



Report to: Development Services Committee

Report Date: April 24, 2017

SUBJECT:	Site Plan Control Application Proposed Addition to a Heritage Dwelling 30 Colborne Street Thornhill Heritage Conservation District File No. SC 16 114097
PREPARED BY:	George Duncan, Senior Heritage Planner, ext. 2296
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report titled “Site Plan Control Application, Proposed Addition to a Heritage Dwelling, 30 Colborne Street, File No. SC 16 114097, dated April 24, 2017, be received;
- 2) THAT as recommended by Heritage Markham, the Statement of Cultural Heritage Value or Interest for 30 Colborne Street in the Building Inventory of the Thornhill Heritage Conservation District Plan (2007) be amended as per Appendix ‘E’ to include the exterior of the 1958 addition built for Frank and Winifred Glassow as a heritage attribute based on its design/physical value, its historical/associative value, and its contextual value;
- 3) THAT on the basis of the cultural heritage value or interest of the 1958 addition, the current design for a proposed addition to the c.1852 portion of the dwelling is not supported since this concept involves the removal of the 1958 addition;
- 4) THAT the applicant redesign the proposed addition to the existing dwelling to retain both the c.1852 and 1958 portions of the building with a new compatible addition of one or one and a half storeys;
- 5) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

To recommend to Council that the Statement of Cultural Heritage Value or Interest for 30 Colborne Street be amended to include the 1958 addition built for Frank and Winifred Glassow, and that the applicant redesign the proposed addition to retain both the c.1852 dwelling and the 1958 portions of the building.

BACKGROUND:**The John Ramsden House is a Class A building in the Thornhill Heritage Conservation District**

The John Ramsden House at 30 Colborne Street, c.1852, is a Class A building in the Thornhill Heritage Conservation District. It was constructed for the head miller at Pomona Mills. In the mid-1950s, the property was purchased by Frank and Winifred Glassow. Frank Glassow was a well known, hernia surgeon at the Shouldice Hospital, where he worked until his retirement in 1986. The house was renovated and added to by the Glassow family in 1958. The Glassow family owned the property until 2016. An extract from the Building Inventory of the Thornhill Heritage Conservation District Plan is attached as Appendix 'A.'

Zoning and Official Plan

The subject property is zoned R3 - Residential under By-law 2237, as amended, which permits single detached dwellings. The property is also subject to the provisions of the Infill By-law 101-90. The Official Plan 2014 (partially approved on Oct. 30, 2015 and May 26, 2016) designates the property "Residential- Low Rise". The proposed development is permitted by the Zoning By-law and Official Plan.

A Site Plan Control Application was submitted in June, 2016

A Site Plan Control Application was submitted on June 17, 2016. The proposal was for a renovation to the existing dwelling which involved the removal of a one storey kitchen addition and the second floor in the heritage building, and partial replacement of the structure of the 1958 addition. The proposal required a small variance for maximum floor area ratio and the area of the garage. The application was reviewed by Heritage Markham on July 13, 2016. Both staff and Heritage Markham expressed concerns about the proposed removal of the second floor of the heritage house and the extensive alterations to the 1958 addition. Public deputations at the meeting echoed those concerns.

A revised design was submitted by the applicant to address the concerns

The applicant submitted a revised design in August, 2016, which addressed the concerns about the removal of the second floor of the heritage building and the extensive alterations to the 1958 addition. The new proposal retained the second floor of the heritage building, retained the 1958 addition, and added a one storey wing to the side and rear of the existing dwelling. In order to accommodate the space requirements of the applicant in the one-storey form of the proposed addition, minor variances were required for building depth and maximum floor area ratio.

Staff and Heritage Markham Committee supported Minor Variance Application A/142/16, however local residents were concerned about any variances being granted for maximum floor area ratio and building depth on the basis of this property being located in the Core Area of the heritage conservation district. The Infill Zoning By-law provides for a 3,000 square foot cap for the gross floor area of the dwelling unit where as the applicant was requesting 3,350 square feet for the dwelling. The Core Area, as identified in the By-law, contains the largest concentration of heritage buildings in the Thornhill Heritage Conservation District.

