



Report to: Development Services Committee

Report Date: February 3, 2015

SUBJECT: Eligibility of Joseph Wideman House for relocation
to Markham Heritage Estates
10015 Highway 48

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

THAT as recommended by Heritage Markham, the Joseph Wideman House at 10015 Highway 48 be declared eligible for relocation to Markham Heritage Estates, due to its cultural heritage value or interest, threatened state, the absence of either short or long-term uses by the owner, and the length of time before development will occur in the area;

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 "Joseph Wideman House" at 10015 Highway 48 be declared eligible for relocation to the Markham Heritage Estates subdivision.

BACKGROUND:

The Joseph Wideman House is listed on the Markham Register of Property of Cultural Heritage Value or Interest

The Joseph Wideman House, located at 10015 Highway 48, in a rural area north of Markham Village, is listed on the *Markham Register of Property of Cultural Heritage Value or Interest*. It is a one and a half storey, frame, Gothic Revival style dwelling, dating from 1891. 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 is vacant and located outside of the current urban boundary

The house at 10015 Highway 48 has been vacant for approximately four years. It is located on an investment property at the north east corner of Highway 48 and Major Mackenzie Drive East. This part of Markham is outside of the current urban boundary. Development is not expected to occur until 2031 or later.

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

The property owner, Haremar Realty Ltd., has no short term or long term use for the building, and on this basis pursued demolition in 2013. The demolition permit application was withdrawn when the owner learned of the heritage status of the Joseph Wideman House, to allow time for a solution to be found for its preservation. The owner is

supportive of making the building available for relocation to Markham Heritage Estates, and has been in communication with an interested party. At present the house is boarded up to keep it secure.

Without a short-term or long-term use, the building is at risk of damage or loss

Without a short-term or long-term use, the Joseph Wideman House will be a vacant structure under threat from the elements, animal occupation and potential vandalism. Given the long period of time until development may occur, staff recommends that the building be made eligible for relocation to Markham Heritage Estates while it remains in good condition, with its significant exterior and interior features intact.

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

The Joseph Wideman House was included as a threatened building in the Markham Heritage Estates Study completed in 2004. The study recommended relocation to Markham Heritage Estates due to the threat of loss and architectural significance.

OPTIONS/ DISCUSSION:

Staff is of the opinion that on-site preservation is unlikely

Staff is of the opinion that on-site preservation of this heritage building is not likely, and that relocation is the most viable option available. There are currently no examples of this particular variation of the Gothic Revival style in Markham Heritage Estates, therefore the relocation of the Joseph Wideman House will add to the architectural diversity of Markham Heritage Estates.

Heritage Markham has recommended that the Joseph Wideman House be declared eligible for relocation to Markham Heritage Estates

Given the significance of the Joseph Wideman House, and the uncertainty about its future, Heritage Markham and Heritage Section staff recommend that action must be taken to ensure the house will be preserved before it deteriorates. With development so far in the future, leaving a significant heritage building in a vacant state for so long will seriously threaten its viability for future restoration. Heritage Markham recommended that Council declare the Joseph Wideman House eligible for relocation to Markham Heritage Estates at its December 10, 2014 meeting (see Extract, Appendix "B").

The house meets the eligibility criteria for Markham Heritage Estates

The Joseph Wideman House meets all the City of Markham's criteria for eligibility for relocation to Markham Heritage Estates. 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 and site investigations have shown that the building is significant and seriously threatened on its original site due to its vacant state and the lack of plans for its future use. The owner does not intend to re-tenant or otherwise use the building, as this is an investment property being held for future development.

There are 7 lots remaining available in Markham Heritage Estates

There are 7 lots remaining available in Markham Heritage Estates. One lot on the south side of Aileen Lewis Court (Block 39, Plan 65M-2761) currently contains a topsoil stockpile. This property has the potential to be divided into two building lots, which would result in a total of 8 lots remaining available for the relocation of threatened heritage buildings.

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 owner will sell the vacant building to a buyer of their choice. The City of Markham's role from that point will be to implement the lot selection and carry out a financial capability assessment for the new owner, sell the building lot within Heritage Estates to them if they qualify, and process a restoration plan and site plan control application.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

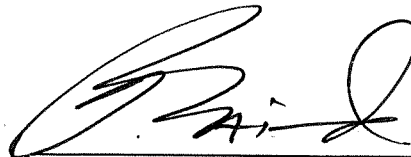
This report aligns with the Corporate Direction of Managed Growth and Environment by ensuring that significant cultural heritage resources are preserved within the context of the changing urban landscape .

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable.

RECOMMENDED BY:

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



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

ATTACHMENTS:

Figure 1: Owner/Applicant and Location Map

Appendix 'A': Historical and Architectural Significance

Appendix 'B': Heritage Markham Extract September 10, 2014 Meeting

Figure 1:

File Path:

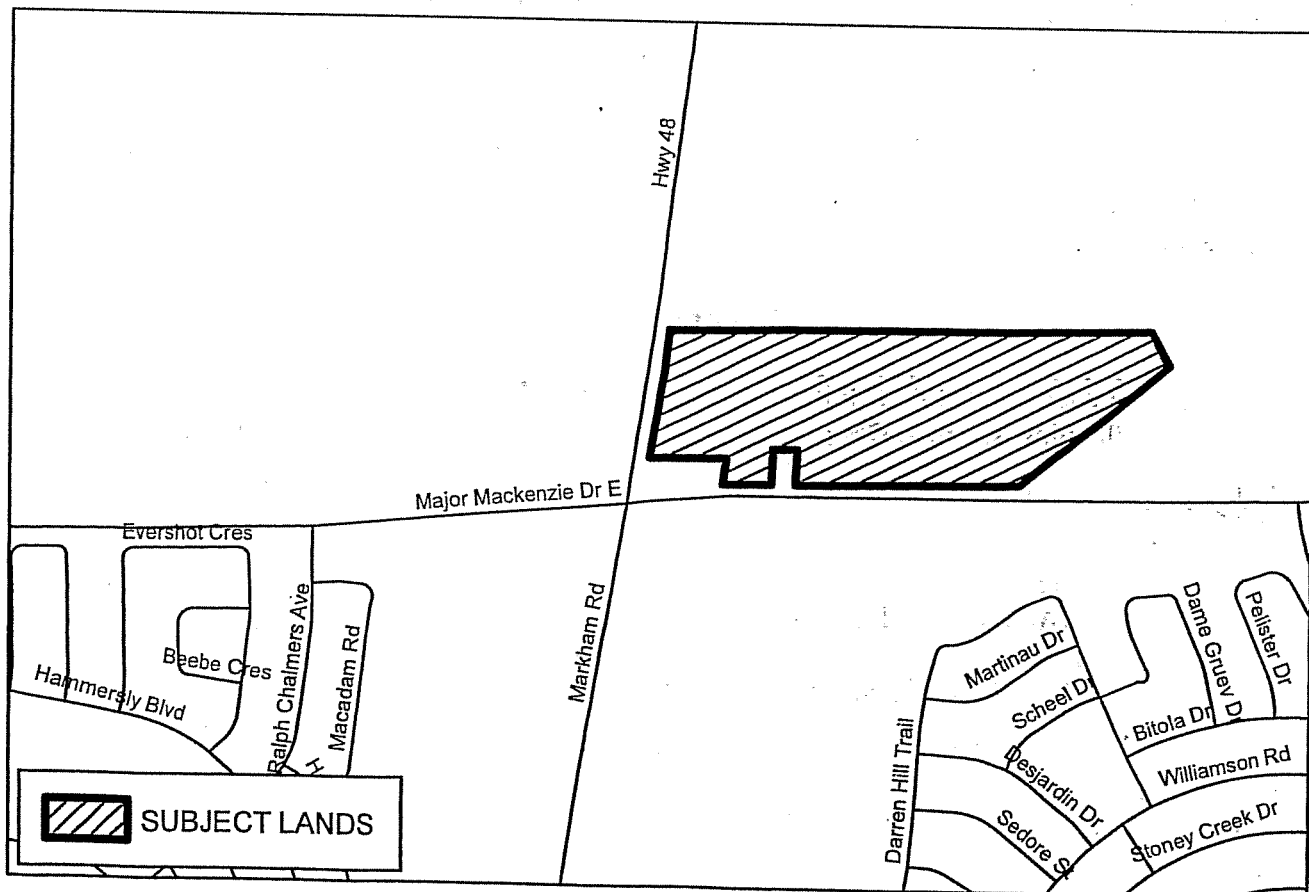
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Owner:

Haremar Realty Ltd.
Attn. Mark Lichtblau
200 Great Gulf Drive
Vaughan ON L4K 5W1

Email: markl@elenpac.com

Location Map:



Joseph Wideman House

10015 Highway 48

1891



- Vacant heritage house on an investment property
- Listed on the Heritage Register
- A one and a half storey, frame, L-plan house, Gothic Revival style
- Vertical wood siding under modern aluminum siding
- Concrete block foundation (house was relocated from the corner in the 1960s)
- Architectural features include segmentally headed 1 over 1 and 2 over 2 windows, box bay window on the south side, Gothic Revival window and gable on the west side (front)
- Interior details mainly intact
- Built in 1891 by Joseph Wideman, who operated a pottery industry on this corner from the mid 1870s to 1908

HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: December 22, 2014
TO: File
R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #13 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON DECEMBER 10, 2014.

- 13. Heritage Estates Eligibility –
Joseph Wideman House, 1891
10015 Highway 48, Milnesville Community (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner explained the current situation for the Joseph Wideman House and its proposed eligibility for relocation to Heritage Estates. The owner has been cooperative and an interested purchaser has been found.

Recommendation:

That Heritage Markham recommends that the Joseph Wideman House at 10015 Highway 48 be recommended to Council as an eligible building for relocation to Markham Heritage Estates, due to its cultural heritage value, threatened state, and the absence of either short or long-term uses by the owner.

CARRIED