



Report to: Development Services Committee

Report Date: February 12, 2013

SUBJECT: Intention to Designate a Property under Part IV of the Ontario Heritage Act
The John Koch House
12 Heritage Corners Lane

PREPARED BY: Peter Wokral, Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

RECOMMENDATION:

- 1) That the report dated February 12, 2013, entitled “Intention to Designate a Property under Part IV of the *Ontario Heritage Act*, John Koch House, 12 Heritage Corners Lane” be received;
- 2) That as recommended by Heritage Markham, the John Koch House – 12 Heritage Corners Lane, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest;
- 3) 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*;
- 4) 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;
- 5) 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;
- 6) 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 “John Koch House” be designated under Part IV of the *Ontario Heritage Act*.

BACKGROUND:

The building is listed on the Town of Markham Register

The subject building is located at 12 Heritage Corners Lane. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

The “John Koch House” is a heritage building in the Heritage Estates Subdivision

The John Koch House was relocated from 10044 Hwy. 48 to 12 Heritage Corners Lane in 2008. Markham Heritage Estates is a unique heritage conservation initiative. Significant

threatened heritage buildings have been relocated from other parts of Markham, to be restored according to the best heritage practices.

The John Koch House is a good example of a Georgian Tradition vernacular farmhouse of the 1860's period

The John Koch house is a 1 ½ storey, frame, farmhouse with a *Gross Doddy* addition typical of homes constructed by Pennsylvania Germans like the Koch family, who immigrated to Markham in the 19th century. The main portion of the house was built circa 1865 and is clad in board and batten siding, while the Doddy addition, which was constructed at a slightly later date, is clad in vertical tongue and groove siding. The main portion of the house has a symmetrical arrangement of window and door openings as well as a front veranda with a bell-cast roof and turned wooden posts. The windows of main portion of the house are 6 over 6 single hung windows while the windows of the Gross Doddy are 2 over 2 single hung windows. This house was originally built as a retirement dwelling on 3 acres of land that was severed from a 100 acre parcel of land, also owned by the Koch family, and occupied by another house constructed circa 1850. (See photos of the building Appendix 'A')

The Statement of Significance- Reasons for Designation is attached as Appendix 'B'.

The building has been evaluated using the Town's heritage evaluation system

The building was evaluated by Heritage Markham and staff using the Town's Heritage Building Evaluation System. The John Koch House was evaluated as a Group 1 Heritage Building. Group 1 buildings are those buildings of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which 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 the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - The Gross Doddy addition is representative of Pennsylvania German culture and domestic architecture,

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- Displays a high degree of craftsmanship or artistic merit in its balanced proportions and subtle details,
 - The property has historical value or associative value because it:
 - Has direct associations with the Pennsylvania German Mennonite culture and community which is extremely significant to the early development of Markham Township;
 - Yields information that contributes to a better understanding of the Pennsylvania German Mennonite community and culture.

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 historical research and heritage attributes related to this heritage resource were reviewed by Heritage Markham on September 13, 2006 and the committee has recommended that the resource be designated as a property of cultural heritage value or interest. (See Appendix 'C')

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

The City of Markham's Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process. The designation of this resource will ensure that its heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's current Provincial Policy Statement which was issued under Section 3 of the Planning Act and came into effect March 2005 includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

The owner is aware of and supports the intention to designate

The owner is aware of the City's intent to designate the John Koch House under Part IV of the *Ontario Heritage Act*, as it was a condition of their Site Plan Agreement to relocate and restore the house that they entered into with the City.

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, and the owner has also agreed to enter into a Heritage Conservation Easement Agreement with the City.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

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.

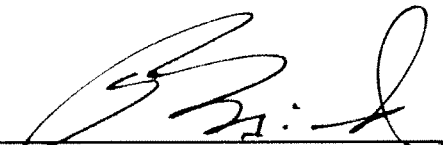
BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 12 Heritage Corners Lane 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:

Rino Mostacci, 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 Photographs

Appendix 'A' – Statement of Significance/ Reasons for Designation

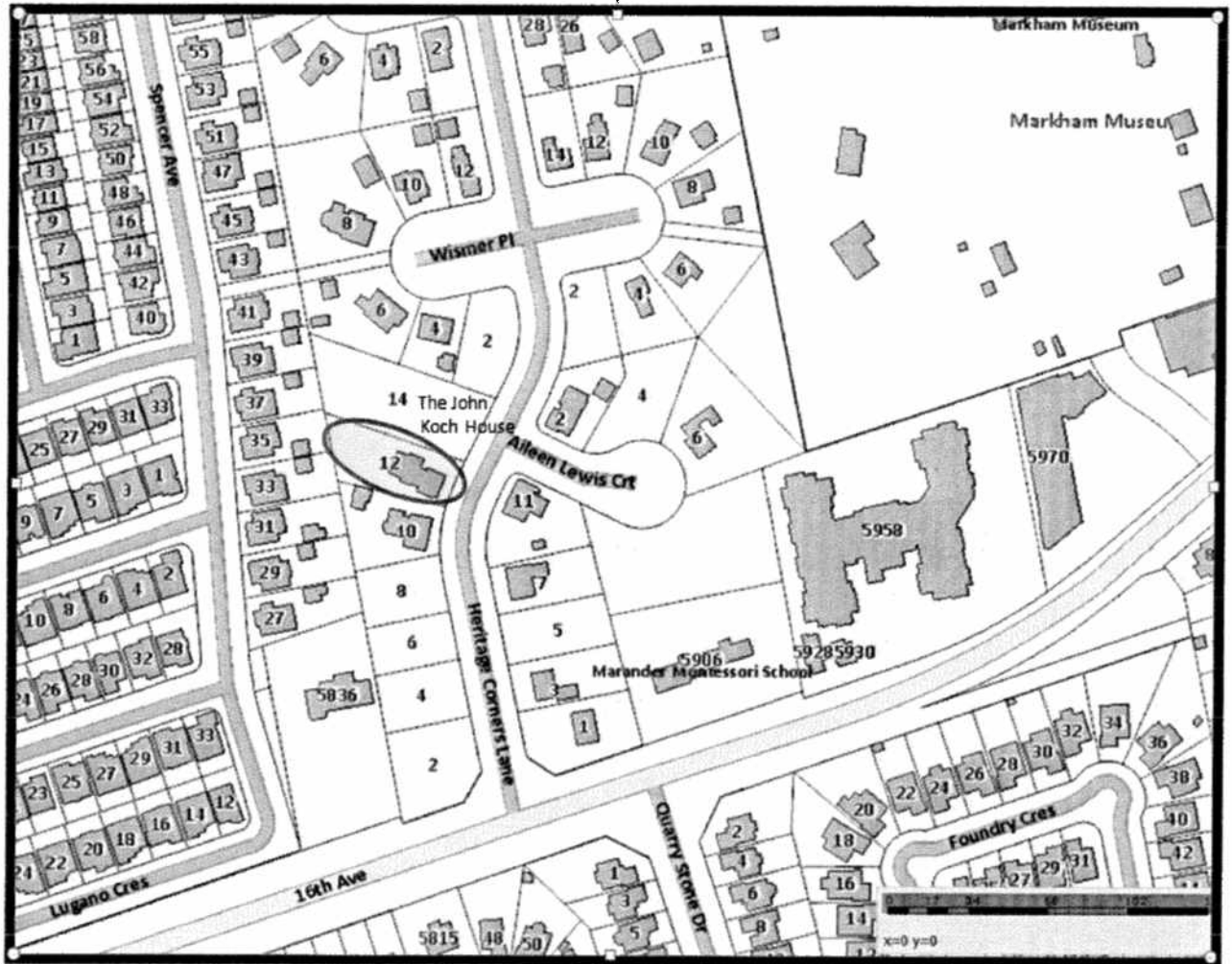
Appendix 'B' -Heritage Markham Extract

FIGURE 1

FILE:Q:\Development\Heritage\PROPERTY\HERITAGE CORNERS LN\12\Designation Report 2013.doc

OWNERS: Holly MacDonald & Anthony Nehme
11 Muir Drive
Scarborough, ON M1M 3B5

MAP:



Appendix 'A'



The John Koch house in the process of being restored at 12 Heritage Corners Lane in Markham Heritage Estates



The John Koch House prior to being relocated from 10044 Hwy. 48

APPENDIX B

For Heritage Designation By-Law for 12 Heritage Corners Lane

STATEMENT OF SIGNIFICANCE

John Koch Farmhouse

c. 1865

12 Heritage Corners Lane

The John Koch Farmhouse 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 John Koch House was relocated to Markham Heritage Estates at 12 Heritage Corners Lane in 2008. It was previously located at 10044 Hwy. 48 at the northwest corner of Hwy.48 and Major Mackenzie Drive, which was once known locally as “Wideman’s Corners”

Historical and Associative Value

The John Koch Farmhouse possesses historical and associative value for its connections to the prosperous, Pennsylvania German Mennonite community that was responsible for the early settling and farming of Markham Township.

