

SUBJECT: Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Name: William Mergen House
Address: 10855 Kennedy Road

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, the William Mergen House at 10855 Kennedy Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
- 2) 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;
- 3) 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;
- 4) 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;
- 5) 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 "William Mergen House" 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 10855 Kennedy Road. 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 outside of the Future Urban Area

The subject property is zoned RR1 (Rural Residential) with a portion zoned O1 (Open Space) under By-law 304-87, as amended. The land is designated "Agricultural" and "Hazard Land" under the in-force Official Plan (1987 revised) as amended, and "Countryside" in the Official Plan 2014 (not yet in force). The subject property is also subject to the Federal Airport Zoning Order, Provincial Greenbelt and TRCA Screening Zone.

The William Mergen House is a heritage building in the community of Cashel

The William Mergen House is located on the east side of Kennedy Road, north of Elgin Mills Road East, in the historic crossroads community of Cashel. The house has been vacant since 2003. It has been boarded up and monitored by By-law Enforcement staff since that time. The subject property is immediately north of the Cashel Cemetery, a property owned by the City of Markham and maintained by the Markham Cemetery Board.

The William Mergen House is a representative example of a modest vernacular dwelling of a labourer within a hamlet setting

The William Mergen House, c.1863, is a representative example of a modest vernacular dwelling of a labourer and his family, within a hamlet setting. William and Mary Catherine Mergen were Prussian immigrants that came to Markham in the mid 19th century. William Mergen operated a broom and basket making industry in Cashel in the 1860s. The Mergen family owned the property until 1939. Further details concerning the history and architecture of the building are outlined in the Statement of Significance (Appendix 'A').

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.

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 property was researched by City staff and evaluated as a Group 2 heritage building (i.e. a building of significance and worthy of preservation) using the Markham Heritage Building Evaluation System. Heritage Markham recommended that the property be designated under Part IV of the Ontario Heritage Act at its January 14, 2015 meeting (Extract Appendix 'B').

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

The in-force Official Plan (1987 revised), as amended, contains Cultural Heritage policies related to the protection and preservation of heritage resources. The goal of these policies is *"To preserve and continue the distinctive tradition, history and heritage of Markham's communities in coordination with the comprehensive planning needs and requirements of the Town."* The Official Plan 2014 (not yet in force) carries forward the

City of Markham's commitment to heritage conservation through a strong policy framework.

Heritage Designation will help ensure that the cultural heritage value of the property will be protected

The subject property has been vacant since the death of its owner in 2003. As a vacant property, the building is in a transitional state and therefore potentially threatened. Staff recommends that in order to protect the cultural heritage value of the building within the context of any future disposition of the property, the property be designated under Part IV of the Ontario Heritage Act.

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.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

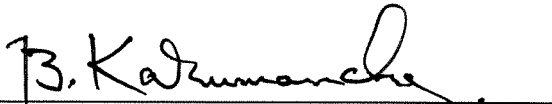
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied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

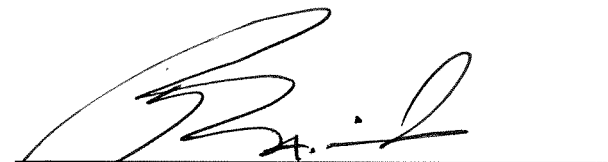
BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 10855 Kennedy Road 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

Appendix 'A' - Statement of Significance
Appendix 'B' - Heritage Markham Extract

FIGURE 1

FILE PATH:

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OWNER:

Estate of Marion Dent

LOCATION MAP:

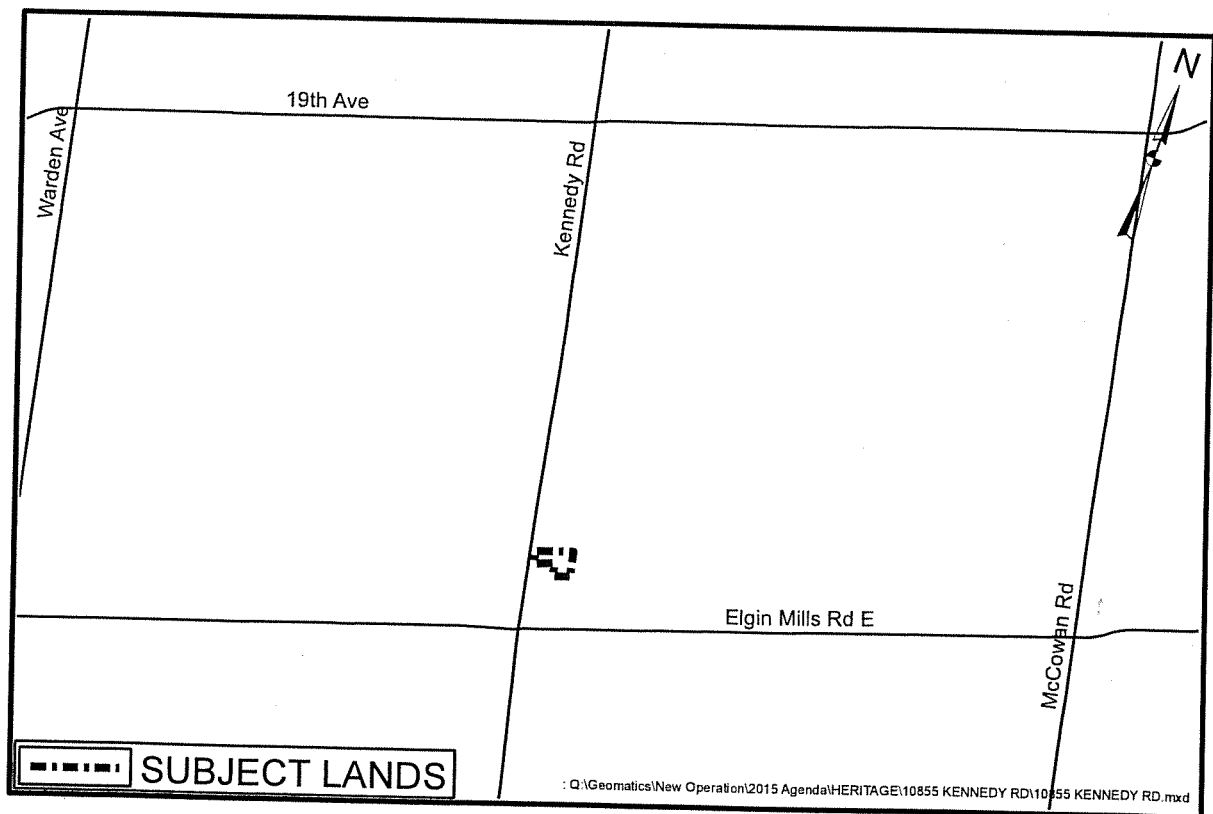


Figure 2



**William Mergen House
10085 Kennedy Road
c.1863**

STATEMENT OF SIGNIFICANCE

William Mergen House

10855 Kennedy Road

c.1863

The William Mergen 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 Mergen House is a two storey frame building located on the east side of Kennedy Road, next to the historic Cashel Cemetery, a short distance north of Elgin Mills Road East.

Historical or Associative Value

The William Mergen House is of historical or associative value as the c.1863 home of Prussian immigrants William and Mary Catherine Mergen, who came to Markham some time between the 1851 census and 1861 census and settled in the crossroads hamlet of Cashel. William Mergen was primarily a labourer but in the mid 1860s he was a broom and basket maker. The family owned the property until 1939.

Design or Physical Value

The William Mergen House is of design or physical value as a representative example of a modest dwelling of a labourer and his family within a hamlet setting. It is a simple vernacular building displaying the symmetry of the Georgian architectural tradition in the placement of the entrance door and windows on the front façade, but without decorative embellishments such as a door surround that would typically be seen in a more upscale building. Originally a one storey dwelling, it was raised to two storeys in the late 19th century.

Contextual Value

The William Mergen House is of contextual value as one of a cluster of cultural heritage features that form what remains of the historic hamlet of Cashel. Immediately next door to the south is the former site of St. Helen's Presbyterian Church that stood here between circa 1827 and 1865-66, and the small cemetery associated with it.

Significant Architectural Attributes

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

- Overall form of the building, including the main two storey rectangular block, one storey kitchen wing and lean-to;

- Masonry foundation;
- Frame wall construction and underlying historic cladding, if present;
- Gable roof with projecting eaves;
- Existing rectangular door and window openings.

HERITAGE MARKHAM
EXTRACT

DATE: January 15, 2015
TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #14 OF THE FIRST HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JANUARY 14, 2015.

14. **Heritage Designation-**
10855 Kennedy Road,
Heritage Designation- William Mergen House (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Senior Heritage Planner explained the history and significance of the William Mergen House at 10855 Kennedy Road. It is currently a vacant rural dwelling and staff consider it prudent to protect the property at this time.

Heritage Markham Recommends:

That Heritage Markham recommend to Council that the William Mergen House at 10855 Kennedy Road be designated under Part IV of the Ontario Heritage Act.

CARRIED