The Minor Variance Application was deferred by the Committee of Adjustment

The Committee of Adjustment deferred the application based on public input. The applicant decided to reconsider the design of the proposed addition to avoid the need for any variances.

A new design was submitted in January, 2017, which did not require variances

The applicant submitted a new design for an addition in January, 2017. The new design did not require any variances, but involved the removal and replacement of the 1958 addition with a two storey built form. The proposal was reviewed by Heritage Markham at its meeting of January 11, 2017. Staff advised the committee that the design generally complied with the policies and guidelines of the Thornhill Heritage Conservation District Plan (although the addition is greater in scale than the existing heritage building – Guideline 9.2.5.3). The new proposal was reviewed in detail by the Architectural Review Sub-Committee of Heritage Markham and supported, but not unanimously. Some of the Thornhill representatives were not in support of the replacement of the 1958 addition, which is often used as an example of a compatible addition to a heritage building by staff and Heritage Markham Committee. The question of why additions were not considered in the preparation of the Building Inventory was raised.

The significance of the 1958 addition was raised by local residents at Heritage Markham's February, 2017 meeting

The recommendations of the Architectural Review Sub-Committee of Heritage Markham were discussed at the February 8, 2017 meeting of Heritage Markham. There were a number of public deputations in opposition to the removal of the 1958 addition and its replacement with a new structure. Among the deputations were representatives from the Society for the Preservation of Historic Thornhill and several local residents. New information was presented to Heritage Markham through the deputations on the background and significance of Dr. Frank Glassow (see Appendix 'B' for details). The deputations proposed that the 1958 addition was of cultural heritage value or interest for its association with Dr. Glassow, in addition to its architectural value for its compatible design. The property owner was also present and provided an opposing viewpoint, which supported the proposed addition and the associated removal of the 1958 addition. The owner described issues with the basement, site drainage/grading and headroom on the second storey of the addition as the basis for its removal and replacement with new construction to suit the needs of his family.

Heritage Markham recommended the retention of the 1958 addition and consideration of re-classification in the Building Inventory

On the basis of the new information presented at the February 8, 2017 meeting, Heritage Markham did not adopt the recommendation of the Architectural Review Sub-Committee, but rather recommended the retention of the 1958 addition. Heritage Markham also recommended that staff report back on the potential re-classification of the

property in the Heritage District's Building Inventory to recognize the significance of the Glassow addition of 1958 (see Meeting Extract Appendix 'C').

OPTIONS/ DISCUSSION:**The Thornhill Heritage Conservation District Plan includes a process for re-classifying the heritage status of a property**

When the Thornhill Heritage Conservation District Plan was amended and approved in 2007, a process for changing the classification of a property was included (see Appendix 'D'). Staff has followed this procedure.

The reasons for the request to change the building classification at 30 Colborne Street were identified at the February 8, 2107 meeting of Heritage Markham:

- The design compatibility of the 1958 addition with the c.1852 dwelling;
- The associative value of the 1958 addition with Dr. Frank Glassow, for whom the addition was constructed.

Buildings within the heritage conservation district are classified as A – heritage buildings of major significance to the district; B – emerging heritage buildings which are generally early 20th century structures, and C – other buildings which are generally newer structures that are considered for their cultural heritage value on a case-by-case basis. Class A and Class B buildings each have a Statement of Cultural Heritage Value or Interest, which includes a listing of heritage attributes that define the character of the building and embody its cultural heritage value.

Staff reported back to Heritage Markham at the March 8, 2017 meeting

Staff prepared a detailed memorandum for Heritage Markham's consideration at the March 8, 2017 meeting. Staff recommended that the Classification remain as 'A', but that the Statement of Cultural Heritage Value or Interest be amended to include the 1958 Glassow addition as a heritage attribute based on its design and physical value, historical and associative value and its contextual value. The staff recommended changes to the District's Building Inventory are attached as part of Heritage Markham's recommendation that was adopted at the March 8, 2017 meeting (Appendix 'E').

Additions were not considered when the Thornhill District Plan was amended in 2007.

When the new Building Inventory was created in 2007, the focus of the building classifications and Statements of Cultural Heritage Value or Interest was upon the principal cultural heritage resource. Additions may have been noted in the building descriptions, but were not included in the list of heritage attributes, as was the case for this property. However, the architects who prepared the Building Inventory did attach value to the 1958 addition, stating that *"The Glassow's renovation more than doubled the size of their house, almost invisibly. The integrity of the building and the streetscape was carefully preserved – a very enlightened approach for 1958."*

Buildings and properties do not necessarily have to be old to possess value. In Brantford, the City has designated the modern 1960s home of Wayne Gretzky due to its associative value to one of the world's best hockey players. The Thornhill Heritage District Plan

also identified some recent buildings as possessing cultural heritage value such as 24 Deanbank Drive, built in 1963 due to its associative value with Napier Simpson Jr. and its unique vernacular architectural expression. Markham Council has also recently required the retention and incorporation of 38 John Street (built in the 1950s) into a new single detached dwelling, due to the buildings contextual value of the streetscape.

The applicant wishes to proceed with the current plans for the addition

The applicant was not able to attend Heritage Markham's March 8, 2017 meeting, but through his agent, David Johnston, advised that he does not agree with the proposed changes to the heritage attributes associated with his property. The applicant intends to proceed with the current plans for the addition, which involves the removal of the 1958 addition and its replacement with a new, two storey structure. Having reached an impasse at Heritage Markham, the applicant has requested that the Site Plan Control Application be forwarded to the Development Services Committee for consideration. The proposed Site Plan and Elevations are attached as Appendix 'F.'

The proposed addition has been designed to comply with the Zoning By-law and the policies and guidelines of the Thornhill Heritage Conservation District Plan

The proposed two storey addition and detached garage have been designed to comply with the Zoning By-law. The addition is two storeys in height with roof forms, siding and window designs that generally relate to the architectural details of the c.1852 dwelling. No mature trees are proposed to be removed as part of the plans. The existing gross floor area of the dwelling is 176.24 square metres (1,897 square feet). The proposed gross floor area is 273.79 square metres (2,947 square feet). The roofline of the highest point of the addition will be approximately 2.15 metres (7.07 feet) above the height of the heritage dwelling.

The existing one-car detached garage will be demolished and replaced by a new, two-car garage 40.88 square metres (440 square feet) in size.

The proposed lot coverage, with the dwelling and detached garage, will be 10.06% (By-law maximum is 35%).

Approval of the current design for the new addition will result in the removal of the 1958 addition

If Council approves the current design for the new addition to the original heritage dwelling, this will also include approval for the removal of the existing 1958 addition. In that case, the inclusion of the 1958 addition as a heritage attribute in the District Plan Building Inventory would not be required because that heritage attribute will no longer exist.

Approval of Heritage Markham's recommendation will require the applicant to redesign the addition to include the 1958 addition

If Council approves the recommendation for the inclusion of the 1958 addition as a heritage attribute (thereby giving it enhanced status for protection within the context of the heritage conservation district designation) and its retention as part of a new

the time of writing of this staff report), the option of an appeal to the Ontario Municipal Board is available to him.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

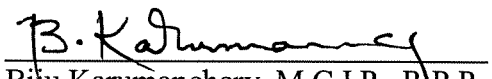
ALIGNMENT WITH STRATEGIC PRIORITIES:


This report aligns with the Corporate Direction of Managed Growth and Environment by ensuring that significant cultural heritage resources are preserved within the context of the changing urban landscape, and minimizes existing building materials being sent to landfill.

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:


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


Jim Baird, M.C.I.P., R.P.P.
for Commissioner of Development Services

File Path:

q:\development\heritage\property\colborne\30\dscapril242017.doc

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Building Photograph

Appendix 'A': Excerpt from Building Inventory

Appendix 'B': Background Information regarding Dr. Frank Glassow

Appendix 'C': Heritage Markham Extract February 8, 2017 Meeting

Appendix 'D': Process for Changing Building Classifications

Appendix 'E': Heritage Markham Extract March 8, 2017

Appendix 'F': Proposed Site Plan and Elevations (January 2017)

Appendix 'F': Proposed Site Plan and Elevations (January 2017)

OWNER:

Shahram Heidari
Ladislava Stahlova

AGENT:

