



Report to: Development Services Committee

Report Date: October 25, 2011

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<b>SUBJECT:</b>	Intention to Designate a Property under Part IV of the Ontario Heritage Act Name: Hatton-Baker House Address: 10761 Woodbine Avenue
<b>PREPARED BY:</b>	George Duncan, Senior Heritage Planner, ext.2296
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager of Heritage Planning, ext.2080

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**RECOMMENDATION:**

- 1) That as recommended by Heritage Markham, the Hatton-Baker House – 10761 Woodbine Avenue, 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 "Hatton-Baker 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 10761 Woodbine Avenue. 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).

**Dating from c.1850, the Hatton-Baker House is one of the oldest buildings remaining in Victoria Square**

The simple, symmetrical form of the Hatton-Baker House reflects the Georgian architectural tradition. Constructed c.1850, it is one of the oldest remaining buildings in Victoria Square. The house is modest in scale and simple in detail, essentially a worker's cottage designed to meet the housing needs of a village tradesman and his family. Like

many village houses elsewhere in Victoria Square and Markham Township's other hamlets and villages, the dwelling is small in comparison to the farmhouses found in the rural areas surrounding these community centres.

The updating of William Hatton's mid-19<sup>th</sup> century worker's cottage by Jacob Baker c.1880, with patterned polychrome brickwork, a verandah decorated with fretwork, and the reworking of the 6/6 windows to a 2/2 glazing configuration, is consistent with building practices throughout Markham and Southern Ontario during that time period.

The Statement of Significance- Reasons for Designation 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 Hatton-Baker 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 Hatton-Baker House is a representative and early example of a tradesman's house in the vernacular Georgian architectural tradition).
- 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 house is associated with William Hatton, an important early citizen of Victoria Square who was the first leader of the local Primitive Methodist congregation, and Jacob Baker, a member of an early family of Pennsylvania-German settlers).

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- Yields, or has the potential to yield, information that contributes to an understanding of a community or culture (the building illustrates the type of housing lived in by a village tradesman).
  - The property has contextual value because it:
    - Is important in defining , maintaining or supporting the character of an area (the Hatton-Baker House is one of a number of buildings that define the character of the historic crossroads community of Victoria Square).
    - Is physically, functionally, visually or historically linked to its surroundings (the house is one of a number of heritage buildings that remain from the time when Victoria Square was a rural crossroads community).

**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 February 10, 2010 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 on 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 commercial development by Cesaroni Holdings Inc.**

Heritage designation will strengthen the Town's ability to provide for the appropriate integration of the heritage resource into the current development proposal by Cesaroni Holdings Inc. Only the front section of the house (the original, oldest part of the building) will remain as part of a larger commercial building. The rear additions, garage,

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and barn will be demolished. Heritage Markham has reviewed the development proposal, including the selective demolitions, and supports the plans.

**The owner is aware of and supports the intention to designate**

Designation of the Hatton-Baker House is a condition of site plan approval for the current development application associated with this property (SC 09 126459). The owner (Cesaroni Holdings) is aware of the recommendation for designation and is in agreement with the designation. A Heritage Easement Agreement is also a condition of site plan approval, and this agreement will be completed this fall.

**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 10761 Woodbine Avenue 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

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**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 – Historical Photograph/Current Photograph

Appendix 'A' – Statement of Significance

Appendix 'B' - Heritage Markham Recommendation

**FIGURE 1**

**FILE:**

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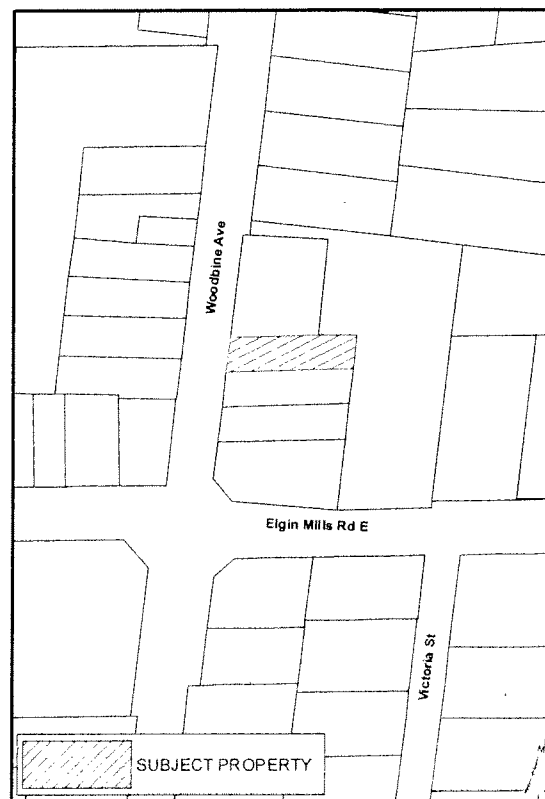
**OWNER:**

