



Report to: Development Services Committee

Report Date: April 3, 2018

SUBJECT: Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Name: Joseph Wideman House
Address: 5 Heritage Corners Lane, Ward 4

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) That the staff report entitled “Intention to Designate a Property Under Part IV of the Ontario Heritage Act, Name: Joseph Wideman House, Address: 5 Heritage Corners Lane,” dated April 3, 2018, be received;
- 2) That as recommended by Heritage Markham, the Joseph Wideman House at 5 Heritage Corners Lane be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
- 4) That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to recommend to Council that the “Joseph Wideman House” be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:

The building is listed on the City of Markham Register

The subject building is located at 5 Heritage Corners Lane. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, as well as Part IV properties (individual designations) and Part V properties (district designation).

The Joseph Wideman House is a good example of a Gothic Revival dwelling of the 1890s period

The Joseph Wideman House, 1891, is a one and a half storey frame dwelling in the Gothic Revival style. It was constructed as the home of Joseph Wideman, who operated a pottery manufacturing business in the hamlet of Milnesville, north of Markham Village, from the mid-1870s to 1908. The building was moved to Markham Heritage Estates in 2015 and has been restored. A complementary addition was made to it in 2016.

The Statement of Significance is attached as Appendix 'A'.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) 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 the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (the Wideman House is a good example of a rural tradesman's dwelling in a vernacular interpretation of the Gothic Revival style),
- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (this was the home of Joseph Wideman, a Markham Township pottery manufacturer, mouse-trap maker, and clock repairer, who operated his trades in the community of Milnesville from the mid-1870s to 1908);
- The property has contextual value because it:
 - Is important in defining, maintaining or supporting the character of an area (the Wideman House, relocated to Markham Heritage Estates in 2015, helps illustrate the range of architectural styles, building materials, and cultural backgrounds of the City's heritage buildings).

Heritage Markham has recommended designation

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The cultural heritage value of this heritage resource was reviewed by Heritage Markham on February 14, 2018 and the committee has recommended that the resource be designated as a property of cultural heritage value or interest (Heritage Markham Extract, Appendix 'B').

OPTIONS/ DISCUSSION:**The heritage designation of the heritage resource is consistent with City policies**

The City of Markham Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process of an area. With respect to Markham Heritage Estates, all buildings relocated and restored in this community are required to be designated under Part IV of the Ontario Heritage Act.

Heritage Designation is a condition in the Site Plan Agreement

The Site Plan Agreement for the relocation and restoration of the heritage building includes a condition that the property be designated under Part IV of the Ontario Heritage Act. Heritage Designation ensures that the significant architectural attributes are identified and protected. The owners are aware of this requirement as a condition of the Site Plan Agreement that they entered into with the City. Another condition of the Site Plan Agreement is that the owners will enter into a Heritage Conservation Easement with the City, which has been completed.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied energy, diverts sound

construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

BUSINESS UNITS CONSULTED AND AFFECTED:

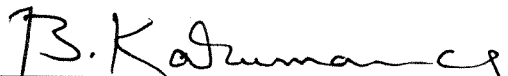
Acceptance of this recommendation to designate the property located at 5 Heritage Corners Lane under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Acting Director of Planning & Urban
Design



Biju Karumanchery, M.C.I.P., R.P.P.
Acting Commissioner of Development
Services

ATTACHMENTS

Figure 1 - Location Map

Figure 2 - Building Photograph

Appendix 'A' - Statement of Significance

Appendix 'B' - Heritage Markham Extract

FILE PATH:

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FIGURE 1

OWNER:

Bruce and Renee England

LOCATION MAP:

