

SUBJECT: Intention to Designate a Property under
Part IV of the Ontario Heritage Act
Name: Francis Pike House
Address: 7170 Highway 7

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 Francis Pike House at 7170 Highway 7 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 "Francis Pike House" be designated under Part IV of the Ontario Heritage Act.

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

The subject building is located at 7170 Highway 7. 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 Francis Pike House is a heritage building within the Cornell Secondary Plan area

The Francis Pike House is included on the list of heritage resources within the Cornell Secondary Plan (Appendix 3, OPA No. 20). The Secondary Plan contains policies for the appropriate treatment of heritage buildings within the context of new development.

The Francis Pike House is a representative example of a vernacular farmhouse of the mid 1870s

The Francis Pike House, c.1875, is a representative example of a vernacular farmhouse of the mid 1870s, clad in patterned brick and retaining its original front veranda. It was originally the home of Francis Pike, who came to Markham from Pennsylvania in 1824. He was the son of a U.S. army officer. The Francis Pike House is one of a group of heritage buildings that remain from the area's history as an agricultural community that existed between Markham Village and the hamlet of Locust Hill until relatively recent times.

Further details concerning the history and architecture of the building are outlined in the Statement of Significance (see 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. In the context of review and comment on development applications by Macwood Springhill Homes Inc. affecting the subject lands, Heritage Markham has recommended that the property be designated under Part IV of the Ontario Heritage Act.

The most recent application affecting the subject property is Consent Application B/15/14, approved by the Committee of Adjustment on September 17, 2014. This approved consent application is for the purpose of facilitating the sale of a portion of the entire holdings. In addition, the severance will create a future development block that would permit a division of the lands so as to facilitate a phased implementation of the Approved Draft Plan of Subdivision.

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

The City of Markham Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources. The Cornell Secondary Plan (OPA No. 20) contains policies for the appropriate treatment of heritage buildings within the context of new development.

Heritage Designation and a Heritage Easement are conditions of approval of Consent Application B/15/14

Consent Application B/15/14 was approved by the Committee of Adjustment on September 17, 2014. The heritage building is located on the retained parcel. As conditions of approval, the owner is required to enter into a Heritage Conservation Easement with the City (in progress) and agree to the individual designation of the Francis Pike House under Part IV of the Ontario Heritage Act.

There is no objection to the proposed designation from the owner

The property owner has provided a letter indicating “no objection” to the proposed designation (Letter from owner, Appendix ‘B’).

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.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

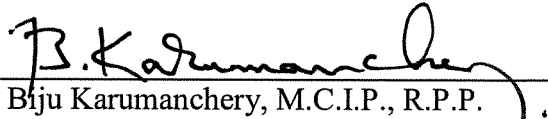
Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage buildings is environmentally sustainable because it conserves embodied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

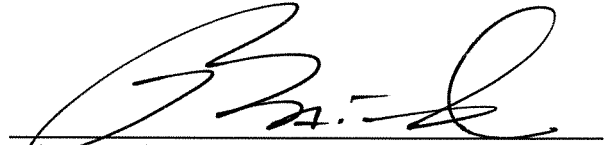
BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 7170 Highway 7 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.
Acting 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' - Letter from owner indicating "no objection"

FIGURE 1

FILE PATH:

Development/heritage/property/ Hwy 7/7170/DSCDec92014

OWNER:

FIGURE 1

FILE PATH:

Development/heritage/property/ Hwy 7/7170/DSCDec92014

OWNER:

Springhill Homes Inc.
35 West Pearce Street, Unit 9
Richmond Hill ON L4B 3A9

AGENT:

Sal Crimi
S.C. Land Management Corporation
40 Vogell Road, Unit 14
Richmond Hill ON L4B 3N6
Telephone: 905-787-1542
scland@rogers.com

LOCATION MAP:

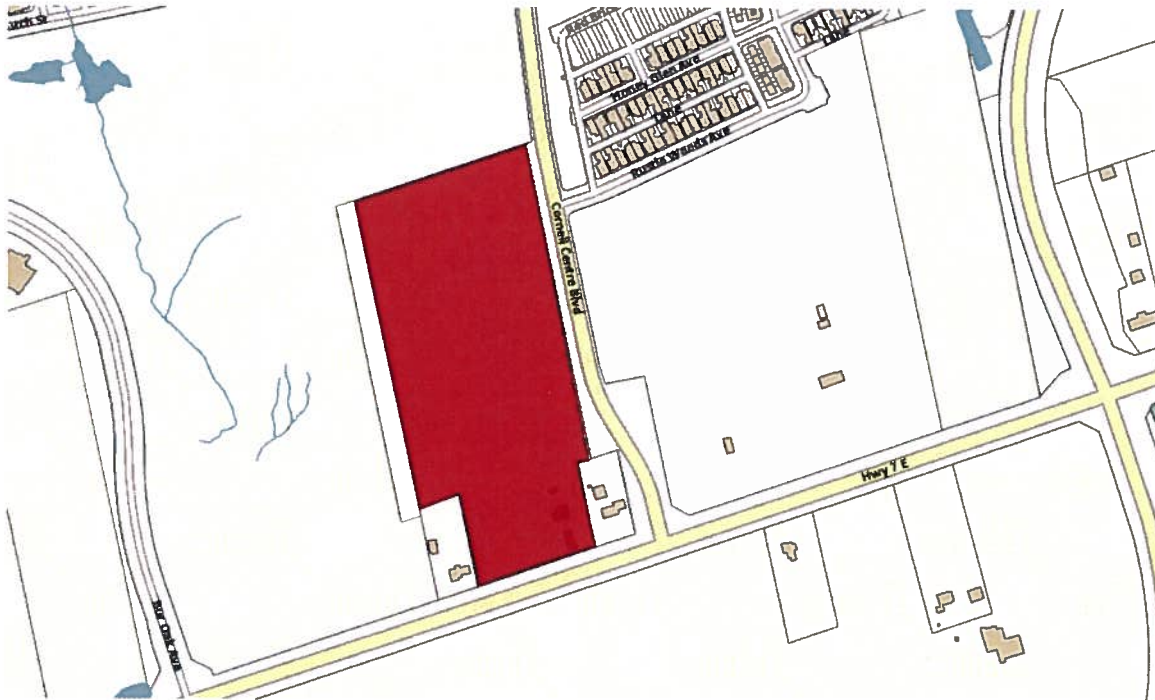




Figure 2: Francis Pike House, c.1875

7170 Highway 7

STATEMENT OF SIGNIFICANCE

APPENDIX A

Francis Pike House

c.1875

7170 Highway 7

The Francis Pike 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 following Statement of Significance.

Description of Property

The Francis Pike House is a one and a half storey brick farmhouse located on the north side of Highway 7, east of Ninth Line. The property is situated within the Cornell community of the City of Markham.

Historical or Associative Value

The Francis Pike House has historical and associative value as the former home of Francis Pike, the son of a U.S. army officer and possibly a nephew of Colonel Zebulon Pike who was killed in action against the Town of York during the War of 1812. Francis Pike emigrated from Pennsylvania to Canada in 1824. He married Elizabeth Strickler and established a farm at Dickson Hill. Like many other families that came to Markham from Pennsylvania, the Pikes were Mennonites. In later years they moved to a 10 acre property east of Markham Village and built a brick farmhouse that still stands at 7170 Highway 7.

Design or Physical Value

The house at 7170 Highway 7 is a representative example of a vernacular farmhouse of the 1870s, clad in patterned brick and retaining its original hipped roof front veranda with slender square posts and fretwork brackets. Corner quoins, a brick frieze on the front wall, and raised "eyebrow" arches over door and window openings are typical decorative brick elements of the period. The symmetry of the façade and form of the building are indicative of the persistence of the design influence of the Georgian architectural tradition well into the 19th century.

Contextual Value

The Francis Pike House is one of a group of heritage buildings that remain from the area's history as an agricultural community that existed between Markham Village and the hamlet of Locust Hill until relatively recent times, when the area was transformed from farmland into the New Urbanism community of Cornell.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the Francis Pike House include:

- Overall T-shaped form of the building, including the one storey brick rear kitchen wing;
- Fieldstone foundation;
- Brick walls with buff brick accents on a red brick body;
- Raised brick “eyebrow” arches over door and window openings;
- Gable roof with projecting eaves and wood shingle moulds and fascia;
- Segmentally-headed 2 pane over 2 pane wood sash windows and their associated wood frames and projecting wood sills;
- Wood front door with 4 panelled design;
- Front veranda with hipped roof, slender square wood posts and fretwork brackets;



Delivered

September 22, 2014

George Duncan
Senior Heritage Planner
City of Markham
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ont. L3R 9W3

Re: Springhill Homes Inc.
Severance Application: B 015/14
7170 Highway 7 East
Approved Draft Plan: 19TM-040016 (SU 04-028274)
City of Markham

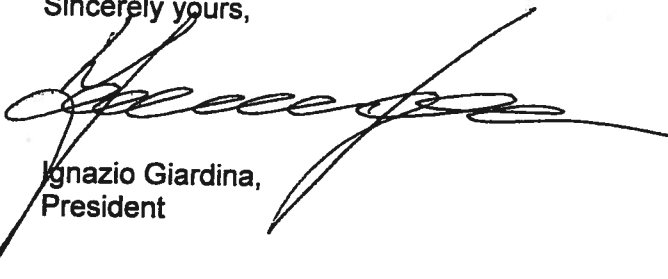
Dear George:

Please accept this letter as confirmation that Springhill Homes Inc. has **NO Objection** to the Francis Pike House located at 7170 Highway 7 East being designated under Part IV of the Ontario Heritage Act.

The legal description of the retained lands being Parts 2, 8 & 17 on 65R-35099, after the transfers to the Region of York for the purposes of a road widening.

Should you have any questions please contact the undersigned.

Sincerely yours,



Ignazio Giardina,
President