David Johnston
David Johnston Architect Ltd.
8 Maple Lane
Unionville ON
L3R 1R2

Email: d.johnston@davidjohnston.ca

FIGURE 1: Location Map

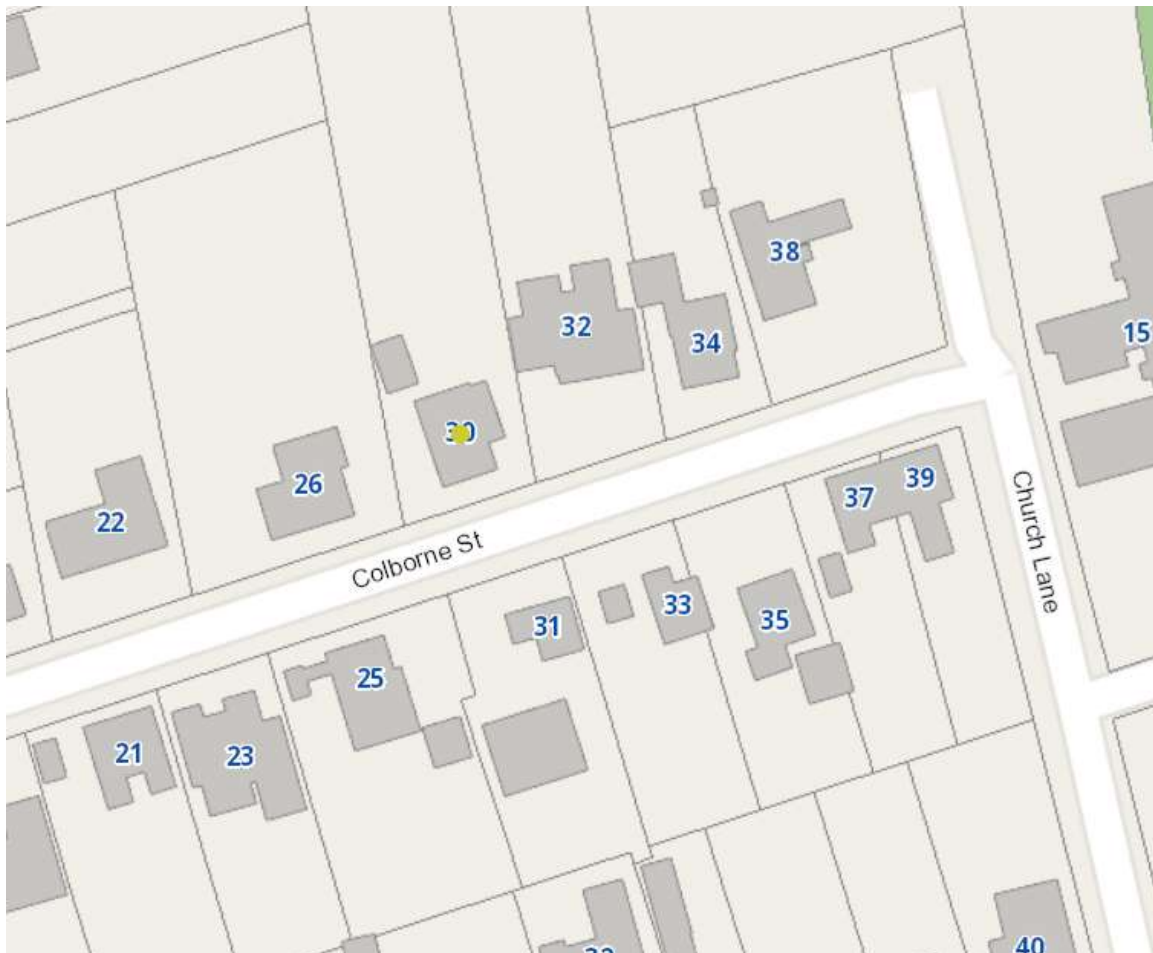
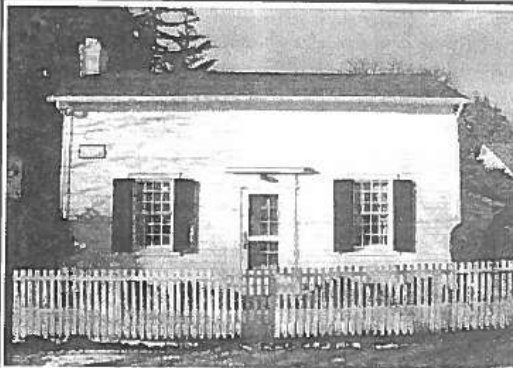


FIGURE 2: Building Photograph



Appendix 'A' – Extract from the Building Inventory

Thornhill Heritage Conservation District Inventory



Location: John Ramsden House
30 Colborne Street
Year Built: 1854
Style: Georgian Tradition Cottage.
Storeys: 1-1/2
Classification: A

Foundation:
Cladding: Wood clapboard.
Roof: Cross-gable, asphalt shingles.
Windows: Wood double-hung 12/12.

Description: 3-bay Georgian cottage. Fine entrance detail, with strong cornice. Authentic shutters. Large, and entirely discreet addition to the rear (see History). Mature trees, generous landscape planting. Very deep rear yard. White picket fence at front.

Archives: Weaver 95,96.

History: Built in 1852 for John Ramsden, head miller at Pomona Mills. Ownership according to Deed records: 1907, Mary Anne Stodders; 1907, William Hall Carleton; 1913, Cornelius Mount; 1933, Isabel Kaiser; 1941, Grant Burn; 1944, Mabel Saunders; 1945, James Loblaw; 1946, Monica Margeson; 1958, Marion and Bill Lennox; 1958, Dr. Frank and Winifred Glassow. The Glassows constructed the large rear addition in 1958. The old cottage is now a wing of the larger house, which is entered from the west side.

Comments: A fine, intact Georgian cottage, beautifully preserved and maintained. The Glassows' renovation more than doubled the size of their house, almost invisibly. The integrity of the building and the streetscape was carefully preserved --a very enlightened approach for 1958!



The Weaver Collection #95 circa 1935.



The 1958 rear addition and new west entrance are visible here.
The Weaver Collection #96, May 1958

Thornhill Heritage Conservation District Inventory

Statement of Cultural Heritage Value or Interest

This fine example of a vernacular Georgian tradition house was constructed for John Ramsden, head miller at Pomona Mills, c.1852. The mill was located in the Don River Valley near the site of the Shouldice Hospital. The Ramsden House has significant associative interest for its connection with the Pomona Mills, an important local industry that was central to the early development of Thornhill.

Architecturally, the Ramsden House is representative of the vernacular Georgian tradition and is one of the best-preserved mid-19th century houses in Thornhill. Its one and a half storey height, multi-paned wood windows, and low-pitched gable roof with eave returns are features typical of the Georgian architectural style and period of construction. The Classical front door surround, clapboard siding and operable louvered shutters add to the authentic period character of the building.

Description of Heritage Attributes

Exterior character-defining elements that embody the cultural heritage value of 30 Colborne Street include:

- rectangular plan of the original house
- one and a half storey height
- wood clapboard with corner boards
- low-pitched gable roof with eave returns
- 3-bay front with centre door
- 12/12 and 6/6 wood sash-style window and their associated wood trim and operable louvered wood shutters
- Classic front door surround
- wood picket fence in the front yard.

APPENDIX ‘B’

Background Information on Dr. Frank Glassow

“Dr. and Mrs. Frank Glassow own the John Ramsden home at 30 Colborne St. built in 1852. Ramsden was a miller who worked at the Pomona Mill situated on the river near John St.

Dr. Glassow practices at the Shouldice Surgery, located just beyond the site of the Pomona Mill so that by coincidence the present owner of the home twice a day retraces the steps of the original owner more than 100 years later.

The front portion of the home is unchanged but a large addition has been built to the rear which adds to rather than detracts from the beauty of the old home.”

From the Enterprise Newspaper, Aug. 23, 1967, “Thornhill Homes over 100 Years Old.”

“Born in Jesmond [England] on 12 February 1917, Frank Glassow grew up in Gosforth and won a scholarship to attend the RGS in 1927 where he continued until going up to Cambridge after graduation to pursue a medical degree at St. John’s College. He continued his studies at Durham University obtaining a post-graduate surgical degree and began work at the Royal Victoria Infirmary and Newcastle General Hospital where he met and married his wife of 66 years, Winifred Rewcastle of Corbridge. During this time, he studied and attained his Fellowship in the Royal College of Surgeons, England. He served in the Army Medical Corps during WW2 where he was a front line doctor. He participated in the D-Day landing treating 600 injured men in a matter of hours.

After demobilization, Frank returned to work at the RVI until 1952 when he emigrated to Canada, taking his wife and three children with him. He settled in Thornhill, just north of Toronto, where he became an internationally renowned hernia specialist performing over 30,000 hernia operations during his long and illustrious career. He attained his FRCS (Fellow of the Royal College of Surgeons) in Canada in 1954. He was a published medical journalist and travelled the globe giving guest lectures and demonstrations. The technique he helped to perfect is still used today at the famous Shouldice Surgery in Thornhill, Ontario.”

*From the Obituary for Frank Glassow,
ONA (Old Novacastrians Association Magazine, Issue 75, Spring 2009.*

“Thornhill can feel honoured, in the reflected glory of one of its residents, Dr. Frank Glassow, FRCS, FRCS(C), was named Hunterian Professor of Surgery by The Royal College of Surgeons in London, England, where he delivered the Hunterian Oration at the College.

Dr. Glassow emigrated from England to Canada in 1953 and had to qualify to practice medicine in Canada as if he had no prior qualifications. He decided to go all the way to pass the examination for the Canadian FRCS though he was already a Fellow of the Royal College of Surgeons. He recalls that, of the many who wrote the exams, only 8 were selected for the oral examinations and, of those 8, only 3 were made Fellows! The Canadian requirements were no means easy ones!”

*Excerpts from a newspaper article dated June, 1993,
in the collection of the Society for the Preservation of Historic Thornhill.*

Frank Solomon Glassow died on January 30, 2007 at the age of 89. His wife, Winifred, died on May 17, 2011.

From obituaries located in an internet search.

Appendix 'C' - Heritage Markham Meeting Extract Feb. 8, 2017 (Page 3 Containing Recommendation)

Item #11
Page 3

There was a need for a small variance of about 300 sq ft which many in the community opposed at the Committee of Adjustment. The owner noted his frustration.

After discussions and referring to the District Plan, the Committee agreed that the 1958 addition should not be demolished and that the proposed addition is not compatible in scale to the existing house.

Heritage Markham Recommends:

That the correspondence from Diane Berwick dated February 7, 2017, in opposition to the Site Control Application for the new revised proposed addition to a heritage dwelling and new detached garage at 30 Colborne Street, Thornhill, be received; and

That the following depositions, in opposition to the Site Plan Control Application for the new revised proposed addition to a heritage dwelling and new detached garage at 30 Colborne Street, Thornhill, be received:

1. Ms. Joan Honsberger, Elgin Street;
2. Mr. Joseph Ricciuti, Eliza Street;
3. Ms. Diane Berwick, Colborne Street;
4. Ms. Valerie Tate, Colborne Street;
5. Ms. Pam Birrell, Society for the Preservation of Historic Thornhill (SPOHT);
6. Mr. James Broughton, Kirk Drive;
7. Mr. Barry Nelson, Colborne Street;
8. Mr. Rob Armstrong, Eliza Street;
9. Mr. Keith Irish, Eliza Street; and
10. Ms. Marion Matthias, Colborne Street; and

That the applicant be requested to redesign the proposed addition to the heritage dwelling at 30 Colborne Street, Thornhill, retaining the 1958 Glassow addition, with the exception of the kitchen and sun room, with a new compatible addition of either 1 or 1 ½ storeys that is within the maximum GFA requirements; and

That staff review the 1958 addition to the house, specific to its design/physical, cultural/associative and contextual values, and bring forward a report to consider reclassifying the existing heritage dwelling at 30 Colborne Street, Thornhill.

