



Report to: Development Services Committee

Report Date: November 19, 2018

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**SUBJECT:** Addition of a Property to the Markham Register of Property of Cultural Heritage Value or Interest  
Robert Armstrong House & Barn  
5467 Nineteenth Avenue, Ward 5

**PREPARED BY:** George Duncan, Senior Heritage Planner ext. 2296

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

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**RECOMMENDATION:**

1. That the report entitled “Addition of a Property to the Markham Register of Property of Cultural Heritage Value or Interest, Robert Armstrong House & Barn, 5467 Nineteenth Avenue”, dated November 19, 2018, be received;
2. That as recommended by the Heritage Markham Committee, the property municipally known as 5467 Nineteenth Avenue be added to the Markham Register of Property of Cultural Heritage Value or Interest;
3. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to recommend the inclusion of the Robert Armstrong House and Barn at 5467 Nineteenth Avenue in the Markham Register of Property of Cultural Heritage Value or Interest (the “Register”).

**BACKGROUND:**

**Ontario Heritage Act requires municipalities to have a register**

Section 27 of the Ontario Heritage Act indicates that a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. The register must contain all Part IV (individual designations) and may also include property that has not been designated, but that the council believes may have cultural heritage value or interest. The council must consult with its municipal heritage committee before including a property on the register or removing the reference to such a property from the register.

The Ontario Heritage Act also requires the municipality to keep a register of all heritage conservation districts designated under Part V and ensure that the register contains a map or description of the area of each such heritage conservation district.

Non-designated properties on the register are provided with protection from demolition for a 60 day period which provides an opportunity for the municipality to consider designating the property.

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**Identifying all properties of cultural heritage value is important**

A comprehensive register of cultural heritage properties, including both designated and listed properties has many benefits to a municipality, including:

- The register recognizes properties of cultural heritage value in the municipality;
- The register promotes knowledge and enhances an understanding of the community's cultural heritage
- The register is a planning document that can be consulted by staff and Council when reviewing development proposals or permit applications;
- The register provides easily accessible information about cultural heritage properties for land use planners, property owners, developers, the tourism industry, educators and the general public;
- The register provides interim protection for listed properties.

Requests to list a property on the municipal register may come from anyone including the general public, property owners, municipal heritage committees, staff, resident associations or historical societies. However, only Council, after consulting with its municipal heritage committee, can add a property to the register.

**Markham Official Plan (2014)**

As per the Official Plan, it is the policy of Markham Council:

- To promote *conservation* of Markham's *cultural heritage resources* by:
  - a) Identifying *cultural heritage resources* and maintaining a *Register of Property of Cultural Heritage Value or Interest* (4.5.1.1.a)
- To maintain a *Register of Property of Cultural Heritage Value or Interest* which is accessible to the public and identifies properties to be *conserved* and maintained consistent with standards and guidelines adopted by Council. It is recognized that there may be properties of cultural heritage interest that are not yet identified or designated, or included in the Register but may still be worthy of conservation and inclusion in the Register. (4.5.2.2)
- To ensure consistency in the identification and evaluation of *cultural heritage resources* for inclusion in the *Register of Property of Cultural Heritage Value or Interest* and/or for individual property designation by utilizing the criteria for determining cultural heritage value or interest established by provincial regulation under the Ontario Heritage Act and criteria included in Markham's Heritage Resources Evaluation System. (4.5.2.4)

**OPTIONS/ DISCUSSION:****A property has been identified for inclusion on the Register**

During reviews and studies undertaken throughout the City, properties may be identified which possess cultural heritage value or interest for the community and these properties are not on the Register. Recently staff has been made aware of a significant heritage

property that has been missed in previous inventories of heritage buildings in Markham. The historic farmstead at 5476 Nineteenth Avenue cannot be seen from the road. Refer to Map 1 to see the location. Photographs of the buildings are attached as Figure 2.

Staff has had contact with the owner's real estate agent and has discussed the upcoming addition of this property to the *Register* due to its strong heritage character as an old Markham Township farmstead.

At the October 10, 2018 meeting of Heritage Markham, the committee discussed the importance of this rural property, which contains a well-preserved mid-19<sup>th</sup> century farmhouse and an early 20<sup>th</sup> century barn.

Heritage Markham recommended that the property at 5467 Nineteenth Avenue be included on the Register, noting both the house and barn as significant heritage attributes. See Heritage Markham Meeting Extract, Appendix "D".

**A rationale should be provided as to why the property is being included in the Register**

Although detailed research and evaluation is not required to list a property, it is recommended by the Ministry of Culture that a brief rationale be provided as to why the resource may be important to the community.

The property listed in Appendix "A" has been identified for inclusion in the Register. The rationale for inclusion is based on two sources: a) Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest), and b) the criteria adopted by Heritage Markham for selecting properties for inclusion on the Register (see Appendices "B" and "C").

Staff recommends that the property at 5467 Nineteenth Avenue be added to the *Register* based on its cultural heritage value or interest.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

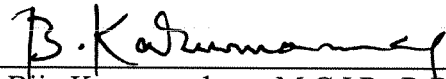
The protection of cultural heritage resources aligns with the Growth Management priority to achieve a quality community by ensuring the City of Markham's cultural heritage resources remain part of the fabric of the City, strengthening the sense of community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Heritage Markham Committee was consulted.

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**RECOMMENDED BY:**



Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Arvin Prasad, MPA, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Building Photographs

Appendix "A" Proposed Addition to the Markham Register of Property of Cultural Heritage Value or Interest

Appendix "B" - Ontario Regulation 9/06,

Appendix "C" Heritage Markham Criteria for Selecting Properties of Cultural Heritage Value

Appendix "D" Heritage Markham Extract, October 10, 2018

File Path: Q:\Development\Heritage\PROPERTY\NINETNTH\5467\DSCNov192018.doc

**Figure 1: Location Map**



**Figure 2: Building Photographs**



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**Appendix “A”**  
**Proposed Addition to the**  
**Markham Register of Property of Cultural Heritage Value or Interest**

<b>Address</b>	<b>Date of Construction</b>	<b>Rationale Ontario Regulation</b>	<b>Rationale Heritage Markham Criteria</b>
5467 Nineteenth Ave.	c.1855	1 a, b, c 2 a, b 3 a, b	1 a, b 2 b

## Appendix “B” Ontario Regulation 9/06

### Ministry of Culture’s Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/06) which prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets one or more of the prescribed criteria.

### Subject Property:

Criteria	Comments
1. The property has design value or physical value because it:	
○ <b>a.</b> Is a rare, unique, representative or early example of a style, type expression, material or construction method,	Good example of a mid-19 <sup>th</sup> century patterned brick farmhouse in the Georgian architectural tradition.
○ <b>b.</b> Displays a high degree of craftsmanship or artistic merit,	Dwelling is well constructed of local materials.
○ <b>c.</b> Demonstrates a high degree of technical or scientific achievement.	Dwelling displays classic features of the style.
2. The property has historical value or associative value because it:	
○ <b>a.</b> Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	This property was owned by Robert Armstrong, an English-born farmer, for a long period of time (1832 – 1881) and the house was constructed for him c.1855.
○ <b>b.</b> Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	The quality of construction and design of this building is an indication of the success of Robert Armstrong and his family as farmer.
○ <b>c.</b> Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A Builder/designer is not known.
3. The property has contextual value because it:	



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○ <b>a.</b> Is important in defining, maintaining or supporting the character of an area.	The dwelling is part of a traditional Markham Township farmstead.
○ <b>b.</b> Is physically, functionally, visually or historically linked to its surroundings.	The dwelling has stood on this site since c.1855.
○ <b>c.</b> Is a landmark.	N/A The dwelling cannot be seen from the street.

**Appendix “C”**  
**Heritage Markham Criteria**  
**for Selecting Properties of Cultural Heritage Value**

**MARKHAM REGISTER OF PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST**  
**(formerly the HERITAGE MARKHAM BUILDING INVENTORY)**  
**CRITERIA FOR SELECTING PROPERTIES OF HISTORICAL**  
**OR ARCHITECTURAL VALUE IN MARKHAM**

**1. Historical Value**

A property or the building or other structure which stands on it, has historical value when one or more of the following criteria are satisfied:

- a) It dates from an early age in the development of the City's communities.
- b) It is an outstanding, representative, early, only or rare example of the work of an architect, builder, landscape architect, interior designer, sculptor, engineer or other environmental designer.
- c) It is associated with (an) owner/occupant(s) who had importance locally or had influence in a broader geographical area.
- d) It served as the place of an event or movement important locally or to a broader geographical area.
- e) It is associated with, and effectively illustrates, the City's social, cultural, political or economic history. Included in this criterion would be: 1) meeting places such as town halls, railway stations, schools and places of worship; and 2) farmsteads.
- f) It affords or protects a significant natural view associated with local history.
- g) It meets such other criteria as may be determined from time to time.

**2. Architectural Value**

A property, or the building or other structure which stands on it, has architectural value when one or more of the following criteria is satisfied:

- a) It represents an outstanding, typical, early, only or rare method of construction.
- b) It is an outstanding, typical, early, only or rare example of an architectural style, period or type of building or structure.
- c) It exhibits an outstanding, aesthetic exterior design.
- d) It functions as a landmark, terminates a view or contributes in design to a streetscape or plan.

- e) it provides the open space needed to allow for visual appreciation of a building, a structure or a group of buildings or other structures, that is deemed to have historical or architectural value by any of the above criteria.
- f) It offers an outstanding, typical, early, only or rare form of interior design.
- g) It meets such other criteria as may be determined from time to time.

## **NOTES**

The above architectural criteria will be judged against the building's or the structure's surviving integrity. Integrity means a composite quality derived from original materials, original workmanship, original location and intangible elements of feeling and association.

Buildings include houses, barns, driving sheds, churches, meeting houses, town halls, schools, railway stations, hotels, stores, post offices and industrial buildings. Other structures include fences, bridges and village pumps.

A property selected for inclusion in the Markham Register of Property of Cultural Heritage Value or Interest (formerly the "Heritage Markham Building Inventory") is considered to have architectural or historical value in relation to:

- a) all buildings and structures in the City, or
- b) the historical community in which it is located (e.g. rural, Victoria Square, the Thornhill area), or
- c) all buildings in a heritage conservation district or heritage conservation district study area, or
- d) such other context as may be defined from time to time.

The perception of members of the City's various communities has influence in the determination of historical and architectural value.

Heritage Markham June 25, 1986

Revised as needed since 1986 to update terminology (eg. Town to City)

HERITAGE MARKHAM  
EXTRACT

DATE: October 25, 2018

TO: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner

EXTRACT CONTAINING ITEM #14 OF THE TENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON OCTOBER 10, 2018.

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**14. Proposed Addition to Heritage Register,  
Robert Armstrong House c. 1855  
5467 Nineteenth Avenue  
Rural Area (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner

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Memo

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the farmhouse and barn were not visible from the road and the original heritage inventory survey conducted in the 1970's did not include this property.

There was discussion regarding the body of water to the east of the farmhouse. Staff advised that the pond was mostly located on the adjacent property.

The Committee proposed an amendment to the Staff recommendation – that the barn be included in the recommendation.

Recommendation:

That Heritage Markham recommends that Council add the property at 5467 Nineteenth Avenue to the Markham Register of Property of Cultural Heritage Value or Interest, containing **a barn and** the Robert Armstrong House, c.1855, a good example of a mid-19<sup>th</sup> century patterned brick farmhouse in the Georgian architectural tradition.

CARRIED