

SUBJECT: 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

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) 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;
- 2) That Council refuse the Demolition Permit Application for the William Lott House at 7926 Highway 7 East on the basis of its cultural heritage value or interest;
- 3) That as recommended by Heritage Markham, the William Lott House at 7926 Highway 7 East be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 4) 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;
- 5) 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;
- 6) 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;
- 7) 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 Demolition Permit Application be refused for the "William Lott House" at 7926 Highway 7 East on the basis of its cultural heritage value or interest, and that the property be designated under Part IV of the Ontario Heritage Act.

BACKGROUND:**The building is listed on the City of Markham Heritage Register**

The subject building is located at 7926 Highway 7 East. It is included in the *Markham Register of Property of Cultural Heritage Value or Interest*, 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 property is located within the historic community of Locust Hill

The William Lott House is one of a number of heritage buildings located within the historic hamlet of Locust Hill. The subject property is used for an auto body shop. It is zoned A1 – Agricultural under By-law 304-87, as amended by Exception 13.21 which permits an additional use: EXISTING legally-established RURAL INDUSTRIAL USES. The lands are designated “Agricultural” under the Official Plan (Revised 1987) and “Hamlet” under the New Official Plan 2014 (Partially approved on Oct. 30, 2015 and May 26, 2016).

Policies concerning Hamlets in the New Official Plan include “protect and maintain the historic and rural residential character of the hamlets identified on Map 3 – Land Use.” The New Official Plan provides for protection of the distinct heritage and countryside character of Locust Hill and the adaptive re-use of buildings.

A Demolition Permit Application has been submitted to the City of Markham

A Demolition Permit Application has been submitted for the vacant dwelling by Vincenzo Fazzina, on behalf of the property owner, Carmelo Verdirame. 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. A pro-active property standards inspection was conducted on October 17, 2013. The By-law Officer noted “Dwelling in very poor condition – recommend demolition.” The current demolition permit application was initiated by the property owner based on the findings of the inspection by By-law Enforcement. In December, 2016, pending the outcome of Council's consideration of the demolition permit, By-law Enforcement have again inspected the property and have discussed with the owner's agent boarding up the windows and doors of the vacant building.

The William Lott House dates from 1884 and was the home of a local carpenter

The William Lott House is of historical or associative value as the 1884 home of William Lott, a carpenter based in the hamlet of Locust Hill. 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”

The house is a representative example of a gable-fronted vernacular village residence suited to the needs and means of a tradesman and his family. It is one of a grouping of late 19th and early 20th century buildings that form the streetscape of Locust Hill, and 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.

The building has been assessed using the Ministry of Culture's Designation Criteria
Government of Ontario Regulation (O.Reg. 9/16) 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. These include design or physical value, historical or associative value, or contextual value.

Through detailed research and evaluation, staff, with the assistance of Heritage Markham, has determined that the subject property has cultural heritage value or interest as it meets the criteria prescribed in the regulation as demonstrated in the Statement of Significance (Appendix 'A').

The building has been evaluated using the City's heritage evaluation system
The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The William Lott House was evaluated as a Group 2 Heritage building. Group 2 buildings are those buildings of significance and worthy of preservation. Group 2 buildings are also considered worthy of designation under the Ontario Heritage Act. (Refer to the Heritage Building Evaluation System, attached as Appendix 'B')

Heritage Markham has recommended that Council refuse the "Request for Demolition" and that the property be designated under the Ontario Heritage Act.
At its December 14, 2016 meeting, Heritage Markham recommended that Council refuse the Demolition Permit Application on the basis of its cultural heritage value or interest and that the property be designated under Part IV of the Ontario Heritage Act. (Heritage Markham Extract Appendix 'C').

It should be noted that when the demolition permit application was before Heritage Markham for consideration, staff suggested that notwithstanding the Group 2 evaluation, the advanced state of deterioration of the former dwelling and the lack of potential for on-site retention and re-use by the existing owner were significant factors to be taken into consideration with respect to making a recommendation on the demolition permit application. Staff suggested the option that if Heritage Markham did not object to the demolition permit application based on the above factors, the heritage building could be commemorated with a Markham Remembered interpretive plaque. Agreement to the demolition permit could be conditional on the owner agreeing to provide and install the plaque at their cost.

OPTIONS/ DISCUSSION:

The designation of the heritage resource is consistent with City policies
The Cultural Heritage policies of the Official Plan 2014 represent the City of Markham's commitment to heritage conservation through a strong policy framework. It is the policy

of Council “to give immediate consideration to the designation of any *significant cultural heritage resource* under the Ontario Heritage Act if that resource is threatened with demolition, inappropriate alterations or other potentially adverse impacts (4.5.3.2).”

Heritage Designation will highlight the cultural heritage value of the property to the owner

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 refusal of the Demolition Permit Application and the designation of this cultural heritage resource is supported by staff.