CARRIED

Appendix ‘D’ – Process for Changing Building Classification

Changes to Building/Property Classification

The most appropriate time to re-examine the classification of all buildings/properties would be at the next complete review of the District Plan document. However, there may be rare occasions when it may be appropriate to consider revising a building classification. The following process will be used in the consideration of any potential change to a building classification:

1. Request for change to building classification.
This can be requested by the property owner, member of the public, Council, staff or Heritage Markham.
2. The request must identify the reasons for the requested change in status.
For advancement to a higher Class, the request must identify how the building possesses cultural heritage value. The **cultural heritage value** of individual sites within the District can be expressed in terms of their design or physical values, historical or associative values, or contextual values. Properties of **cultural heritage value** should reveal broad architectural, cultural, social, political, economic or military patterns of our history, or should have some association with specific events or people that have shaped details of that history.
3. The owner of the property will be notified of the request for change.
Staff will notify the property owner of the requested change in classification and provide any materials submitted to support the request. The owner will be asked to comment on the request.
4. Staff and Heritage Markham review
Heritage Section staff will review the requested change and prepare a recommendation for Heritage Markham’s consideration. The views of the property owner will be expressed to Heritage Markham. The property owner will be notified of the recommendation and invited to attend the Heritage Markham meeting to discuss the proposed change. Heritage Markham will make a recommendation to Council.
5. Council Review
Staff will prepare a report to Development Services Committee/ Council regarding the requested change to the building status. The property owner will be notified of the date of the meeting and will be sent a copy of the staff report. If desired, the property owner will have the opportunity to speak to Council on the issue. Development Services Committee and Council will review the request and pass a resolution either supporting or not supporting the requested change. If the change is supported, the Heritage Plan will be amended.

Appendix 'E' – Heritage Markham Recommendation- March 8, 2017

EXTRACT CONTAINING ITEM #8 OF THE THIRD HERITAGE MARKHAM COMMITTEE MEETING HELD ON MARCH 8, 2017.

- 8. Site Plan Control Application,
30 Colborne Street, Thornhill,
Heritage Status of 1958 Addition to the John Ramsden House (16.11)**
File No: SC 16 114097
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

Councillor Burke disclosed an interest with respect to Item # 8, 30 Colborne Street, Thornhill, by nature of being the immediate neighbour of the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 8, 30 Colborne Street, Thornhill, by nature of being the architect of the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Senior Heritage Planner reviewed the site plan control application with respect to the heritage status of the 1958 addition to the John Ramsden House at 30 Colborne Street, Thornhill. He advised that Heritage Markham recommended that the applicant re-design the proposed addition retaining the 1958 Glassow addition with the exception of the kitchen and sun room, with a new compatible addition that is within the maximum GFA requirements, and that staff review the addition to the house, specific to its design/physical, cultural/associative and contextual values and bring back a report on the potential re- classification of the building to address the significance of the 1958 addition.

The Senior Heritage Planner advised that subsequent to the February 8, 2017 Heritage Markham Committee meeting, the applicant met with staff and was advised of the reclassification process. The property at 30 Colborne Street is already identified in the 2007 Inventory document as a Class A property, which means that the building or property is of major significance to the district and possesses cultural heritage value. According to the District Plan, Class A Buildings “*possess heritage attributes or character defining elements such as historic materials, features, characteristics, forms, locations spatial considerations, use or historical associations that contribute to the cultural heritage value of the District*”.

A Statement of Value is included in the District Plan Inventory for each significant property and summarizes the values which are considered important and are expressed, and may include 1) design or physical values; 2) historical or associative values; or 3) contextual values. The Statement also includes a listing of heritage attributes found on the building and/or property that embody or represent these values. The merits of the 1958 addition, in terms of its cultural heritage value or interest may involve all three

aspects: its design or physical value, its historical and associative value, and its contextual value.

In the District Inventory and in the description of 30 Colborne Street, the property history notes the Glassow family's changes to the building through the addition of 1958. The District Inventory page also contains a description of the contribution of the 1958 addition to the property in the Comment Section: "*The Glassow's renovation more than doubled the size of their house, almost invisibly. The integrity of the building and the streetscape was carefully preserved – a very enlightened approach for 1958.*" The above comments were made by Phillip H. Carter and Paul Oberst, the architects who prepared the District Inventory and the updated Thornhill Heritage Conservation District Plan.

Staff noted the compatibility of the 1958 addition in terms of placement, scale and architectural detailing with the original heritage building make it an often-used example shown by staff to applicants planning to add to similar heritage buildings.

