



Alfred Read Farmhouse

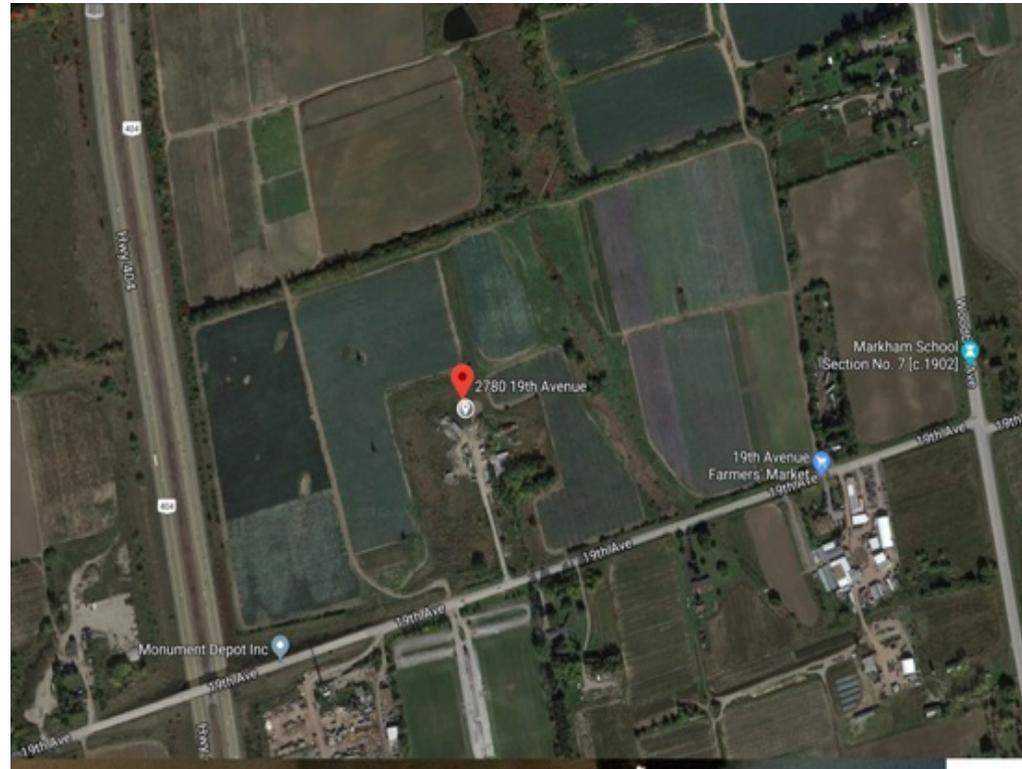


**Development Service Committee
June 11, 2018**

**Presented by: Graham Seaman, P.Eng., LEED AP, CEM
Director, Sustainability & Asset Management**

Highlights

- ❑ Property Address: 2780 19th Avenue, Markham
- ❑ Situated within the Highway 404 North (Employment) district
- ❑ Property contains two unoccupied structures, a farmhouse and a barn
- ❑ The Alfred Read Farmhouse is listed in Markham Register of Property of Cultural Heritage Value or Interest



Background

- Purchased by the City in 2017
- Staff report on December 11, 2017 recommending:
 - That the house not be declared eligible for relocation to Markham Heritage Estates
 - Retention and restoration on site
 - Designation under the Ontario Heritage Act as per Heritage Markham
- Recommendation lost on a tied vote at Council (December 12, 2017)

Present Condition

- Roof and walls are in poor condition.
- Not structurally safe. Chimney is falling apart
- Water damage and mold-growth inside the house
- Presence of Designated Substances (in addition to mold) is expected



Options and 25-Year Summary

#	Options	Initial Cost	25-Yr Lifecycle	25-Yr O&M	Total 25-Yr Cost	Comments
1	Demolish	\$150K - \$200K	0	0	0	Heritage material will be reclaimed as much as possible
2	Stabilize Only	\$648K	\$178K	\$75K	\$901K	Will incur on-going maintenance and lifecycle replacement costs Will not generate revenue
3	Full Restoration	\$1,167K	\$517K	\$148K	\$1,832K	Will incur on-going maintenance and lifecycle replacement costs Possibly \$1,000 - \$1,500 a month revenue (\$300k-\$450k total 25 yr revenue potential)
4	Relocate by Others	No Cost to City	0	0	0	Interested party will relocate and restore the farmhouse at their expense

Recommendation

THAT the presentation titled as “Alfred Read Farmhouse” be Received;