada for their consideration. Sub-Committee questioned:

- Whether there might be an opportunity for RNUP to offer more attractive incentives to potential tenants to undertake these type of projects;
- Whether a more aggressive marketing approach might be fruitful in finding investors;
- Whether the WSP condition assessments should be peer reviewed by a structural engineering firm having familiarity and experience with heritage building construction and a sensitivity to the conservation of these type of resources (not just identify structural issues but offer solutions and a cost to address the issue).

**Sub-Committee Recommendation to Heritage Markham:**

**THAT Heritage Markham receive the notes from the Architectural Review Sub-Committee held on August 2, 2023 as information.**

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## Attachment
## Properties –Proposed Demolitions

1. 10295 Ninth Line – James Brison Johnson House, c.1915 (Designated)
2. 7933 Fourteenth Avenue – James Dimma House, c1850 (Designated)
3. 10676 Reesor Road – Adam Betz House, c. 1871 (Designated)
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8. 11223 Reesor Road – James Collins House, c.1850 (Designated)

**Attachment C – Minutes – August 9, 2023**

# HERITAGE MARKHAM
# EXTRACT

EXTRACT CONTAINING ITEM # 6.1 OF THE EIGHTH HERITAGE MARKHAM COMMITTEE MEETING HELD ON AUGUST 9, 2023

## 6.1 PROPOSED DEMOLITION APPLICATION

### REQUEST FOR FEEDBACK
### ROUGE NATIONAL URBAN PARK (16.11)

File Number:
N/a

Extracts:
R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage, introduced this item which was related to the proposed demolition of eight properties within the Rouge National Urban Park which was originally discussed at the July Heritage Markham Committee meeting. Mr. Hutcheson reminded the Committee that the outcome of the July meeting was for this item to proceed to the Architectural Review Sub-Committee for further discussion. Mr. Hutcheson advised that Staff from Parks Canada attended the Sub-Committee meeting and provided background on their strategy pertaining to the conservation and maintenance of heritage buildings within the Park. Mr. Hutcheson reminded the Committee that Parks Canada is reviewing the eight properties proposed for demolition with Heritage Markham and the City to solicit recommendations but noted that it was doing so as a courtesy as the federal government isn't bound by municipal or provincial policies and procedures.

Graham Seaman, Director, Sustainability & Asset Management, provided further details on the meeting with Parks Canada staff, providing an overview of key outcomes. Mr. Seaman advised that the Architectual Review Sub-Committee asked Parks Canada for their overall strategy with respect to all heritage structures under their ownership, asked Parks Canada to be open to a third-party review of the structural assessments prepared by WSP for the properties proposed for demolition, and for Parks Canada to provide increased incentives such as longer lease periods in an effort to find interested parties for investment.

Barry Nelson, Deputant, expressed that concern that he along with other member of community with heritage experience were excluded from the Architectural Review Sub-

Committee and encouraged Committee members to conduct site visits to better understand the physical condition of the properties proposed for demolition.

The Committee explained that Heritage Markham Committee Terms of Reference currently stipulate that Sub-Committees may only be comprised of current Heritage Markham Committee members. The Committee asked for clarification on the timeline for the proposed demolitions and how the recommendations of the Committee fit within this timeline. Mr. Seaman advised that Parks Canada has agreed to wait until the end of 2023 before moving forward with any potential demolitions.

Recommendations:

THAT Heritage Markham receive the notes from the Architectural Review Sub-Committee held on August 2, 2023 as information;

AND THAT the deputation from Barry Nelson be received.

**Carried**

THAT the Heritage Markham Committee endorses a site visit by members of the Architectural Review Sub-Committee to view the eight buildings being considered for demolition;

AND THAT the Heritage Markham Committee endorses the concept of a peer review by a structural engineer with heritage expertise to determine the status of the eight buildings and the scope of work and costs involved to address the structural concerns;

AND THAT the results of the site visit be reviewed at the September Heritage Markham Committee meeting;

AND THAT the Heritage Markham Committee conclude its review process by the end of the year;

AND FURTHER THAT Parks Canada be invited to present their strategy and conservation plans with respect to heritage buildings at a future Heritage Markham Committee meeting.

**Carried**

**ATTACHMENT D – Staff Memo from July 12, 2023**

# MEMORANDUM

**TO:** **Heritage Markham Committee**

**FROM:** **Regan Hutcheson, Manager-Heritage Planning**

**DATE:** **July 12, 2023**

**SUBJECT:** **Request for Feedback**
Proposed Demolitions – 2023
Rouge National Urban Park

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**Property/Building Description**: Various properties
**Use**: Vacant, formerly Residential
**Heritage Status:** Listed or Designated on Markham Register of Property of Cultural Heritage Value or Interest

**Application/Proposal**

- To provide a brief update on 1) the cultural heritage activities in the Rouge National Urban Park; and 2) review of proposed demolitions 2023.
- The 8 properties of cultural heritage value proposed for demolition are identified in Appendix 'A' (please note that the first two properties on the chart are not of cultural heritage value or interest)

**Background**

- *Rouge National Urban Park (RNUP)*
  - There are approximately 80 cultural heritage resources in the RNUP as identified by the City of Markham.
  - A signed draft Memorandum of Understanding related to RNUP cultural heritage resources is attached as Appendix "A". A number of the houses and other buildings within the Park boundaries in east Markham have heritage value and preserving and celebrating this heritage is a mutual goal of Parks Canada, Markham and York.
- *Ownership*
  - The majority of lands now in the Markham component of RNUP were previously owned by Transport Canada as part of land holdings associated with a potential airport in Pickering.

- 
- *Historical Information*
  - Historical summaries on the identified properties are attached

- *Protection*
  - The 8 properties are currently on the **Markham Register of Property of Cultural Heritage Value or Interest** as LISTED or DESIGNATED**.**
  - Five are designated under Part IV of the *Ontario Heritage Act* and three are Listed
  - See the section on Federal Jurisdiction. The designation and listing signify that these properties are considered valuable from a municipal perspective.

- *Maintenance and Structural Issues*
  - The identified properties have been vacant and neglected for many years.
  - Although boarded, there has been no maintenance undertaken on the properties.
  - Almost all the frame buildings are covered in vinyl siding and in most cases, original window are gone and replaced with vinyl windows.
  - As directed by Parks Canada, a structural assessment was completed by WSP on each property confirming the state of the building. Building were given the following classification (D1, D2 or D3 as all are abandoned):

The general building condition rating is classified as follows:

A = Good Condition (systems are functional with minimal capital renewal anticipated in the near term)
B = Fair Condition (systems are functional but require major capital renewal in the near term)
C = Poor Condition (systems are problematic and require major capital renewal in the near term)
D = Abandoned and not habitable
- D1: Very poor condition and uninhabitable. The building structure and envelope are generally intact, however the overall condition requires major capital repairs to return the building to habitable standards.
- D2: Structurally Compromised. The building structure is compromised and the envelope is severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions, immediate abatement activities can be completed, before recommended deconstruction.
- D3: Structurally Unsafe. The building is partially collapsed and unfit to enter. It poses an imminent health and safety risk upon entry and within the immediate surrounding. Entry for investigation, rehabilitation or abatement is not feasible in its current condition. Demolition is recommended.

  - Of the 8 properties, five were rated D2 and three are D3
  - Staff are still reviewing the summaries of the assessments and will provide additional information at the meeting.

- *Federal Jurisdiction*
  - City staff have been meeting with Parks Canada staff to initiate a cooperative working relationship regarding the protection and conservation of cultural heritage resources in the RNUP including how potential demolitions can be addressed, as well as how other resources can be maintained, re-tenanted and adaptively re-used for other purposes.
  - Parks Canada is voluntarily participating in the Markham heritage review/ demolition process, notwithstanding the fact that as a federal department, they are not bound by municipal/provincial requirements. They are working with the City in good faith and of their own volition in order to receive feedback notwithstanding it is non-binding advice. It is important to understand what the City can and cannot influence/achieve given the property's federal status.

- *Cultural Heritage Resource Initiatives*
    - Parks Canada has been investing in other cultural heritage resources in the RNUP.
    - Last year, Parks Canada indicated that in 2023, they were planning to make investments to support re-occupancy or upkeep for 91% of the in-park homes located in the Markham area of Rouge National Urban Park.
    - Heritage Section staff recently visited 7774 Sixteenth Avenue to review the investment in the heritage dwelling (interior and exterior) by Parks Canada. The property is being marketed as a potential adaptive re-use.