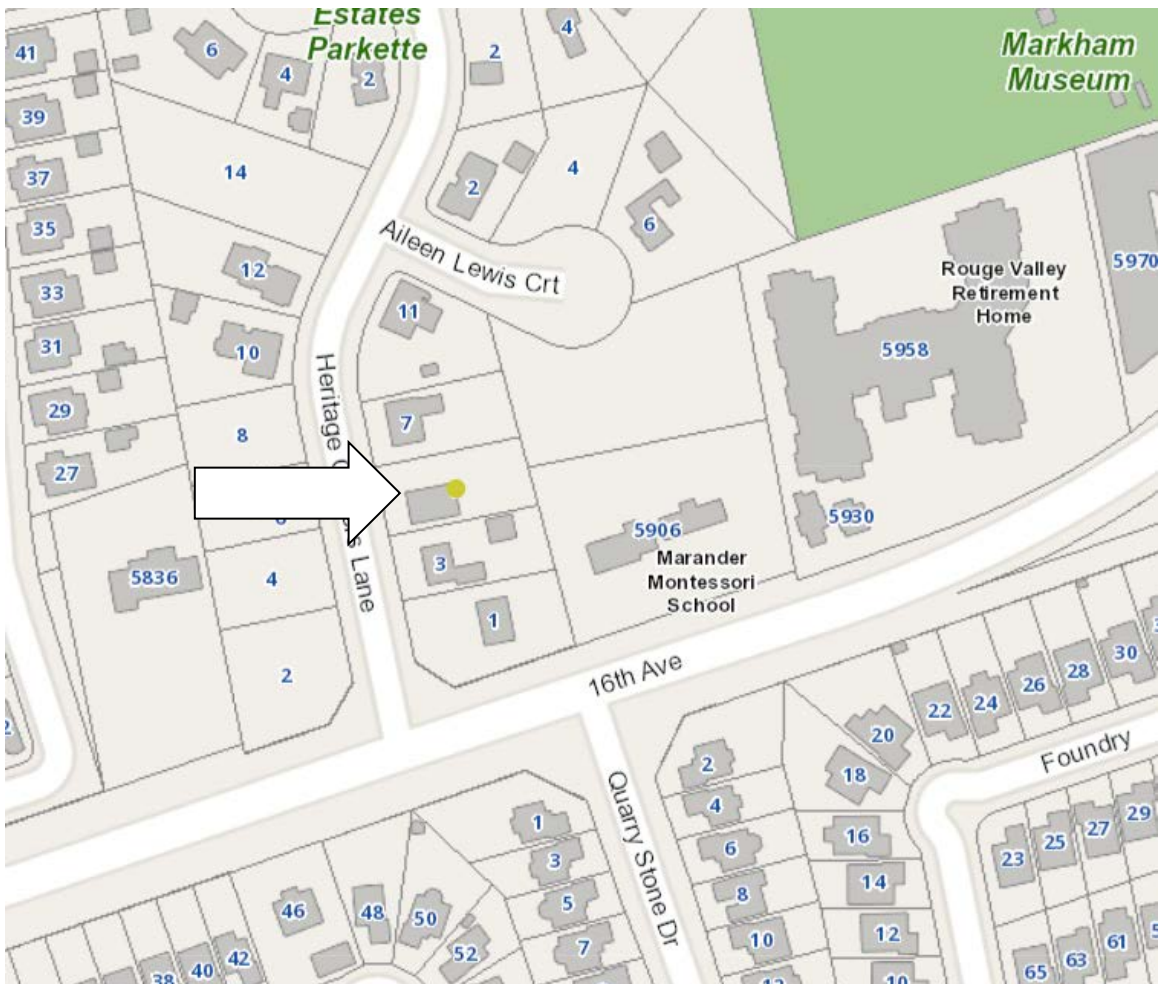


Figure 2: Building Photograph



Joseph Wideman House, 1891, as restored.

Appendix 'A'**Statement of Significance****Joseph Wideman House**

1891

5 Heritage Corners Lane

The Joseph Wideman 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 Joseph Wideman House is a relocated heritage building on the east side of Heritage Corners Lane in Markham Heritage Estates, a community of relocated heritage buildings. The Wideman House is a one-and-a-half storey frame building with a rear addition constructed in 2016-2017.

Historical and Associative Value

The Joseph Wideman House has historical and associative value at the former home of Joseph Wideman (1836-1911), who operated a pottery manufacturing business on the west half of Lot 21, Concession 8 from the mid-1870s until 1908. The original location of the house and business was 10015 Highway 48. This dwelling was built in 1891 to replace an earlier residence on the property which may have then been converted to serve as the pottery workshop. In addition to the pottery business, Joseph Wideman repaired clocks and built mouse-traps, and for these specialties he was well-known in the Mennonite community both in Markham Township and Waterloo County. His son, Abram N. Wideman, worked in the pottery from 1886 to 1897.

Design and Physical Value

The Joseph Wideman House has design and physical value as a good example of a rural tradesman's dwelling in a vernacular interpretation of the Gothic Revival style. The L-shaped plan, vertical tongue and groove wood siding and steep gables are typical features of this picturesque architectural style. In this example, decorative elements are limited to segmentally-arched window openings, a lancet window in the gable over the front veranda, and bay windows on the front and south side walls. If bargeboards and other decorative woodwork were once present, no obvious evidence of them remains today.

Contextual Value

The Joseph Wideman House has contextual value as a restored building from the Milnesville community, relocated in 2015 to Markham Heritage Estates to save it from demolition due to abandonment. In its present context, the house helps illustrate the range of architectural styles, building materials, and cultural backgrounds of the City's heritage buildings.

Significant Architectural Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph Wideman House include:

- One-and-a-half storey, L-plan form of the building;
- Exterior walls of vertical tongue and groove wood siding;
- Natural stone foundation facing;
- Gable roof with wood shingles, projecting eaves and wood soffits, and fascia;
- Reproduction single-stack, corbelled red brick chimney on the south gable end;
- Segmentally-headed one over one sash-style wood windows;
- Canted front bay window;
- Later box bay window on the south gable end wall;
- Lancet window in the gable over the front veranda;
- Single-leaf front door opening with salvaged glazed cottage door of the 1890s period;
- Reproduction front veranda with a low-pitched hipped roof, supported on turned posts.

HERITAGE MARKHAM
EXTRACT

DATE: February 21, 2018

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

EXTRACT CONTAINING ITEM #9 OF THE SECOND HERITAGE MARKHAM
COMMITTEE MEETING HELD ON FEBRUARY 14, 2018.

9. **Heritage Designation,
5 Heritage Corners Lane,
Designation Under Part IV of the Ontario Heritage Act,
Joseph Wideman House (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
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Recommendation:

That Heritage Markham recommends to Council that the Joseph Wideman House at 5 Heritage Corners Lane be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED