



Report to: Development Services Committee

Report Date: February 27, 2017

SUBJECT:	Eligibility of William Lott House, 7926 Highway 7 East, for relocation to Markham Heritage Estates
PREPARED BY:	George Duncan, Senior Heritage Planner, ext. 2296
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report dated February 27, 2017 titled “Eligibility of William Lott House, 7926 Highway 7 East, for relocation to Markham Heritage Estates, be received;
- 2) THAT as recommended by Heritage Markham, the William Lott House at 7926 Highway 7 East be declared eligible for relocation to Markham Heritage Estates, due to its cultural heritage value or interest and its threatened state;
- 3) THAT the eligibility of the William Lott House be subject to specific restoration requirements to be provided by Heritage Section staff to prospective purchasers including, but not limited to, retention of original siding, retention of remaining wood windows, reconstruction of the side kitchen wing, and retention of interior wood trim (casings and baseboards);
- 4) 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 “William Lott House” at 7926 Highway 7 be declared eligible for relocation to the Markham Heritage Estates subdivision.

BACKGROUND:

The William Lott House is listed on the Markham Register of Property of Cultural Heritage Value or Interest

The William Lott House, located at 7926 Highway 7 East, in the hamlet of Locust Hill, is listed on the *Markham Register of Property of Cultural Heritage Value or Interest*. It is a one and a half storey, frame, gable-fronted village dwelling, dating from 1884. The building has been evaluated using the City of Markham’s heritage building evaluation process and is rated as a Group 2 heritage building (a building of significance and worthy of preservation). A brief outline of its history and architecture is attached as Appendix ‘A.’

The house has been vacant for a long period of time

The property has been under the current ownership since 1988. During that time, the heritage building has not been occupied and it appears that it was vacant for a period of

time before 1988. The building has been in a state of disrepair for some time and recently, the windows were boarded up to prevent people from entering and to protect the building from the weather.

The property owner does not intend to re-tenant the house

The property owner, Carmelo Verdirame, has no short term or long term use for the building and on this basis pursued demolition in 2017. The demolition permit application was considered by the Development Services Committee on January 23, 2017, at which time Committee decided to allow the demolition due to the deteriorated condition of the building, substantiated by an engineer's report and a series of photographs displayed by the applicant at the meeting. When this matter was opened up for discussion at the January 30 Council meeting, the recommendation of Development Services Committee was amended with provisions for the heritage building to be made available for relocation within a specified time frame (to end March 31, 2017). The Council Resolution is attached as Appendix 'B.'

Notices have been placed in the *Markham Economist* and on social media

To advertise the availability of the William Lott House, the property owner has placed ads in the February 9 and February 16 editions of the local newspaper, and notices have been placed by the City's Corporate Communications staff on social media. Heritage Section staff has contacted individuals currently interested in relocating heritage buildings to Markham Heritage Estates.

The heritage building will be lost unless it is relocated to another site and restored

Without a short-term or long-term use, and with an active demolition permit, the William Lott House is threatened with loss unless it can be moved to another location and restored.

The William Lott House was identified as a threatened building in the Markham Heritage Estates Study, 2004

The William Lott House was included as a threatened building in the Markham Heritage Estates Study completed in 2004. Without a site to relocate the building to, the chance of its preservation is limited. Relocation to Markham Heritage Estates is an option that provides a relocation solution within the limited time frame available to preserve this 1884 tradesman's house.

OPTIONS/ DISCUSSION:

Unless the William Lott House is relocated, it will be demolished

Based on the Council resolution, unless the William Lott House is relocated, it will be demolished when the demolition permit is released after the March 31, 2017 deadline. There are currently no examples of this particular late 19th century vernacular house form in Markham Heritage Estates, therefore the relocation of the William Lott House will add to the architectural diversity of Markham Heritage Estates.

Heritage Markham has recommended that the William Lott House be declared eligible for relocation to Markham Heritage Estates

Given the significance of the William Lott House, and the certainty of loss unless it is relocated off-site, at its February 8, 2017 meeting Heritage Markham recommended that Council declare the William Lott House be eligible for relocation to Markham Heritage Estates (see Heritage Markham Extract, Appendix 'C').

The house meets the eligibility criteria for Markham Heritage Estates

The William Lott House meets all of the City of Markham's criteria for eligibility for relocation to Markham Heritage Estates, as follows: The building is located within the current boundaries of the municipality, it is not in a heritage conservation district, and it is listed on the *Register of Property of Cultural Heritage Value or Interest*. Research has shown that the building is significant and seriously threatened on its original site due to its vacant state and the active demolition permit application.

Staff recommends that restoration requirements be provided to prospective purchasers

Staff recommends that if Council approves the William Lott House for relocation to Markham Heritage Estates, restoration requirements be provided to the applicants to ensure that significant features are retained, and missing significant features are restored. The reconstruction of the kitchen wing, retention of original siding and any remaining original windows would be part of the restoration requirements. Additionally, where original interior trim remains, that material should be retained and restored. Any addition to the building would be required to preserve the scale and form of the original building and would therefore need to be designed in a manner that would maintain the prominence of the 1884 structure.

There are 7 lots remaining in Markham Heritage Estates

There are 7 lots available in Markham Heritage Estates. Staff recommends that this small house suites one of the smaller lots on the west side of Heritage Corners Lane. This would leave the larger lots available for threatened heritage buildings of greater size.

FINANCIAL CONSIDERATIONS**The relocation and restoration of the heritage house will be the financial responsibility of a future purchaser**

Approval of the recommendations of this staff report will not have any financial implications with respect to costs for the City of Markham. All costs for the relocation of the house to Markham Heritage Estates and its restoration will be the financial responsibility of a future purchaser. As with the other heritage houses approved for relocation to Markham Heritage Estates, the original owner will sell the vacant building to a buyer of their choice. The City of Markham's role from that point will be to:

- prepare a further report regarding the appropriate lot for the house and the financial capability of the new owner to undertake the project;
- sell the building lot within Heritage Estates to the new owner if they qualify; and,

- process a restoration and landscape plan as part of a site plan control application.

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.

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.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Building Photograph 2016

Figure 3: Building Photograph 2004

Appendix 'A': Cultural Heritage Significance

Appendix 'B': Council Resolution January 30, 2017

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

OWNER:

Carmelo Verdirame
7926 Highway 7 E

AGENT:

Vincenzo Fazzina
7926 Highway 7 E
RR1 Locust Hill
Markham ON L0M 1J0
L0M 1J0

Email: enzo@stanspowerpaint.com

File Path:

q:\development\heritage\property\hwy7\7926\dscfeb272017.doc

FIGURE 1: Location Map



FIGURE 2: Building Photograph 2016



FIGURE 3: Building Photograph 2004



Appendix 'A' Cultural Heritage Significance

STATEMENT OF SIGNIFICANCE

William Lott House 7926 Highway 7 East 1884

Historical or Associative Value

The William Lott House is of historical or associative value as the former home of William Lott, a carpenter of German descent that relocated from Pickering Township to Locust Hill in 1884. The construction of the house was noted in the *Markham Sun* newspaper, providing rare evidence of the name of a builder and a date of construction for a heritage building. William Lott lived here until his death in 1917, at which time he was described as “a well-known and highly-esteemed resident of this place.” His widow, Mary Etta (Miller) Lott sold the property in 1921.

Design or Physical Value

The William Lott House is a representative example of a simple vernacular village house, modest in scale and detailing, designed to be suited to the needs and means of a tradesman. The form of the building, with its sense of verticality created by the medium-pitched gable roof and vertical wood siding, suggests the influence of the Gothic Revival. The segmentally-headed openings provide some decorative relief, and are typical of the 1870s period and early 1880s.

Contextual Value

The William Lott House is one of a grouping of late 19th and early 20th century buildings that form the streetscape of Locust Hill. It is the first heritage building seen when approaching the hamlet on Highway 7 from the east. Located next to the railway line, the house is a reminder of the development of the hamlet following the arrival of the Ontario & Quebec Railway in 1884.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the William Lott House include:

- Overall form of the building, including its rectangular plan shape, one and a half storey height, and gable-fronted orientation to the road;
- Vertical tongue and groove wood siding;
- Medium-pitched gable roof with projecting eaves and single-stack gable end brick chimneys;
- Segmentally-headed window openings containing wood windows with one over one glazing;
- Front entrance with segmentally-headed transom light.