- *Marketing of the Properties for Private Investment*
    - Parks Canada issued a Request for Information and advertised at their Realty Office that they have vacant residences or farmhouses available for rent. They did not specifically identify the location of the vacant houses (to avoid unauthorized visits/safety issues). When contacted by interested parties, Parks Canada attempted to match the investment interest and objectives of the private party with available properties in their vacant portfolio.
    - In some cases, they received interest for sizeable investments on vacant houses with 'good bones' such as 10531 Reesor Road (stone house) and 9619 Reesor Road (Stucco house), 10233 Ninth Line and 7134 Major Mackenzie (stone house). These cultural resources are proposed to be preserved with the goal of re-occupancy in the coming years.
    - As a strategy to encourage investment in preservation/restoration, Parks Canada is willing to enter into lease agreements where the tenant would redirect the equivalent of rent payments into house investments. (For example, no rent payment for 4 years in exchange for investments into the house to return it to a habitable state and preserved on the landscape).
    - Parks Canada notes that they continue to provide required maintenance and capital investment on the cultural resources in the park that are tenanted or being prepared for occupancy, which includes the vast majority of those in the Markham region of the park.

**Staff Comment**

- Site Visits to the Properties
    - Heritage Section staff visited each property with Parks Canada staff on July 4, 2023, but did not enter the buildings due to their condition/access issues (boarding, overgrown landscape). See photographs in Appendix "C'.
- Cultural Heritage Value
    - Summaries are provide in this report. See Appendix 'D'.
- Building Condition Assessment
    - Materials received on July 5, 2023 are being reviewed by staff and will be discussed at the meeting.
- Feedback Options to be discussed
    - Heritage Markham could request that one or more of the properties be retained/restored and that demolition is not supported

- Heritage Markham could advise Parks Canada that due to the advance state of decay and deterioration of one or more of the buildings that has occurred over many years as a result of a lack of maintenance, poor stewardship, vacancy and abandonment, regrettably, the demolition of the building appears to be the most reasonable course of action. In this case, Heritage Markham may wish to suggest:
  - the advertising of the building for relocation elsewhere.
  - the proposed salvage of any heritage attributes from the buildings (if demolition is pursued).
  - the introduction by Parks Canada of heritage interpretive panels to celebrate and inform visitors of the former buildings (could be similar to a Markham Remembered interpretive panel if Parks Canada wishes to utilize the City's plaque format).

- Staff will review each property at the Heritage Markham Committee meeting to assist the committee in developing feedback for Markham Council and Parks Canada

## Suggested Recommendation for Heritage Markham

THAT the Heritage Markham Committee provides the following feedback on the proposed demolitions:

To be determined at meeting

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**Attachments**

Appendix 'A' – Proposed Demolitions
Appendix 'B' – Draft Memorandum of Understanding
Appendix 'C' – Photographs
Appendix 'D' – Cultural Heritage Value Summaries

# Appendix A – Proposed Demolitions

| Condition Rating | Municipality | Address | Image | Site Aerial | Municipal Heritage |
|---|---|---|---|---|---|
| D2 - Structurally Failing Rated Houses | Markham | 7262 Reesor Rd |  |  | None |
| D2 - Structurally Failing Rated Houses | Markham | 7284 Reesor Rd |  |  | None |
| D2 - Structurally Failing Rated Houses | Markham | 10295 Ninth Line |  |  | Designated Part IV |
| D2 - Structurally Failing Rated Houses | Markham | 7933 14th Ave |  |  | Designated Part IV |
| | | | | | |
| D2 - Structurally Failing Rated Houses | Markham | 10676 Reesor |  |  | Designated Part IV |
| D2 - Structurally Failing Rated Houses | Markham | 8331 14th Avenue |  |  | Listed |
| D2 - Structurally Failing Rated Houses | Markham | 8200 York Durham T/L |  |  | Listed |
| D3 - Structurally Collapsed Rated Houses | Markham | 11122 Reesor Rd |  |  | Designated Part IV |
| D3 - Structurally Collapsed Rated Houses | Markham | 11190 York Durham T/L |  |  | Designated Part IV |
| D3 - Structurally Collapsed Rated Houses | Markham | 11223 Reesor |  |  | Listed |

**Note that 11223 Reesor Road is designated**

# Appendix B – Draft MOU

*An excerpt from the signed draft-version of the Memorandum of Understanding between Parks Canada, Markham and York as it relates to this engagement process for homes in the Markham area of Rouge National Urban Park*

**MOU**

*The houses and other buildings in Rouge National Urban Park are recognized as important features in maintaining a cultural landscape and sense of community and the Parties believe that maintaining and enhancing community is a shared priority.*

*A number of the houses and other buildings within the Park boundaries in east Markham have heritage value and preserving and celebrating this heritage is a mutual goal of the Parties.*

**10.01** Parks Canada and Markham recognize that there will be a need to work collaboratively regarding the houses and other buildings to contribute to the future needs of the residents, the community and the Park.

**10.03** Parks Canada and Markham recognize the collaborative work done to date to evaluate cultural heritage of houses and other buildings within the Park and the Parties will continue to work together on preserving the cultural landscapes and viewscapes. Although it is understood that the future plan for the houses and other buildings may require limited building decommissioning for safety purposes, the priority will be to find a sustainable future for as many of the assets as possible.

**10.04** Parks Canada and Markham will engage each other on plans for structures which are listed on Markham's Register of Properties of Cultural Heritage Value or Interest, and on any potential additions to the list.

**10.05** The Parties understand that Parks Canada's Cultural Resource Management Policy and Standards and Guidelines for the Conservation of Historic Places in Canada will guide the management of the Park's cultural resources, with reference to Heritage Markham and Markham's Property Standards and Bylaws.

**10.06** The Parties recognize that oversight of the houses and other buildings will be done in such a way that is consistent with responsible management of public funds.

**10.08** The Parties support the continued development of working relationships with the Markham Museum, Heritage Markham, archives and other organizations related to the houses and other buildings in east Markham.

**10.09** The Parties will work together to celebrate cultural heritage in the Park and elsewhere in east Markham through the exploration of opportunities that showcase the cultural built heritage in ways that inspire discovery and facilitate a sense of personal connection to the Park.

# Appendix ‘C’ – Photographs

## 1. 10295 Ninth Line – James Brison Johnson House, c.1915 (Designated)

*South Elevation (Front)*

*North and West Elevations*
*Site Visit, July 4, 2023, (PC)*

2003/2004 (Heritage Section Photo Collection)

## 2. 7933 Fourteenth Avenue – James Dimma House, c1850 (Designated)


Front Elevation July 4, 2023 (PC)


East Elevation, July 4, 2023 (RH)  returned eaves

Photo No. 1: North and east elevations

Photo No. 2: North elevation - leaning to the west

WSP Building Condition Assessment, 2020

Undated, (Heritage Section Photo Collection)

## 3. 10676 Reesor Road – Adam Betz House, c. 1871 (Designated)

Rear Tail- July 4, 2023 (RH)

Below: WSP Building Condition Assessment Report

Photo No. 1: South elevation

Photo No. 2: West elevation

Photo No. 4: East elevation

Photo No. 5: Interior - west side

## 4. 8331 Fourteenth Avenue – David Badgerow House (Listed)

South Elevation – July 4, 2023 (PC)

North and West Elevations- July 4, 2023 (RH)- view from 14th Avenue

North Elevation, 2003 (Heritage Section Photo Collction)

## 5. 8200 York Durham Line – William Boyd House, c 1890 (Listed)

South Elevation - July 4, 2023 (PC)


Photo No. 1: South Elevation


Photo No. 2: Northeast Elevation

WSP Building Condition Assessment, 2021

2003 (Heritage Section Photo Collection)- original vertical siding with vinyl installed in 2004

## 6. 11122 Reesor Road – Noble Tenant Farmer's House, c. 1840 (Designated)

Photo No. 1: East Elevation

Photo No. 2: South Elevation

Photo No. 3: Addition - Hole in Roof

Above Photos from WSP Building Condition – 2021

Rear Tail & Front, 2003
(Heritage Section Photo Collction)

## 7. 11190 York Durham Line – John Boyles House, c.1870 (Designated)


Front Elevation, July 4, 2023 (PC)


Rear Tail, July 4, 2023 (RH)


South Elevation (with tail), 2004 (Heritage Section Photo Collction)

Photo No. 3: East and south elevations

Photo No. 4: Collapsed ground-floor structure

## 8. 11223 Reesor Road – James Collins House, c.1850 (Designated)

South  Elevation with tail, July 4, 2023 (PC)

2003, Heritage Section Photo Collction

Photo No. 4: South elevation

Photo No. 5: Collapsed roof structure from exterior

Photo No. 1: Southwest view

Photo No. 2: West elevation

WSP Building Condition Assessment, 2021

# Appendix 'D' - Cultural Heritage Value Summaries

## 1. 10295 Ninth Line – Designated (By-law 2012-77)

**STATEMENT OF SIGNIFICANCE**

# James Brison Johnson House

**West Half Lot 22, Concession 9**
**10295 Ninth Line**
**c.1915**

The James Brison Johnson House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**

The James Brison. Johnson House is a two and a half storey frame dwelling located on the east side of Ninth Line, just north of Major Mackenzie Drive East. The house faces south, and is located a short distance from the road.