Dr. Frank Glassow was part of the surgical team at the world-renowned Shouldice Hospital. He and his wife were responsible for adding the addition to the John Ramsden House, and were long-time residents and active members of the Thornhill community.

David Johnston, architect for the project and representing the applicant who was not present at the meeting due to family commitments, advised that the applicant does not agree with the recommendations of the Heritage Markham Committee regarding the retention and re-classification of the 1958 addition.

Responding to a question from a Committee member, the Senior Heritage Planner advised that a recommendation needs to be made by Heritage Markham Committee for consideration by the Development Services Committee on whether the cultural heritage features of the property should be amended to include the 1958 addition, and also to add the references to Dr. Glassow's contribution to the history of the property. These recommendations will then be forwarded by the Development Services Committee to Council for consideration, Council being the authority for making final decisions under the *Ontario Heritage Act*.

David Nesbitt, Chair advised that City of Markham Council has approved a new Procedural By-law limiting all deputations to five (5) minutes each, irrespective of whether the deputant is speaking as an individual or representing an organization.

Pam Birrell, representing the Society for the Preservation of Historic Thornhill (SPOHT), commended Heritage Markham Committee on not supporting the demolition of the 1958 addition to the John Ramsden House. She further expressed support to heritage staff in their recommendation that the John Ramsden House should be associated with Dr. Frank Glassow as a renowned hernia specialist and surgeon and his long illustrious career in Thornhill. She further expressed her hope that the 1958 addition would be included in the Class A classification.

Rob Armstrong, a local resident, addressed the Committee endorsing his support for the staff recommendation to amend the classification of the addition to match the original house.

Diane Berwick, a local resident addressed the Committee expressing her support for the previous deputants in recognizing Dr. Glassow's contribution to the Thornhill community.

Barry Nelson, a local resident addressed the Committee indicating his support for the previous deputants. He further suggested that the Committee consider adding the following clause to the recommendation: "and that, during detailed review, the rediscovery of both the cultural as well as built heritage value of the 1958 addition, that it also be retained as a vital component of the "A" classification for the property".

Joan Honsberger, a local resident addressed the Committee and provided additional historical information on the daughter of Dr. and Mrs. Glassow, who was a teacher at Thornhill Secondary and a swim teacher and coach at the Thornhill Swimming Pools and suggested that this history be added to the cultural relevance of the property. She further supported retaining the 1958 addition to the John Ramsden House, considering the history of the Glassow's.

The Committee discussed at length the inclusion of the Glassow family's contribution to the cultural and historical relevance to the character of the area, and the various reasons for amending the relevant sections in the Statement of Cultural Heritage Value or Interest of the property at 30 Colborne Street in Thornhill.

Heritage Markham Recommends:

That based on the design compatibility of the 1958 rear addition to the John Ramsden House at 30 Colborne Street in terms of placement, scale, form, materials and architectural details which gives the addition design or physical value, and its direct connection to the late Dr. Frank Glassow, internationally renowned hernia surgeon at the Shouldice Hospital, which gives the addition historical or associative value, as well as the fact that the addition has attained contextual value by maintaining and supporting the character of the area, Heritage Markham recommends that the Statement of Cultural Heritage Value or Interest be amended as indicated below:

- **add to the end of paragraph 1 – "The Ramsden House is also associated with Dr. Frank Glassow, an internationally renowned hernia specialist who performed over 30,000 hernia operations during his long and illustrious career at the nearby Shouldice Hospital. Dr. Glassow and his wife purchased the property in the 1950s and sensitively expanded the habitable space while protecting the original heritage resource."**

- **add to the end of paragraph 2 – “In 1958, an addition was added to the main house complementary in terms of placement, character, scale, form, materials and architectural details which helps define and maintain the historic character of the area.”**
- **add to Heritage Attributes – “the exterior features of the 1 ½ storey 1958 addition”; and,**

That the purpose of adding the reference to Dr. Glassow and the 1958 addition to Statement of Cultural Heritage Value or Interest is to provide guidance to staff and Heritage Markham in making recommendations to property owners or Council on any proposed alterations and additions to the dwelling at 30 Colborne Street.

CARRIED

Appendix 'F' - Proposed Site Plan & Elevations

