



Report to: Development Services Committee

Report Date: October 25, 2011

SUBJECT:	Intention to Designate a Property under Part IV of the Ontario Heritage Act Name: Graham-Wideman House Address: 11584 Highway 48
PREPARED BY:	George Duncan, Senior Heritage Planner, ext.2296
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext.2080

RECOMMENDATION:

- 1) That as recommended by Heritage Markham, the Graham-Wideman House – 11584 Highway 48 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 "Graham-Wideman 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 11584 Highway 48. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the Town'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 Graham-Wideman House is a good example of an evolved heritage building exhibiting three distinct periods of development

The Graham-Wideman House has historical value for its association with two early Markham Township families (the Graham and Wideman families) and the theme of agricultural development.

The house is a good example of vernacular architecture in the form of an evolved building. The structure incorporates at least three distinct periods of historical development: the mid-19th century for the north section, the c.1900 period for the south section and west wing (which likely was designed to contain a kitchen and woodshed), and the mid 20th century for the grouped windows and enclosed front porch.

The Statement of Significance is attached as Appendix 'A'.

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 Graham-Widman 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 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:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (the building is a representative example of vernacular architecture in the form of an evolved building representing three distinct periods of development).
- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (the building is associated with two early Markham Township families – the Graham family, and the Wideman family).
- The property has contextual value because it:
 - Is important in defining , maintaining or supporting the character of an area (as a former farmhouse in a rural setting, the Graham-Wideman House is representative of the continuing rural character of the area).

- Is physically, functionally, visually or historically linked to its surroundings (as a former farmhouse, the Graham-Wideman Hosue is representative of the agricultural past of the property and area).

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 June 8, 2011 and the committee has recommended that the resource be designated as a property of cultural heritage value or interest.

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

The Town of Markham 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 of an area. These policies support the preservation of heritage resources on their original site, and the integration into new development proposals. 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 in 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.

Designation will help facilitate the integration of the resource into the planning process

Heritage designation will strengthen the Town's ability to provide for the appropriate integration of the heritage resource into any future development proposals. It will enhance the resource's status during changes in ownership and offer protection from potential alterations that may affect the heritage attributes and value.

The owner is aware of and supports the intention to designate

The owner has submitted a written request for designation.

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 AND TEMPLATE: (external link)

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.

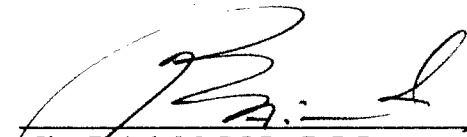
BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 11584 Highway 48 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 Resolution

FIGURE 1

FILE:

Q:\Development\Heritage\PROPERTY\HWY48\11584\DSOct252011designation.doc

OWNER:

Lesley Cicciarella
11584 Highway 48
Markham ON L3P 3J3

Tel. 1-905-505-5391
email: lcicciarella@hotmail.com

MAP:

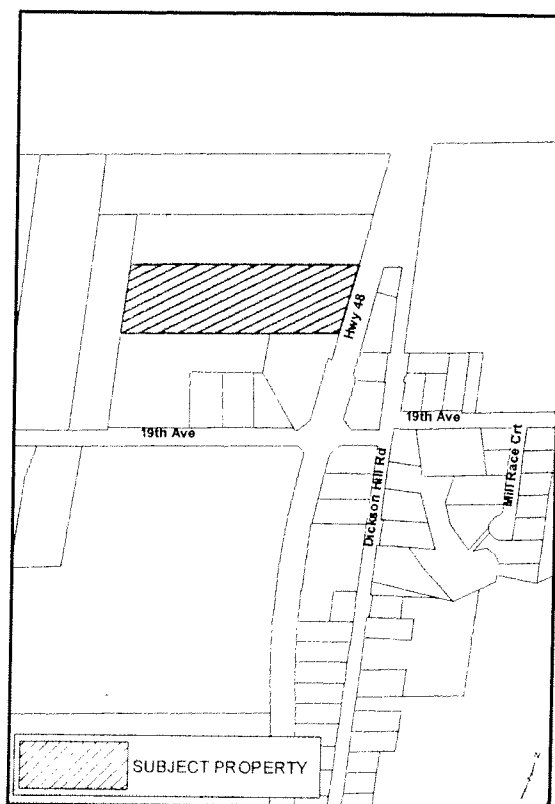




Figure 2

The Graham-Wideman House
11584 Highway 48

STATEMENT OF SIGNIFICANCE

Graham-Wideman House

c.1850, enlarged c.1900

11584 Highway 48

The Graham-Wideman 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 Graham-Wideman House is a one and a half storey frame dwelling located on the west side of Highway 48, north of 19th Avenue, in the community of Dickson Hill. The house forms part of a group of buildings that also includes a gambrel-roofed barn, and a milkhouse overlooking a branch of the Rouge River.

Design or Physical Value

The Graham-Wideman House is a good example of vernacular architecture in the form of an evolved building. The structure incorporates at least three distinct periods of historical development: the mid-19th century for the north section, the c.1900 period for the south section and west wing (which likely was designed to contain a kitchen and woodshed), and the mid 20th century for the grouped windows and enclosed front porch. The L-plan form, medium-pitched gable roof, and vertical wood siding are architectural elements typically associated with the Gothic Revival style, but overall, due to alterations and the absence of decorative features, the house in its evolved form is a vernacular building with an eclectic character.

Historical or Associative Value

The Graham-Wideman House has historical value for its association with two early Markham Township families and the theme of agricultural development. The Graham family owned the property from 1837 to 1912. They were English immigrants that farmed the entire 200 acres of Lot 31, Concession 7 and improved the property by the construction of a frame house, and later, a two storey stone house (still standing at 5474 19th Avenue). The Wideman family, owners from 1912 to the mid 20th century, were the second long-time owners. The Widemans were Pennsylvania-German Mennonites that came to Markham in 1803, settling in the community of Milnesville, not far from Dickson Hill.

Contextual Value

The property at 11584 Highway 48 remains in a rural setting, on the periphery of the Dickson Hill hamlet. It is a remnant of the original farm, approximately 9 acres in area. A branch of the Rouge River runs through the south part of the site. The Graham-Wideman House has contextual significance as a component of a traditional farmstead consisting of a farmhouse, barn and milkhouse.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Graham-Wideman House include:

- Overall form of the building, including the one and a half storey L-plan main block and one storey rear wing;
- Fieldstone foundation;
- Vertical V-groove tongue and groove wood siding;
- Medium-pitched gable roof with overhanging eaves;
- Side porch with chamfered wood posts;
- Remnant upright rectangular shaped window openings from the c.1900 period of expansion and remodelling, which likely were originally glazed with 2 over 2 sash windows.

EXTRACT

APPENDIX B

DATE: June 20, 2011
TO: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #9 OF THE SIXTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON June 8, 2011

9. HERITAGE DESIGNATION
11584 HIGHWAY 48
DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends to Council that the Graham-Wideman House at 11584 Highway 48 be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED