



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: February 12, 2025

SUBJECT: Demolition Permit Application
11 Victoria Street, Victoria Square
Detached Accessory Building
DP 24 192707

Property/Building Description: Detached accessory building/barn
Use: Storage
Heritage Status: Listed on the Markham Register of Property of Cultural Heritage Value or Interest

Application/Proposal

- The owner has submitted an application to the City's Building Department proposing to demolish the existing detached accessory building/garage shown on City mapping as being addressed as 9 Victoria St.

Background

- The accessory building appears to have originally been associated with a heritage dwelling on Victoria Street, but is now on the same lot as a house constructed in 1955 addressed as 11 Victoria St. See Attachment C for its historical association with 15 Victoria Street (the Thomas Frisby Dwelling, c.1873)
- The owner of the property wishes to demolish the accessory building because they are planning to construct a new larger detached dwelling on the property.
- Although the accessory building is also identified by MPAC as being a metal clad and constructed in 1955, it's form and construction suggest that it was constructed c. 1880-1900.
- For this reason, the accessory building was included on the "Register" when the community of Victoria Square was being considered as a potential Heritage Conservation District.
- Despite being listed on the Register, Heritage Staff has not identified the accessory building as a priority for enhanced protection through Individual Designation under Part IV of the Ontario Heritage Act.

Staff Comment

- The accessory building is not known to have any significant cultural heritage value, occupies a position on the property that compromises the construction of a new dwelling, and is an exception on a street comprised of large homes mostly constructed in the last 70 years.
- For the reasons above, Staff recommends that Heritage Markham have no objection to the demolition of the existing detached accessory building at 11 Victoria Street.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not object to the proposed demolition of the accessory building at 11 Victoria Street in Victoria Square.

Attachments:

Attachment A- Location Map

Attachment B- Google Streetview of Detached Accessory Building

Attachment C - Information from the Victoria Square Heritage Conservation District Study - Building and Property Inventory 2010

File: 11 Victoria Street, Victoria Square

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Attachment A- Location Map



Attachment B- Google Streetview of Detached Accessory Building



Detached Accessory Building at 11 Victoria Street with 1955 dwelling to the right in background.



Attachment C

Information from the Victoria Square Heritage Conservation District Study - Building and Property Inventory 2010

VICTORIA SQUARE HERITAGE CONSERVATION DISTRICT BUILDING AND PROPERTY INVENTORY 2010

**FRISBY DRIVESHED, c.1880; BUNGALOW, 1955:
11 (AND 9) VICTORIA STREET**

LOTS 11 AND 12, PLAN 184



STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Lots 11 and 12, Plan 184, are municipally known as (9) and 11 Victoria Street. Plan 184 was surveyed in 1856 as the first subdivision into building lots of the West Half, Lot 25, Concession 4, Markham Township, within Victoria Square. Both lots have a long term association with the c.1873,

(9) AND 11 VICTORIA STREET

Thomas Frisby dwelling at 15 Victoria Street. The wood frame outbuilding on Lot 11 is a late 19th century survivor of an urban carriage shed or driveshed.

DESCRIPTION OF HERITAGE ATTRIBUTES

In 2010, the property at 11 Victoria Street contained a 1955 dwelling, which apart from its residential use is not part of the heritage character of Victoria Square. The wood frame outbuilding on Lot 11 (sometimes known as 9 Victoria Street), with its long facade close to and parallel to Victoria Street, likely served as the carriage shed or driveshed to the c.1873 dwelling at 15 Victoria Street. Since Thomas Frisby did not acquire Lot 11 until 1880, this structure probably dates between 1880 and 1900. Its tall, one storey, gable roofed, rectangular form allowed for a loft for the storage of hay and feed for a few horses in stalls below. The frame is clad in narrow, horizontal, boards. Its sliding doors on a metal track were common from about 1900.

HISTORY

The west half of Lot 25, Concession 4, forms the southeast quadrant of Woodbine Avenue and Elgin Mills Road East at Victoria Square. For the early history see Appendix A: West Half, Lot 25, Concession 4, Markham Township.

Lots 11 and 12, Plan 184, have frontage on the east side of Victoria Street. The ownerships of Lots 11 through 15 are historically linked and have a long term association with the

dwelling at 15 Victoria Street (see report for 15 Victoria Street).

LOT 11 (DRIVESHED)

Lot 11 fronts on the east side of Victoria Street and now contains a wood frame outbuilding sometimes referred to as 9 Victoria Street.

It was November 1875 before William Hingston sold Lot 11 for \$100 to William Wallis. In January 1880, Wallis sold to Thomas Frisby for \$35. Thomas had bought Lot 13 in 1872 and Lot 14 in 1873.

LOT 12 (DWELLING)

Lot 12 fronts on the east side of Victoria Street and now contains 1955 a dwelling known municipally as 11 Victoria Street.

On June 14, 1861, W.G. Hingston sold Lot 12 to an area farmer, Godfrey Hilts.

In January 1883, Charlotte Hilts (wife of Andrew Hilts of Sunnidale Township, Simcoe County), William John Hilts (husband of Eliza Jane of Blenheim Township, Oxford County), Paul Hilts (husband of Sarah Anne of Nottawasaga Township, Simcoe County), Richard Hilts (husband of Julia City of Hamilton), Elizabeth Evans (wife of William Evans of