**Design or Physical Value**

The James Brison Johnson House is a good example of a frame farmhouse in the American Foursquare style. Its design and detailing are typical of the simplified character of Markham's post-Victorian rural houses built in the early years of the 20th century. This frame example is noteworthy as most houses of this type that were constructed in Markham Township were faced in red pressed brick.

**Historical or Associative Value**

The James Brison Johnson House has historical value for its association with James Brison Johnson (who went by the name Brison), a farmer, whose lived on the property from the early 20th century until 1967. The Johnson family were established in the immediate area as early as 1827,when Cornelius Johnson purchased a neighbouring property. The present house at 10295 Ninth Line was probably built by the Johnson family some time between 1914 and 1925, and may have replaced an earlier house on the property.

**Contextual Value**

The house at 10295 Ninth Line remains in a rural setting, and is a significant remnant of the agricultural community on the outskirts of the historic neighbourhood of Milnesville.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the James Brison Johnson House include:

- Overall form of the building, including its two and a half storey height, cubic plan, one storey sidewing, and the volume of the structure;
- Frame wall construction with original wood siding underlying the existing vinyl cladding;
- Hipped roof with hipped roofed dormer and wide overhanging eaves;
- Gable-roof of the sidewing, with the slope continuing over a full-width veranda;
- Red brick chimney;
- Hipped roofed wrap-around veranda formerly supported on full-height, wood Tuscan columns;
- Flat-headed door and window openings now with replacement windows but previously with wood, one over one sash windows, based on the style of the house and the date of construction.

## 2. 7933 Fourteenth Avenue- Designated (By-law 2003-156)

**THE JAMES DIMMA HOUSE**
7933 Fourteenth Ave.
Part Lot 5, Concession 10
Cedar Grove

Prepared For: Heritage Markham

Prepared By: Marie Jones

Historical Information

The James Dimma house located on Lot 5, Concession 10 was built on land, which was originally granted to Russell Olmstead. By 1801 Olmstead had successfully fulfilled his settlement duties as he received the patent to the full 200 acre property. (It is interesting that he is not listed in the Berczy Census of 1803.) In Nov. of 1811, Samuel Nash purchased the 200 acre parcel for 200 pounds. In 1836 when the property was sold again it was divided into the W ½ 100 acres, which went to William Robson and the E ½ 100 acres, which was sold to William Dunsheath, an Irishman. At this particular time the E ½ was more valuable than the W ½, which may indicate that any structure, which had previously been constructed, was on this section.

Dunsheath further divided the E ½ of Lot 5 into two 50 acre parcels. The E ½ of the E ½ 50 acres was sold, in 1838 , to James Boyd and the W ½ of the E ½ was sold, in 1843 to James Dimma. Again, this parcel was purchased for a significantly higher amount than the adjoining 50 acres. It appears that the structure, which was located on this original parcel, was located on Dimma's property. It is possible that the present house incorporates this earlier building, which may date to before 1840. The Census of 1851 makes reference to the Dimma family living in a 1 ½ storey log building. As early as 1851 there was a cooperage on the property, which supplied barrels to the mills in this area. Robert Haney is listed in the Census of 1851 as being a cooper who lived on the property. The Assessment records for 1853 list the following: James Dimma Sr, age 61, listed as a farmer; James Dimma Jr., age 28, listed as a cooper and householder; Robert Dimma, age 26, listed as a teamster and householder. This same assessment book lists William Dunsheath as residing on 65 acres of the W. part of Lot 5, Concession 10.

Sometime after selling his property on the south side of 14th Avenue in 1843, William "Daddy" Dunsheath became the proprietor of the local inn in Cedar Grove. William and his family of seven ran the inn on the northeast corner of the Tenth Concession Road and Fourteenth Avenue (Lot 6,concession 10).

James Dimma was born in Sprouston Stead, Berkwickshire, Scotland on Oct. 13, 1788. He married Christina Cessford and together they had three sons, William, James and Robert. James was not a young man when he immigrated to Upper Canada in 1835. He was 47 years old and brought with him his wife and two youngest sons James and Robert. It seems that William, the

eldest, joined the family sometime after 1851. James' sister Janet married William Dickson and descendants of theirs went on to settle in the north part of the township, which was later called Dickson Hill.

The Dimma family arrived one year after the Robert Milroy family arrived from Scotland, their neighbours to the south. Together these Scottish Presbyterian families were instrumental in the organization of the early congregation of the Zion church, which first met for services at a log schoolhouse located on the south-east corner of the township. Construction of a frame church on the rear of Lot 1 took place in 1857. James Dimma was a church elder for many years. It was not until 1890 that the present red brick Gothic Revival church was constructed.

The Dimma property became known as Willowdale Farm and was eventually handed down to James Junior after his father's death in 1869. Together with 25 acres of property on the north side of 14th Avenue he continued to farm the land until his death in 1886. James Dimma junior was active in St Andrew's Presbyterian Church in Markham Village. He and his parents were buried at the St. Andrew's Presbyterian Church Cemetery.

Architectural Description

The house located at 7933 Fourteenth Avenue is an example of an early 1 ½ storey house influenced by the Regency Style. The house is built on a rectangular plan 5 bays across by 1 bay deep. The exterior wall material is stucco and the foundation, which is present under only part of the house, is of fieldstone. The roof is a low pitch gable with returned eaves. The full width verandah has eaves, which project out through the entire length of the building. This detail was sometimes used in more primitive buildings and is only seen occasionally within Markham. (i.e. The Museum's Hoover House and the Philip Eckhardt House) The door opening is rectangular and offset left. The door has pilasters and entablature with side lights. The windows are rectangular in shape, some having 2/2 pane division and others having 6/6.

The windows have a moulded wood trim. There is a single chimney located on the exterior right side. There is a small gabled dormer on the front elevation, which appears to be a later addition. A simple one storey addition is located at the rear of the building.
It appears that part of the existing structure could pre-date James Dimma's ownership of the property and may be as early as c.1840, when William Dunsheath was the owner.

Contextual Reasons

The James Dimma House is of contextual significance for its association with the historic agricultural community surrounding the village of Cedar Grove. It is a reminder of Markham's early settlers who constructed dwellings along the banks of the Little Rouge River system.

Significant Attributes

1. All wood double hung windows on all elevations;
2. All existing original exterior doors and storm doors;
3. The fieldstone foundation;
4. The front entrance with pilasters, entablature and side lights;
5. The original footprint of the front and rear of the dwelling;

6. The existing roofline.

## 3. 10676 Reesor Road – Designated (By-law 2012-73)

**STATEMENT OF SIGNIFICANCE**

# Adam Betz House

**East Half Lot 25, Concession 9**
**10676 Reesor Road**
**c.1871**

The Adam Betz House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**

The Adam Betz House is a one and a half storey frame dwelling located on the west side of Reesor Road, just south of the crossroads of Elgin Mills Road and Reesor Road. The house faces east, and is set far back from the road.

**Design or Physical Value**

The Adam Betz House is a typical example of a frame, centre-gabled Classic Ontario Farmhouse. The house is simply detailed, with no decorative bargeboards or pointed-arched window in the Gothic Revival centre gable. The flat-headed door and window openings remain in their original size, but now contain modern doors and windows.

**Historical or Associative Value**

The Adam Betz House has historical value for its association with Adam Betz, a German immigrant that arrived in Markham in the 1870s. Adam Betz was a farmer. His descendants continued to own and farm the property until 1955.

**Contextual Value**

The house at 10676 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Adam Betz House include:

- Overall form of the building, including its one and a half storey height, rectangular plan with a one storey rear wing, and the volume of the structure;

- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves and steep centre gable;
- Simple front door opening;
- Flat-headed windows openings, which would likely have originally had wood 2 over 2 sash windows based on the age and style of the house.

## 4. 8331 Fourteenth Avenue – Listed

**Markham Register of Property of Cultural Heritage Value or Interest**

| | |
|---|---|
| Address: | 8331 14TH AVE |
| Original Address: | |
| Property Legal Description: | CON 11 LOT 5 |
| Historical Name: | David Badgerow House |
| Heritage Conservation District: | |
| Ward: | 7 |
| Year Built: | 1840 |
| Architect Style: | Georgian Tradition |
| Heritage Status of Property: | Listed |
| Designation Bylaw: | No |
| Heritage Easement Agreement: | No |

**History Description**

In 1835, David Badgerow purchased this 30 acre lot from the Canada Company in 1830. The 1851 Census lists David Badgerow and his wife Keziah and 5 children in a 1 ½ -storey log home on Lot 5 Concession 11. The 1861 Census lists, David Keziah and their youngest child on Lot 5, Concession 11 describing their residence as a one-storey log home constructed in 1840. The Badgerow's are the only settlers of French origin known to have settled in Markham Township, who arrived in circa 1800. The Badgerows were active in the first Markham Baptist Church.

## 5. 8200 York Durham Line – Listed

**Markham Register of Property of Cultural Heritage Value or Interest**

| | |
|---|---|
| Address: | 8200 YORK DURHAM LINE |
| Original Address: | |
| Property Legal Description: | CON 11 PT LOT 8 PT LOT 9 |
| Historical Name: | William Boyd House |
| Heritage Conservation District: | |
| Ward: 7 | |
| Year Built: | 1890 |
| Architect Style: | Gothic Revival, Ontario Classic |
| Heritage Status of Property: | Listed |
| Designation Bylaw: | No |
| Heritage Easement Agreement: | No |

**History Description**
Located at the northeastern corner of Lot 8, Concession 11, a broken lot containing approximately 20 acres which was originally granted to Henry Major in 1856. In 1870, J Henry Major sold the northern 1 ½ to William Boyd. Boyd sold this lot, along with adjoining 7+ acres he owned in Lot 9, Concession 11 to Joseph Lapp in 1884. In 1890, Lapp sold to John Ireson.

The William Boyd House is located at the intersection of the Town Line (York Durham Line) and the 5th line of Pickering. This intersection was the site of former crossroads village of Bedford. A store and a post office were located in the hamlet as well as a hotel operated by Alfred Oxford. The arrival of the Ontario and Quebec Railway Line north of Belford through present day Locust Hill in 1884 led to the demise of Belford and the creation of Locust Hill, which was originally known as Green River.

William Boyd operated a general store and a post office in Belford during the early 1880s. Further research may reveal that this structure was the general store /post office.

# 6. 11122 Reesor Road – Designated (By-law 2012-75)

## Noble Tenant Farmer's House
**c.1840**
**East Half Lot 28, Concession 9**
**11122 Reesor Road**

**Historical Background:**

- Originally a Crown reserve lot, patented by King's College (forerunner of the U. of T.) in 1828.
- Ambrose Noble purchased the east 100 acres of Lot 28, Concession 9, in 1840.
- Ambrose Noble lived at the north east corner of Highway 48 and 16th Avenue, in the community of Mount Joy. He was an American immigrant from Massachusetts who arrived in Markham in 1816.
- Ambrose Noble and his son, Charles, operated a tannery at Mount Joy in the mid 19th century. By 1861, Ambrose Noble's occupation was given as 'farmer.'
- Based on a review of census returns and Township directories, it appears that this farm was rented to tenant farmers. In the 1851 census, the farm was occupied by John Smith, an English- born farmer, and his family. They lived in a one storey frame house. In the 1861 census, the farm was occupied by Isaac O'Neil, a labour, and his family.
- In 1868, Ambrose Noble sold to his son, Charles T. Noble Sr., who in turn sold to, Martin Noble, in 1869. Martin Noble lived in the United States, according to the Township Directory of 1892. The property was under his ownership until 1927.

**Architectural Description and Style:**

- The Noble Tenant Farmer's House is a modestly-scaled frame house in the vernacular Georgian Tradition. Census takers sometimes classified one and a half storey houses as one storey dwellings.

- The house has an asymmetrical façade, a characteristic often seen in vernacular architecture, where the interior arrangement of rooms and walls dictated the position of doors and windows, rather than a strict adherence to architectural conventions.
- The front veranda is an early 20th century type.
- The house has been updated with vinyl siding installed over narrow clapboard with an early 20th century profile. In this case, 2/2 windows remain.
- There is a one storey kitchen wing offset on the rear wall, with wide, overhanging eaves.
- It is possible that the rear wing was the first stage of construction of this building. A detailed physical examination of the structure would be required to confirm this idea.

**Context:**

- This property is close to the crossroads of the historic hamlet of Mongolia, originally known as California Corners.
- The house is in a rural setting, and is one of several buildings remaining in the vicinity of the hamlet.

# STATEMENT OF SIGNIFICANCE

## Noble Tenant Farmer's House

**East Half Lot 28, Concession 9**
**11122 Reesor Road**
**c.1840**

The Noble Tenant Farmer's House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**

The Noble Tenant Farmer's House is a one and a half storey frame dwelling located on the west side of Reesor Road, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces east, and is set far back from the road.

**Design or Physical Value**

The Noble Tenant Farmer's House is a typical example of a modest tenant farmer's house in the vernacular Georgian architectural tradition. The asymmetrical arrangement of the door and window openings on the front façade is an indication of an early date of construction and a common element of vernacular architecture where the practicality of the interior plan took precedence over the exterior design. The front veranda is an early 20th century addition. A barn associated with the house is located to the west.

**Historical or Associative Value**

The Noble Tenant Farmer's House has historical value for its association with Ambrose Noble, an American immigrant from Massachusetts who came to Markham in 1816. Ambrose Noble and his son, Charles, operated a tannery from their home farm at Mount Joy in the mid-19th century. By 1861, the family concentrated on farming. The Noble family did not at any time reside on this property; rather it was occupied by tenant farmers. The rear wing may be the initial phase of construction of the existing house, perhaps dating from as early as c.1840, when the land was purchased from King's College.

**Contextual Value**

The house at 11122 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Noble Tenant Farmer's House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves;
- Simple front door opening;
- Flat-headed windows openings, with wood 2 over 2 sash windows;
- Hipped-roofed front veranda supported on simple wood posts.

## 7. 11190 York Durham Line – Designated (By-law 2012-74)

**STATEMENT OF SIGNIFICANCE**

# John Boyles House

**East Part Lot 28, Concession 10**
**11190 York-Durham Line**
**c.1870**

The John Boyles House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**

The John Boyles House is a one and a half storey frame dwelling located on the west side of the York-Durham Line, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces east, and is sited close to the road.

**Design or Physical Value**

The John Boyles House is a good example of a frame, centre-gabled, Classic Ontario farmhouse. It is noteworthy due to the presence of canted bay windows on the north and south gable ends. Originally the door and window openings on the ground floor were segmentally-headed, which was typical for the period of construction. A portion of the one-storey rear wing may be the original kitchen tail.

**Historical or Associative Value**

The John Boyles House has historical value for its association with John Boyles, an American immigrant of German origin, who purchased the property in 1839. During the mid-19$^{th}$ century there were a number of frame houses on the property. John Boyles was a labourer, sawyer, and later, a farmer. He lived on another lot in the area until the early 1870s, when his son, Leonard Boyles took over the family farm. After that, John Boyles moved to this property and constructed a new house for his retirement.

**Contextual Value**

The house at 11190 York-Durham Line remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the John Boyles House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Steeply-pitched gable roof with overhanging eaves and steep front gable;
- Simple front door opening;
- Segmentally-headed windows openings on the ground floor, which may have originally contained wood, 2 over 2 sash windows based on the style of the house and its period of construction;
- Flat-headed window openings on the second floor, which may have originally contained wood, 1 over 1 sash windows based on the style of the house and its period of construction.
- Canted bay windows on the north and south gable ends.

## 8. 11223 Reesor Road – Designated (By-law 2012-78)

**STATEMENT OF SIGNIFICANCE**

# James Collins House

**West Part Lot 29, Concession 10**
**11223 Reesor Road**
**c.1850**

The James Collins House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

**Description of Property**

The James Collins House is a one and a half storey frame dwelling located on the east side of Reesor Road, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces west, and is set back from the road.

**Design or Physical Value**

The James Collins House is a typical example of a modest tradesman's house in the vernacular Georgian architectural tradition. The effect of the building's design relies more on balance and proportion than upon decorative elements. A small barn associated with the house may have also contained a carpentry shop when originally constructed.

**Historical or Associative Value**

The James Collins House has historical value for its association with James Collins, an Irish immigrant who purchased a one acre parcel of Lot 29, Concession 10 in 1849. Collins was a carpenter by trade, and is believed to have built the modest frame house on this property c.1850. After James Collins sold the property in 1865, it became part of the Vanzant family land holdings. The Vanzants were of Dutch descent, and came to this area of Markham Township from New York State about 1800.

**Contextual Value**

The house at 11223 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

**Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the James Collins House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one and a half storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves;
- Simple front door opening;
- Flat-headed windows openings, which may have originally contained wood, 6 over 6 sash windows based on the style of the house and its period of construction;
- Frame barn with wood board and batten siding and a gable roof.