As an alternative to demolition, the owner has the option to restore, renovate and potentially add to the heritage building

The owner has the option to restore the exterior of the heritage building, renovate the interior, and potentially construct an addition to achieve his development goals for the property. Heritage Markham has suggested that the dwelling could be restored and converted to an office for the business that operates on the property. However, it should be noted that the owner, through his agent, has advised Heritage Markham and staff that they have no current or future use for the building and have not used it since the property was acquired in 1988.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

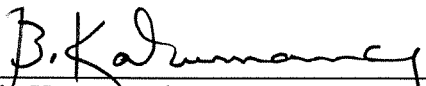
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves the embodied energy originally used to construct the building, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

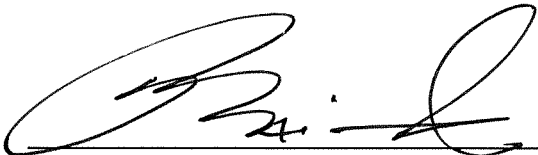
BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 7926 Highway 7 East 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:


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 - Owner/Agent and Location Map

Figure 2 - Building Photograph – 2016

Figure 3 – Building Photograph – 2004

Appendix 'A' - Statement of Significance

Appendix 'B' - Heritage Building Evaluation System

Appendix 'C' - Heritage Markham Extract

FIGURE 1

FILE PATH:

q:\development\heritage\property\hwy7\7926\dscjan232017.doc

OWNER:

Carmelo Verdirame

AGENT:

Vincenzo Fazzina

7926 Highway 7 E

RR1 Locust Hill

L0M 1J0

LOCATION MAP:



Figure 2: Building Photograph 2016



William Lott House, 1884

7926 Highway 7 East

Figure 3 – Building Photograph 2004



William Lott House, 1884

7926 Highway 7 East

Appendix 'A'

STATEMENT OF SIGNIFICANCE

**William Lott House
7926 Highway 7 East
1884**

The William Lott 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 William Lott House is a one and a half storey frame building located on the north side of Highway 7, immediately to the east of the railway line, within the historic hamlet of Locust Hill.

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.

6.0 CLASSIFICATION

The score obtained from the evaluation stage allows a given building to be classified as being a Group "1", Group "2" or Group "3" structure. Buildings can be classified using the following point breakdown:

POINTS	GROUP	SIGNIFICANCE
70-100	1	Of major significance and importance, worthy of designation
45-69	2	Significant, worthy of preservation
Less than 45	3	Noteworthy, worthy of documentation

It should be understood that the above classification groups are different from the Type 'A', 'B' and 'C' classification given to buildings located within a heritage conservation district. For example, in the Markham Village Heritage Conservation District Plan, the Type 'A' buildings are of major historical and/or architectural significance while Type 'B' buildings are important in terms of their contextual value as they support the heritage and visual character of the streetscape. A Type 'A' building could be classified as any one of the above Groups.

The general policies and procedures associated with each of the Evaluation System's Group classifications are as follows:

GROUP 1

- The designation of the building pursuant to the Ontario Heritage Act will be pursued.
- Every attempt must be made to preserve the building on its original site.
- Any development proposal affecting such a building must incorporate the identified building.
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit will typically be required to ensure the protection and preservation of the building.

GROUP 2

- The designation of the building pursuant to the Ontario Heritage Act will be encouraged.
- The retention of the structure in its existing location is encouraged.

- Any developed proposal affecting such a structure should incorporate the identified building.
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building.

GROUP 3

- The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not be initiated by the Town.
- Retention of the building on the site is supported.
- If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

HERITAGE MARKHAM EXTRACT

APPENDIX C

DATE: December 21, 2016

TO: File
R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #3 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON DECEMBER 14, 2016.

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

The Senior Heritage Planner reviewed the demolition permit application for a vacant structure on the property of an auto body shop. The property owner is not using the dwelling which is in an advanced deteriorated condition. The owner does not intend to repair the building for future use.

The Senior Heritage Planner advised that the William Lott House is one of a group of late 19th to 20th century buildings that contribute to the character of the hamlet of Locust Hill, and it is the first heritage building seen when travelling into Markham from the east on Highway 7. The former dwelling has not been occupied for over 20 years and has been in a deteriorated state for much of that time, with holes in the roof and broken windows. The kitchen wing has been removed in recent times, being the portion of the building in the poorest condition, particularly with respect to holes in the roof. In 1993, the building was evaluated and determined to be a Group 2 heritage building worthy of preservation. In view of the length of time from the original evaluation until the present time, and considering the present condition of the building, a recent evaluation of the building again determined it to still be a Group 2 heritage building. The Markham Heritage Estates Study 2004 recommended on-site preservation and did not recommend eligibility for relocation to Markham Heritage Estates on the basis of the building's significance being connected with its context within Locust Hill.

The Heritage Markham Committee considered two options, either to deny the demolition permit application and address the condition of the building through the Property Standards By-law, or to not object to the demolition, subject to the owner agreeing to provide a Markham Remembered interpretive plaque at their own cost.

The Senior Heritage Planner advised the Committee that if the demolition permit application is not supported, a heritage recommendation will be needed to designate the property under the Ontario Heritage Act in order to preserve the building.

Item 3
Page 2

Mr. Enzo Fazzina, son-in-law of the owner of the property, and owner of the body shop on the property, addressed the Committee and advised that his father-in-law bought the property many years ago. He further advised that he does not have the funds to restore the property.

The Committee did not support the demolition permit application considering that the Markham Heritage Estates Study 2004 recommended on-site preservation and did not recommend eligibility for relocation to Markham Heritage Estates on the basis of the building's significance being connected with its context within Locust Hill.

Heritage Markham recommends:

That the deputation by Mr. Enzo Fazzina, son-in-law of the owner of the property, and owner of the body shop on the property, be received;

That the demolition permit application for 7926 Highway 7 East, William Lott House, not be supported;

That the dwelling at 7926 Highway 7 East, William Lott House be immediately secured and the windows be boarded to prevent deterioration;

That the dwelling at 7926 Highway 7 East, William Lott House be immediately photographed as a record of its current condition; and

That the property be designated under the Ontario Heritage Act.

CARRIED