The property was first purchased from the Crown by Andrew Wideman in 1844. The Wideman family originated in the Swiss canton of Zurich, and immigrated to Philadelphia in 1733. In 1803, members of the Wideman family came to settle and farm in Markham Township. The concentration of Wideman farms in the area of Hwy. 48 and Major Mackenzie Drive resulted in the area being called “Wideman Corner’s by locals for many years. In 1849, Andrew Wideman sold the 100 acres at the northwest corner of Hwy. 48 and Major Mackenzie Drive to his son-in-law, John Koch who had recently married Andrew Wideman’s daughter Mary.

The Koch family was another Pennsylvania German Mennonite family that came to Markham in the very late 18th century following the arrival of the Berczy Settlers. John Koch constructed this house, circa 1865, prior to selling his former house which was constructed sometime between 1844 and 1851, and still remains at the same corner of Hwy 48. and Major Mackenzie Drive. In 1871, John Koch sold his first house, along with 97 acres, to his brother-in-law Jacob Wideman, keeping the new house, and 3 acres for himself. It is believed that John Koch constructed the *Gross Doddy* addition shortly after constructing the main house, to provide living quarters for him and his wife, in their older age, while his adopted daughter Elizabeth Wagner and her husband William Stiver occupied the rest of the house.

Design or Physical Value

The John Koch Farmhouse is also an excellent example of a traditional Pennsylvania German Mennonite farmhouse that evolved over time to include a *Gross Doddy* addition. The simple, forthright, unembellished vernacular Georgian Tradition architecture style of the house, and the *Gross Doddy* addition, reflect the building traditions and values of the Pennsylvania German Mennonite farming community that still exists in the area to this day.

Contextual Value

Although removed from its original location and context at 10044 Hwy 48, the John Koch Farmhouse has taken on new contextual value by being relocated and restored in the Markham Heritage Estates subdivision. This unique development was created to provide a home for significant Markham heritage buildings that were considered threatened with loss, if left in their original locations. At Markham Heritage Estates, relocated dwellings are restored according to extremely strict guidelines that provide a showcase of the best practices in heritage restoration and conservation.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the John Koch Farmhouse include:

- The original building footprint and form, including the characteristic Pennsylvania German *Gross Doddy* addition;
- The moderately pitched roofs with cedar shingles;
- The board and moulded batten siding of the main house, and the vertical tongue and groove siding of the *Gross Doddy* addition;
- The original window and door openings;
- The original 6 over 6, and 2 over 2 wooden windows;
- The restored front veranda with bell-cast roof, wooden railing, and turned wooden posts;
- The restored red brick gable end bracket chimneys;
- The solid wood, four panelled door with bolection mouldings with upper window transom;
- The new foundation with a facing of granite fieldstone resembling a traditional rubble foundation.

APPENDIX C

HERITAGE MARKHAM
EXTRACT

10044
and > Hwy 48
10062

DATE: September 21, 2006

TO: R. Hutcheson, Manager of Heritage Planning;
G. Duncan, Senior Heritage Planner

EXTRACT CONTAINING ITEM #23 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 13, 2006

23. PROPOSED DESIGNATIONS
DETERIORATING HOUSES
10044 AND 10062 HIGHWAY 48, MARKHAM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
G. Duncan, Senior Heritage Planner
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The Heritage Planner gave a presentation on this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham request Heritage Section staff to undertake research on the two properties for the purpose of building evaluation and classification and, if appropriate, to prepare designation reports for both 10044 and 10062 Highway 48 so that both houses can be designated under Part IV of the Ontario Heritage Act;

AND THAT the associated graveyard also be investigated for possible designation.

CARRIED.