**ATTACHMENT D**
**Staff Overview Presentation from the July 12, 2023 meeting**

# Review of Buildings – Proposed Demolitions
# Heritage Markham Committee
# July 12, 2023

Eight Properties
10295 Ninth Line

7933 14th Ave
8331 14th Ave

10676 Reesor Rd
11122 Reesor Rd
11223 Reesor Rd

8200 York Durham Line
11190 York Durham Line

| | |
|---|---|
| **Address** | **10295 Ninth Line** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Close to Ninth Line<br>Overgrown Conditions |
| **Historical** | • James Brison Johnson House, c. 1915<br>• Noteworthy frame version of an American Foursquare<br>• First owner was a farmer- lived here until 1967<br>• May have replaced an earlier house<br>• Remnant of the agricultural community |
| **Physical Condition** | **WSP Condition Rating**: D2-Structurally Compromised<br>**WSP Comments:**<br>- Walls are horizontally-oriented vinyl siding, estimated to have been installed in the past 10-20 years. Windows are modern (likely similar vintage to the siding) double-glazing in vinyl frames.<br>- The building structure is compromised and the envelope is severely deteriorated, posing health and safety risks upon entry.<br>- The building is vacant and has not been inhabited for an unknown period of time.<br>- Interior finishes are substantially deteriorated and the building is heavily mould-contaminated. Major abatement and full renewal of all finishes would be required.<br>- A portion of the addition at the east side has a collapsed roof at the junction between the main house and the addition, and about 9' (2.7m) at the east side. Major repairs and rebuilding would be required. The east porch (below the collapsed areas) is also in an advanced state of deterioration.<br>- About half of the concrete slab-on-grade in the basement is heaved and cracked. Replacement would be required. There is an interior concrete foundation wall that is deteriorated and requires replacement (repair is not likely possible as the concrete is weak).<br>- There are holes in the roof, as seen from the attic and the asphalt shingles are old. Full re-roofing, some local wood plank replacements, and finish repairs would be required.<br>- Where seen from grade, the brick chimney is deteriorated.<br>- The furnace is old and corroded. The oil tank is missing. Making the system functional would require chimney repairs (see above), possible relining, replacing the furnace, providing a new oil tank, and extensive improvements/remediation/replacement of the ductwork.<br>- The well head and septic bed were not located. If these have not been maintained, new systems may need to be installed. The domestic hot water tank is very old (likely several generations). A new tank would need to be installed, as well as new water treatment/filtration systems and distribution piping.<br>- The hydro service is disconnected at the service drop and there is no meter. These would need to be reinstated. The main electric breaker panel are old and corroded would require replacement. The distribution wiring would also require replacement |
| **Other Info** | |
| | |
| **Photos** | |

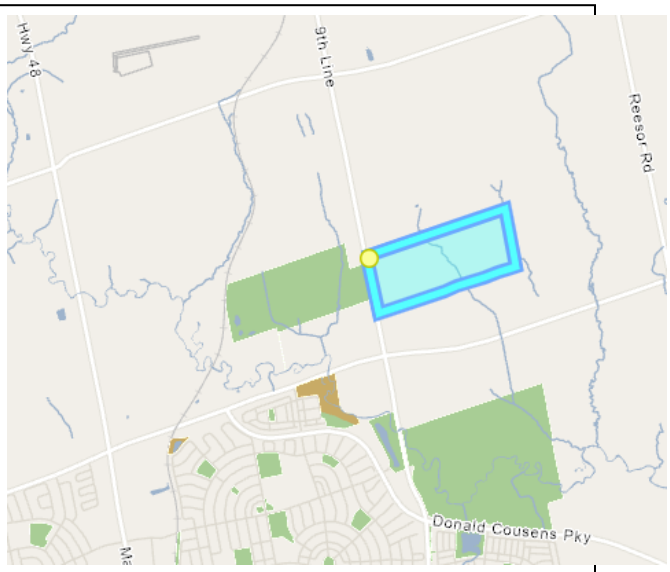



Photo No. 1: South elevation west side

Photo No. 2: South elevation east side

| | |
|---|---|
| **Address** | **7933 14th Avenue** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Close to 14th Ave<br>Overgrown Conditions<br>Adjacent to a parking lot/trail |
| **Historical** | • James Dimma House, c.1840<br>• Property sold to James Dimma in 1843<br>• 1851 Census- Dimma's in a 1 ½ storey log building<br>• Was a cooperage on the property in 1851 (barrels)<br>• Dimma family came from Scotland- immigrated in 1835<br>• Scottish Presbyterians organized the Zion Church- James was a church elder<br>• Property became Willowdale farm<br>• Building appears to be two structures put together<br>• Early construction techniques |
| **Physical Condition** | **WSP Condition Rating:** D2-Structurally Compromised<br>**WSP Comments:**<br>- The building structure is compromised and the envelope is severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions, immediate abatement activities can be completed, before recommended deconstruction.<br>- The building is vacant and has not been inhabited for an unknown period of time.<br>- The building foundations are unstable, and the structure is leaning towards the west at the north wing. The stone foundation walls are cracked and show movement at the northwest and southwest corners and at the joint between the brick chimney and the stone wall. Some exterior repairs have been made, but these are inadequate and have re-cracked due to ongoing movement. Slope and foundation stabilization would be required, in addition to foundation wall and superstructure repairs.<br>- The front porch at the north side is also leaning to the west along with the rest of the structure, and several posts (which support the roof) are hanging freely (i.e., not supported from below). The porch guards are also inadequately supported. Structural repairs would be required.<br>- At the second floor, there is a gap between the stairwell and the east room. The east room slopes down to the east slightly. Structural repairs would be required.<br>- The south wing is also leaning towards the south. The kitchen ground floor is sloped downwards, and is soft underfoot. The crawlspace below is inaccessible, so the extent of deterioration was not confirmed. There is a small hole in the ground floor near the bathroom. In addition to flooring replacements, structural repairs would be required.<br>- Interior finishes are substantially deteriorated and the building is heavily mould-contaminated. Major abatement and full renewal of all finishes would be required.<br>- The stucco cladding is deteriorated. There are cracks throughout, missing sections (typically at the bottom and at corners), peeling finish, and graffiti throughout. Restoration would require abatement/removal and replacement.<br>- All of the windows are boarded up and some are broken; all |

| | |
|---|---|
| | would require replacement.<br>- The top of the brick chimney is deteriorated and a clay chimney insert is at an angle. There are loose bricks on the roof.<br>- The furnace and oil tank are missing. The ductwork is corroded and mould-contaminated, and missing in some locations. The domestic hot water tank is very old (likely several generations). A new tank would need to be installed, as well as new water treatment/filtration systems and distribution piping.<br>- The hydro service is disconnected at the service drop and there is no meter.<br>- These would need to be reinstated. The electrical breaker panel could be salvaged/re-used, but the distribution wiring would also require replacement. |
| **Other Info** | City of Markham invested in this property when owned by TRCA- used money provided to City through Southeast Collector project to install new roof |
| | |
| **Photos** | |

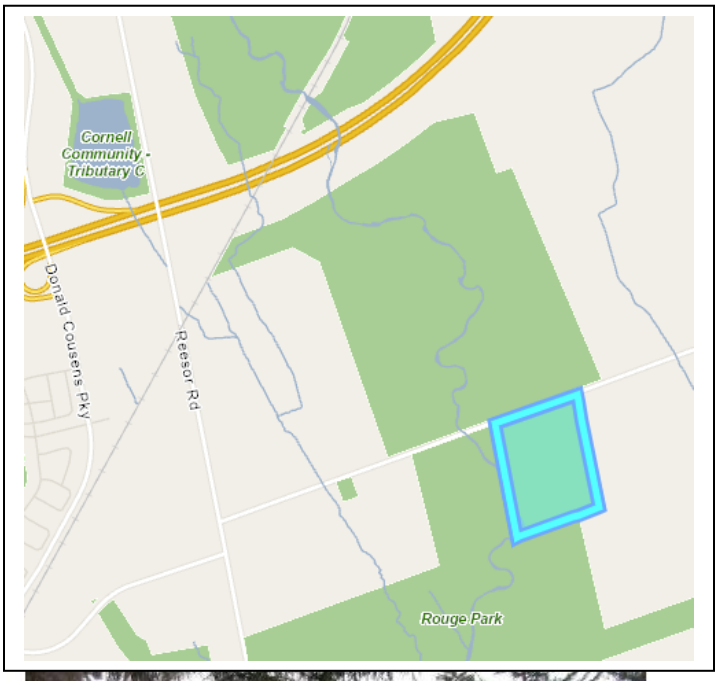



Photo No. 14: East elevation

| | |
|---|---|
| **Address** | **8331 14th Avenue** |
| **Heritage Status** | Listed on Register |
| **Location of Building** | Close to 14th Ave/corner lot at York Durham Line<br>Overgrown Conditions |
| **Historical** | • David Badgerow House, c. 1840<br>• 1851 lists Badgerow and family in a 1 ½ storey log home on this property<br>• 1861 Census – 1 storey log<br>• Badgerow are the only settlers of French origin know to have settled in Markham Township (arrived in early 1800s)<br>• Active in first Markham Baptist Church |
| **Physical Condition** | **WSP Condition Rating**: D2-Structurally Compromised<br>**WSP Comments**:<br>- vinyl siding appears to be installed over the original wood siding. Windows are vinyl framed units with insulating glass units.<br>- The building structure is compromised and portions of the envelope are severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions, immediate abatement activities can be completed, before recommended deconstruction.<br>- The windows and doors are currently boarded up except for one access door located on the north elevation. The building appears to have been vacant for at least the past 5 years, but possibly more.<br>- The roofing is in poor condition and a tarp has been installed (several years ago) to mitigate ongoing leakage, which does not appear to have proven effective. There is a hole in the roof above the second floor bathroom. We note extensive wood rot of the roof and wall framing members at this location and the floor framing below was also noted to be soft underfoot, likely due to prolonged exposure in this area. There is also evidence of leakage at the northwest second floor bedroom. The roof and wall framing members in this area are also soft and water stained from ongoing leakage. We expect structural repairs would be required at these areas and likely other areas that are covered by the finishes and show similar heavy water staining.<br>- The interior finishes are substantially deteriorated and the building likely contains designated substances. Major abatement and full renewal of all finishes is required.<br>- Within the basements, there are numerous additional supports installed at the mid-spans and other locations to address sagging floor joists. These supports are installed without proper foundations and lateral restraint.<br>- The mechanical and electrical systems are not operational and have likely been in this state for some time. Complete renewal of the mechanical and electrical equipment would be required. This would include, but not limited to, replacement of furnace, oil tank and portions of the distribution ductwork, domestic hot water tank heater and distribution piping, the main electrical panel, and likely most of the associated wiring as a large portion of the wiring is of an older vintage.<br>- The vinyl cladding and windows are generally in fair condition with no major concerns noted. We suspect the cladding and windows are about 15 years old. However, the underlying wall structure is locally compromised and we expect at least partial replacement of the cladding would be required in order to properly address structural deterioration. |
| **Other Info** | |

| | |
|---|---|
| **Photos** | |

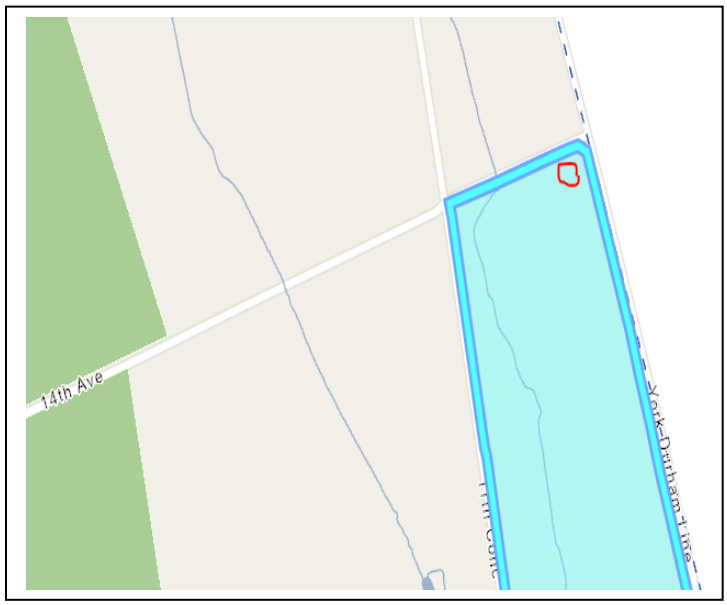



Photo No. 1: North and West Elevations

Photo No. 2: South Elevation

| | |
|---|---|
| **Address** | **10676 Reesor Rd** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Fair Distance from Road<br>Overgrown Conditions |
| **Historical** | • Adam Betz House, c. 1871<br>• 1 ½ storey frame near crossroads of Elgin Mills and Reesor (Mongolia)<br>• Classic Ontario Farmhouse<br>• German immigrant who was a farmer<br>• Descendants owned the property until 1955<br>• Remnant of the Markham's agricultural community |
| **Physical Condition** | **WSP Condition Rating**: D2-Structurally Compromised<br>**WSPComments**:<br>- Exterior walls are clad with vinyl siding, which is clad over Insulbrick (similar to asphalt shingles with a stamped brick pattern) over the original wood tongue-and-groove.<br>- The building structure is compromised and the envelope is severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions including items noted below, immediate abatement activities can be completed, before recommended deconstruction.<br>- The building is an advanced state of deterioration.<br>- Foundation walls are mortared field stone; they are generally free of major deterioration or displacement;<br>- Joists are largely intact, but considerable wetness in subflooring; there may be sections of weakened subflooring due to many years of being covered by wet insulation and plaster;<br>- Basement joists and subflooring are generally intact;<br>- Wood cover on the exterior basement/cellar steps is rotted and unsafe;<br>- Studs and sheathing in the south wall in the west extension, at the south porch, are substantially rotted due to exposure to water over the long term;<br>- Porch roof structure has partially collapsed; the extension roof rafters remain in place but there are large holes in the sheathing;<br>- Main east portion stud walls appear to be mostly intact on the ground floor as there is no evidence of leakage through walls and windows;<br>- Main roof rafters and sheathing have not failed; since there are holes in the west slope of the main roof, leakage has been occurring down the southwest side of the 2nd floor - we made exploratory openings in the finishes in this area and found limited rot in one stud and top plate but no extensive framing damage;<br>- Did not enter the attic.<br>-The structure can be made safe enough for workers to carry out hazardous materials remediation |
| **Other Info** | |
| | |
| **Photos** | |

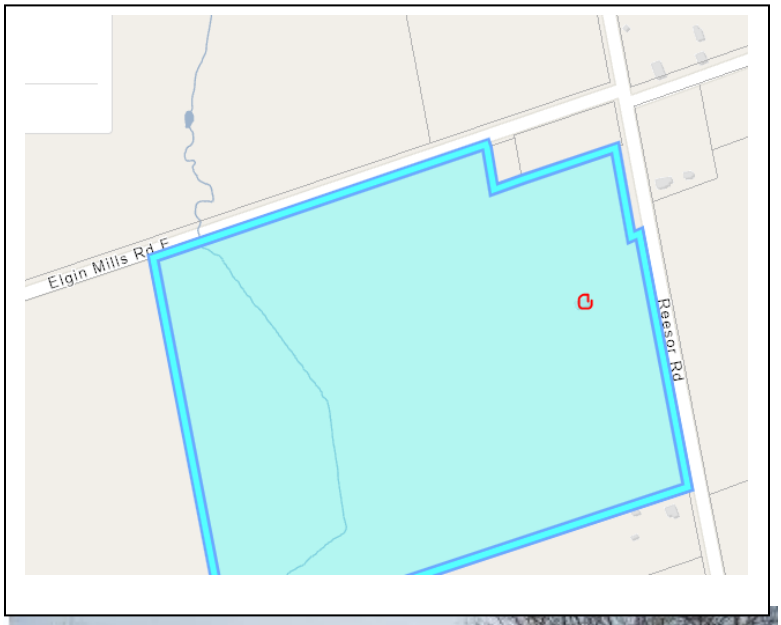



Photo No. 1: South elevation

| | |
|---|---|
| **Address** | **11122 Reesor Rd** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Fair Distance from Road<br>Overgrown Conditions |
| **Historical** | • Noble Tenant Farmer's House, c. 1840<br>• Originally a Crown reserve lot<br>• American Ambrose Noble purchase in 1840 who lived in Mount Joy and operated a tannery (in 1851, the property was occupied by John Smith)<br>• Appears he rented this house to others<br>• Modestly scaled frame house- Georgian tradition<br>- front veranda c. early 20th C<br>• One storey kitchen wing that may be the earliest part of the building<br>• Part of the Mongolia hamlet community/remnant of agricultural history<br>• Barn is associated with the house |
| **Physical Condition** | **WSP Condition Rating**: D3- Structurally Unsafe/ D2 Structurally Compromised (Main House)<br>**WSP Comments**:<br>- Exterior walls are clad in vinyl siding over the original wood siding. Windows and doors are boarded up but consist of original wood sliders with outer metal storm windows.<br>- The building is partially collapsed and unfit to enter. It poses an imminent health and safety risk upon entry and within the immediate surrounding. Entry to the north addition for investigation, rehabilitation or abatement is not feasible in its current condition. Demolition is recommended.<br>However, the original house should be classified as a D2 – Structurally Compromised. The building structure is compromised and the envelope is severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions, immediate abatement activities can be completed, before recommended deconstruction.<br>- The floor of the west addition has collapsed, likely due to prolonged exposure to moisture. Visible from the basement, the central beam supporting the floor joists in this area has failed. The roof has a large hole and is also partially collapsed. THIS AREA SHOULD NOT BE ENTERED.<br>- The structure of the original (two storey east portion) house is compromised due to continued poor performance of the roofing. Wood rot was noted at framing members in multiple locations.<br>- The cladding system is in very poor condition and is no longer providing an acceptable barrier to the elements. There are areas of the cladding that are partially detached and at risk of falling.<br>- In order to safely complete abatement activities at the main house level, the following is required:<br>- provide means of safely accessing the house; the structure of the front porch is compromised and will need to be re-enforced to allow multiple workers from entering and exiting the house.<br>- clear excessive amount of debris from rooms and floors so that workers can safely perform duties. This will also allow for closer inspection of flooring in some areas. |
| **Other Info** | |