APPENDIX 'B' Council Extract



RESOLUTION OF COUNCIL MEETING DATED JANUARY 30, 2017

REPORT NO. 2 - DEVELOPMENT SERVICES COMMITTEE (January 23, 2017)

- (1) DEMOLITION PERMIT APPLICATION AND INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT
NAME: WILLIAM LOTT HOUSE
ADDRESS: 7926 HIGHWAY 7 EAST
OWNER: CARMELO VERDIRAME
FILE NO. 16 149285 DP (10.13, 16.11.3)
Report

Moved by Councillor Colin Campbell
Seconded by Regional Councillor Jim Jones

- 1) That the deputations by Enzo Fazzina, applicant, and Evelin Ellison provided to Development Services Committee on January 23, 2017 regarding the Demolition Permit for 7926 Highway 7 East, be received; and,
- 2) That correspondence from Siobhan Covington and Evelin Ellison, and the report from Canada Engineering Services Inc. provided to Development Services Committee on January 23, 2017 regarding the Demolition Permit for 7926 Highway 7 East, be received; and,
- 3) That the report dated January 23, 2017 titled "Demolition Permit Application and Intention to Designate a Property under Part IV of the Ontario Heritage Act, Name: William Lott House, Address: 7926 Highway 7 East, be received; and,
- 4) That Council approve the Demolition Permit Application for the William Lott House at 7926 Highway 7 East, subject to the owner paying the costs for the City to immediately advertise the building for sale for \$1, for relocation off-site, until March 31, 2017; and,
- 5) That, if no party comes forward to express interest in relocating the house, the demolition permit be automatically granted, subject to the owner agreeing to provide a Markham Remembered interpretive plaque at their cost, to be placed in a publicly visible location on the property; and further,
- 6) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham'.

Kimberley Kitteringham
City Clerk

Copy to: George Duncan
Regan Hutcheson

Appendix 'C'

Heritage Markham Extract February 8, 2017 Meeting

Heritage Markham Minutes
February 8, 2017
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8. **Demolition Permit Application,
7926 Highway 7 East,
William Lott House (16.11)**
File No: 16 149285
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed the demolition permit application for the William Lott House at 7926 Highway 7 East. This is a circa 1884, 1 ½ storey, frame, vernacular village dwelling, lying vacant on the property of an auto body shop. The dwelling is a Group 2 Heritage Building and is listed on the *Markham Register of Property of Cultural Heritage Value or Interest*. The property owner is not using the vacant former dwelling, which is in an advanced stage of deterioration, however, the owner does not intend to repair the building for future use.

The Senior Heritage Planner advised that this application was considered by the Development Services Committee in January 2017. After considerable discussion on this matter and the City-wide problem with vacant heritage buildings and "demolition by neglect", the Development Services Committee passed a resolution to approve the demolition permit application subject to the owner providing a Markham Remembered interpretive plaque on the property, at their cost.

When Council considered the minutes of the January 23, 2017 meeting of the Development Services Committee, the matter was opened up and after further discussion the original resolution was modified to include that the heritage building be advertised for relocation. The owners have advised that this advertisement will appear in the Markham Economist on Thursday, February 9, 2017 and the following week. Others interested in relocating heritage building have also been informed about his property and have been in contact with the owner of this property.

The Senior Heritage Planner further advised that Mr. Greg Knight who was responsible for restoring other projects, including the James James Campbell House at 26 Albert Street, is interested in acquiring this property, conditional on Markham Council permitting him to move the property to Markham Heritage Estates.

Heritage Markham Committee discussed concerns expressed by residents with respect to the relocation of the James Campbell House to 26 Albert Street. The Manager of Heritage Planning advised the Committee of the limited availability of relocating properties to the Markham Heritage Estates.

After considerable discussions, the Committee agreed that only the William Lott House should be permitted to be considered for relocation to the Markham Heritage Estates.

Responding to a question from a Committee member about protecting the roof of the existing William Lott House, the Senior Heritage Planner advised that the resolution from the Council meeting of January 30, 2017, did not include any conditions with respect to protecting the existing William Lott House.

Heritage Markham Recommends

That Heritage Markham receive the staff memorandum concerning the demolition permit application for 7926 Highway 7 as information; and

That the William Lott House be considered for relocation to the Markham Heritage Estates.
CARRIED