| | |
|---|---|
| **Photos** | |

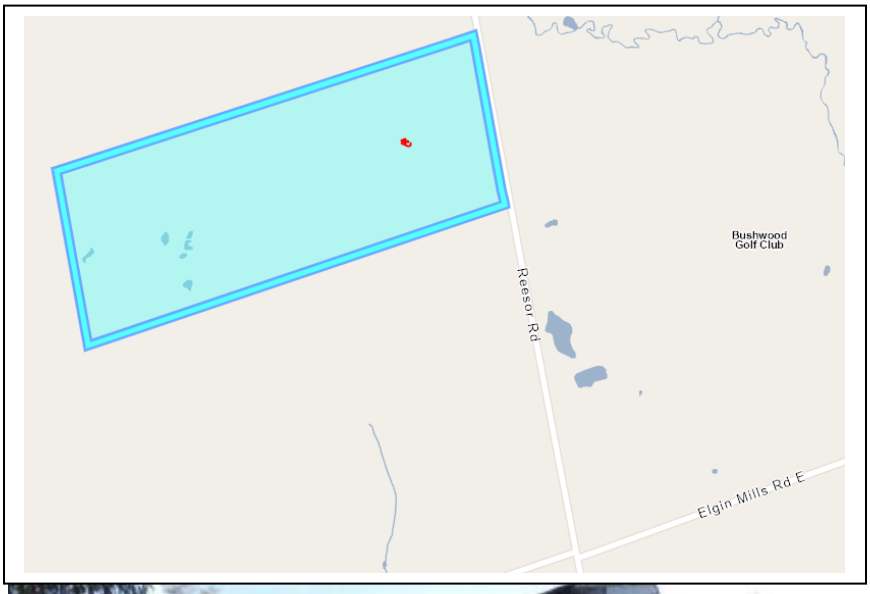



Photo No. 1: East Elevation

Photo No. 2: South Elevation

| | |
|---|---|
| **Address** | **11223 Reesor Rd** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Short Distance from the Road<br>Overgrown Conditions |
| **Historical** | • James Collins House, c.1850<br>• 1 ½ storey frame dwelling<br>• Typical example of modest tradesman house<br>• Vernacular Georgian Tradition<br>• Collins was an Irish immigrant who purchase the land in 1849<br>• Carpenter by trade and likely built this house<br>• Sold to the Vanzant family holdings in 1865<br>• Part of hamlet of Mongolia; remnant of the agricultural community |
| **Physical Condition** | **PC Condition Rating**: D3- Structurally Unsafe<br>**Comments:**<br>- The building is wood and timber-framed on stone foundation walls. The exterior walls are clad in vinyl siding which has been installed over preexisting cladding systems including Insulbrick and original wood siding. Windows and doors are boarded up but consist of vinyl-framed windows with IGUs and wood doors.<br>- There is significant structural deterioration<br>- Roof structure of the addition has partially collapsed;<br>- Large opening in the roof over the addition, damaged/cracked wood framing throughout, and wood rot at ground floor framing where water exposure is evident;<br>- Significant heaving of the concrete slab-on-grade and cracking throughout in the basement; and<br>- East foundation wall of the original building is leaning and there is mortar deterioration and missing stones in the west foundation wall.<br>- Based on the extent of structural deterioration, we confirm that the building be demolished. Based on the condition of the roof structure and basement/foundation structure, we do not believe the building is structurally safe to perform abatement activities prior to demolition. |
| **Other Info** | |
| | |
| **Photos** | |


Photo No. 1: Southwest view

| | |
|---|---|
| **Address** | **8200 York Durham Line** |
| **Heritage Status** | Listed on the Register |
| **Location of Building** | Close to the Road, boundary with Pickering<br>Overgrown Conditions |
| **Historical** | • William Boyd House, c. 1890<br>• Gothic Revival design<br>• Located in former crossroad community of Bedford (at 5th line in Pickering)<br>• Boyd operated a general store and post office in Bedford during the early 1880s |
| **Physical Condition** | **WSP Condition Rating**: D2-Structurally Compromised<br>**WSP Comments**:<br>. The above-grade structure is wood-framed. The original house has stone and mortar foundation walls and the addition has some cast-in-place concrete foundation walls. There are supplemental steel beams and steel posts to support the original main floor structure at the east side.<br>- The exterior walls are wood-framed and clad with vinyl siding. The vinyl siding appears to be installed over the original wood siding. Windows are a combination of vinyl framed units with insulating glass units and single-glazed and wood-framed.<br>- The building structure is compromised and portions of the envelope are severely deteriorated, posing health and safety risks upon entry. With appropriate safety precautions, immediate abatement activities can be completed, before recommended deconstruction.<br>- The building is currently vacant and windows and doors are boarded up. It appears that the house has been vacant for about 10 years but this could not be confirmed.<br>-The basement appears to have been subject to (likely repeated) flooding events.<br>- The structure is generally adequate for abatement activities, however, we note a number of structural concerns including the following:<br>- extensive water damage at the the west addition due to large openings in the roof and prolonged exposure to the elements of the underlying wood structure;<br>- corroded bases of the supplemental steel posts at the basement level;<br>- localized floor joists that are water damaged at the perimeter foundation walls;<br>- missing treads and weakened staircase leading to the basement;<br>- the porches at the south side are generally in poor and unsafe condition and require full rebuilding; we assume minor/temporary reinforcements can be completed prior to abatement activities.<br>- localized erosion of mortar within stone foundation walls, likely due to prolonged moisture exposure and freeze-thaw cycles.<br>- In advance of abatement activities, we recommend a general contractor make local reinforcements as required to ensure safety for workers.<br>- This applies primarily to entrance steps and basement steps and some joists.<br>- The roofing is in poor condition and a tarp was installed (several years ago) to mitigate ongoing leakage. The tarp has since deteriorated and is absent. There are holes in the roof of the addition and evidence of ongoing leakage in other areas of the house<br>.-The vinyl siding is generally intact but aged and has a stained appearance. -Windows are old and wood-framed with outer storm windows and will require |

| | |
|---|---|
| | replacement due to a large number of broken units.<br>- The interior finishes are substantially deteriorated and the building likely contains designated substances. Major abatement and full renewal of all finishes would be required.<br>- The mechanical and electrical systems are not operational and have likely been in this state for some time. The electrical supply to the building is disconnected and the oil tank is no longer present. Complete renewal of the mechanical and electrical equipment would be required. This would include, but not limited to, replacement of the furnace, oil tank and portions of the distribution ductwork, domestic hot water tank heater and filtration/sterilization equipment and distribution piping, the main electrical panel, and likely most of the associated wiring as a large portion of the wiring is of an older vintage |
| **Other Info** | |
| | |
| **Photos** | |

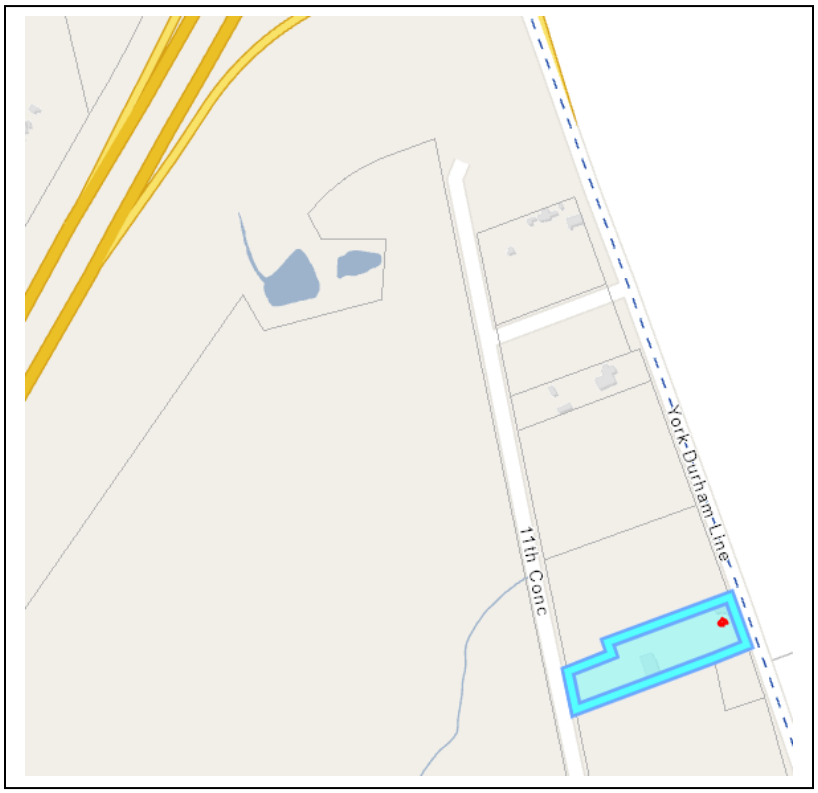
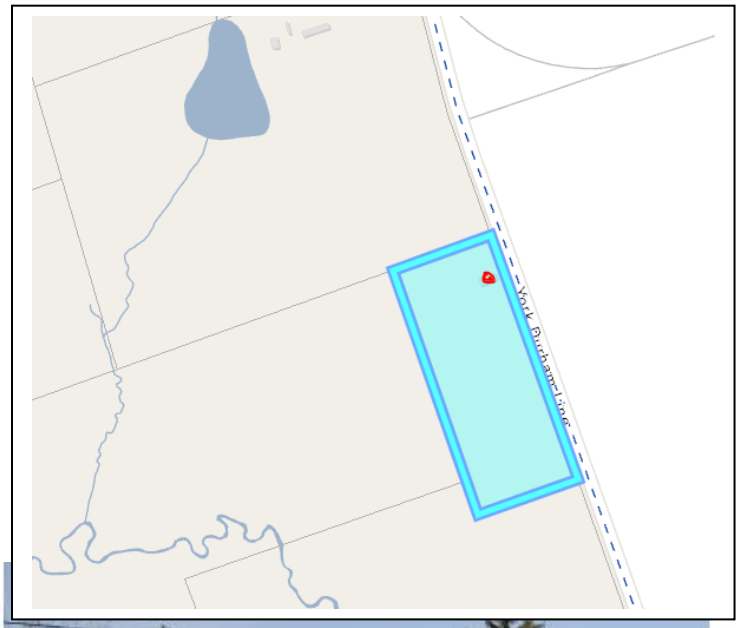


Photo No. 1: South Elevation

Photo No. 2: Northeast Elevation

| | |
|---|---|
| **Address** | **11190 York Durham Line** |
| **Heritage Status** | Part IV Designation |
| **Location of Building** | Close to Road<br>Overgrown Conditions |
| **Historical** | • John Boyles House, c 1870<br>• 1 ½ storey frame dwelling, Classic Ontario farmhouse<br>• Has canted bay windows on the north and south gable ends<br>• One storey kitchen wind<br>• Boyles was an American of German origin – purchased the property in 1839<br>• Boyles was a labourer, sawyer and farmer<br>• Appears to be his retirement home after his son took over the family farm<br>• Remnant of agricultural community/ Mongolia/ retirement theme |
| **Physical Condition** | **WSP Condition Rating**: D3- Structurally Unsafe<br>**WSP Comments**:<br>- The house has been abandoned for an unknown period of time. Most window and doors are boarded up.<br>- Where accessible to view (addition), the house is founded on concrete block foundation walls.<br>- The above grade structure is wood-framed.<br>- The exterior walls are clad with horizontally-oriented vinyl siding. Where the siding is missing on the original portion of the house, the siding is installed over faux brick asphalt shingle. Where accessible to view, the windows are in wood frames. However, the second-floor windows are vertical sliders in either aluminum or vinyl frames.<br>- The overall building condition is classified as D3 - Structurally Unsafe. The building is partially collapsed and unfit to enter. It poses an imminent health and safety risk upon entry and within the immediate surrounding. Entry for investigation, rehabilitation or abatement is not feasible in its current condition. Demolition is recommended.<br>There are several severe conditions that warrant this building as structurally unsafe. These are as follows:<br>- The entirety of the ground-floor structure has collapsed; this leaves the main floor inaccessible and the structure above vulnerable to collapse.<br>- There are holes in the roof that have led to moisture damage to the roof wood decking, rafters and interior finishes.<br>- The east canopy roof also has a hole in it that has led to moisture damage to the wood decking (and possibly the wood rafters) and the wood soffit.<br>- We could not enter the house to confirm the condition of the electrical breaker panel and furnace, but these are likely in a state of disrepair given the overall condition of the house. We could not confirm the location of the septic system |
| **Other Info** | |
| | |
| **Photos** | |



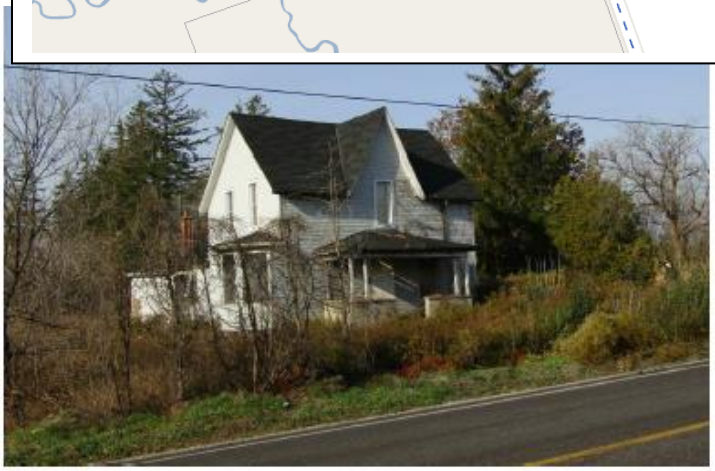



Photo No. 3: East and south elevations

Photo No. 4: Collapsed ground-floor structure

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## ATTACHMENT E - Staff Evaluation Criteria

### Criteria

**Design Value (Scale of 1 - 3):**

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

**Exterior Integrity (Scale of 1 - 3):**

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

**Interior Integrity (Scale 1-3):**

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

**Contextual Value (Scale 1-2):**

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is **not located within a hamlet and/or has limited visibility from the street.**

**Historical** Value (Scale of 1 - 3):

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

### Summary

| Address | Score | % |
|---|---|---|
| 10295 Ninth Line (Part IV) | 7/14 | 50% |
| 7933 14th Avenue (Part IV) | 11/14 | 78% |
| 8331 14th Avenue (Listed) | 6/14 | 42% |
| 10676 Reesor Road (Part IV) | 7/14 | 50% |
| 11122 Reesor Road (Part IV) | 8/14 | 57% |
| 11223 Reesor Road (Part IV) | 8/14 | 57% |
| 8200 York Durham Line (Listed) | 8/14 | 57% |
| 11190 York Durham Line (Part IV) | 8/14 | 57% |

**10295 Ninth Line (Part IV)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 1

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 7 of 14**

**7933 14th Avenue (Part IV)**

Design Value (Scale of 1 - 3): 3

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 2

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 3

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 11 of 14**

**8331 14th Avenue (Listed)**

Design Value (Scale of 1 - 3): 1

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 1

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 6 of 14**

**10676 Reesor Road (Part IV)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2):1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 1

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 7 out of 14**

**11122 Reesor Road (Part IV)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 1

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 2

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 2

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 8 of 14**

**11223 Reesor Road (Part IV)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 1

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 2

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 2

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 8 of 14**

**8200 York Durham Line (Listed)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 2

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 8 of 14**

**11190 York Durham Line (Part IV)**

Design Value (Scale of 1 - 3): 2

- **High**: well-executed example of its architectural type. Good use of materials and sophisticated craftsmanship. Rarity of the architectural style within Markham to be considered.
- **Medium**: modest example of its architectural style. Restrained detailing and select use of good materials.
- **Low**: utilitarian in design and execution. Unremarkable craftsmanship and/or use of materials.

Exterior Integrity (Scale of 1 - 3): 2

- **High**: the building is in a good state of repair with character defining elements intact.
- **Medium**: the building shows signs of deterioration with some character defining elements intact.
- **Low**: the building is in an advanced state of disrepair with most or all character defining elements removed.

Interior Integrity (Scale 1-3): 1

- **High**: Interior elements are basically unchanged.
- **Medium**: Interior elements are significantly changed, but some elements are visible.
- **Low**: Interior elements are unremarkable, unknown, or the character has been destroyed.

Contextual Value (Scale 1-2): 1

- **High**: The property is contained within or nearby to an intact hamlet.
- **Low:** the property is not located within a hamlet and/or has limited visibility from the street.

Historical Value (Scale of 1 - 3): 2

- **High**: The property has significant historical ties to key themes, people or events in Markham's history and/or has an early date of construction;
- **Medium**: The property has peripheral ties to key themes, people or events in Markham's history;
- **Low:** the property has unremarkable historical ties to key themes, people or events in Markham's history.

**Total = 8 of 14**

**Summary**

| Address | Score | % |
|---|---|---|
| 10295 Ninth Line (Part IV) | 7/14 | 50% |
| 7933 14th Avenue (Part IV) | 11/14 | 78% |
| 8331 14th Avenue (Listed) | 6/14 | 42% |
| 10676 Reesor Road (Part IV) | 7/14 | 50% |
| 11122 Reesor Road (Part IV) | 8/14 | 57% |
| 11223 Reesor Road (Part IV) | 8/14 | 57% |
| 8200 York Durham Line (Listed) | 8/14 | 57% |
| 11190 York Durham Line (Part IV) | 8/14 | 57% |