Cesaroni Holdings Inc.  
3447 Kennedy Road, Unit 10  
Toronto ON M1V 3S1

Tel. (416) 297-8112  
Fax (416) 297-9632  
email: [Elena@cesaronigroup.com](mailto:Elena@cesaronigroup.com)

Contact: Elena Cesaroni

**MAP:**



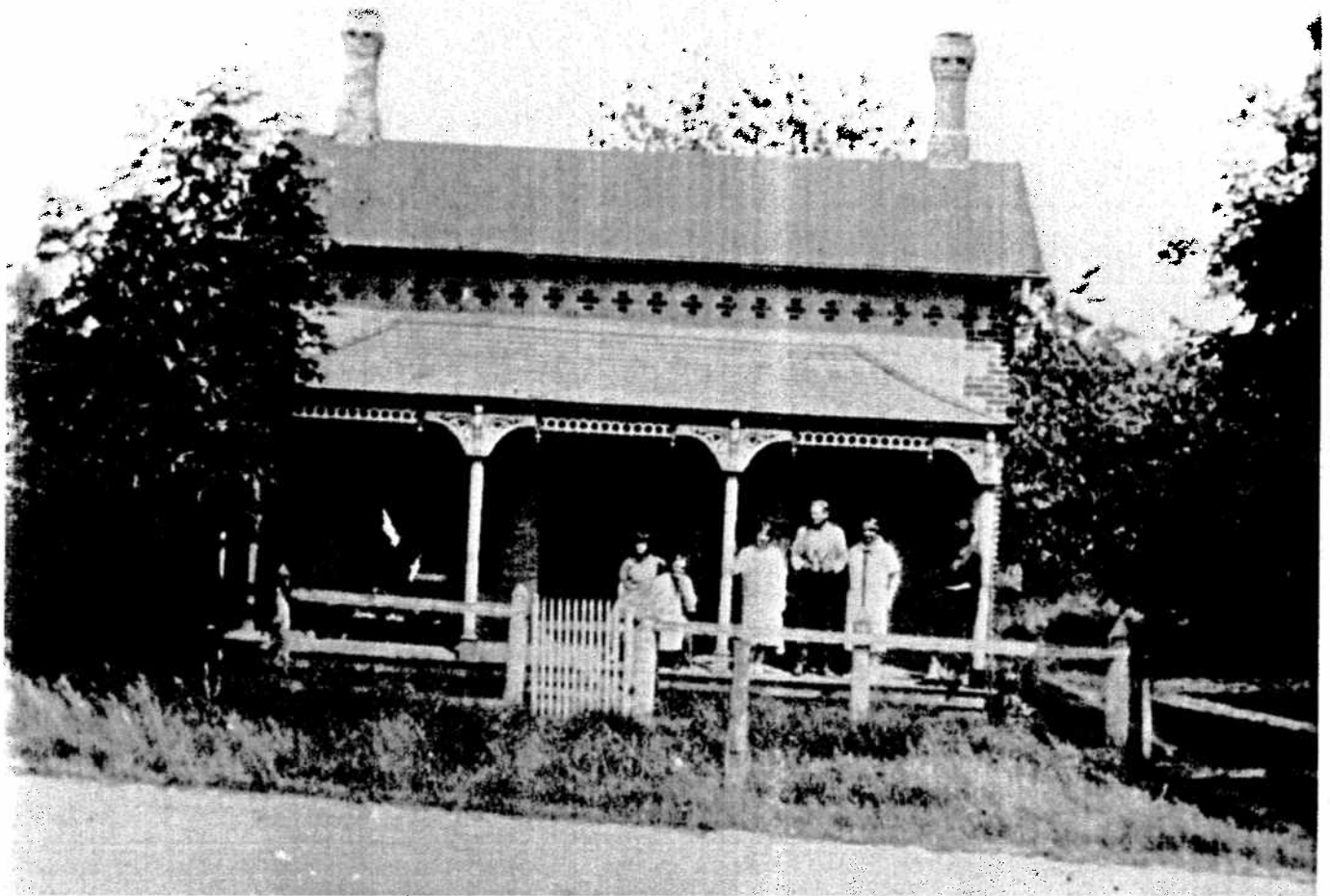
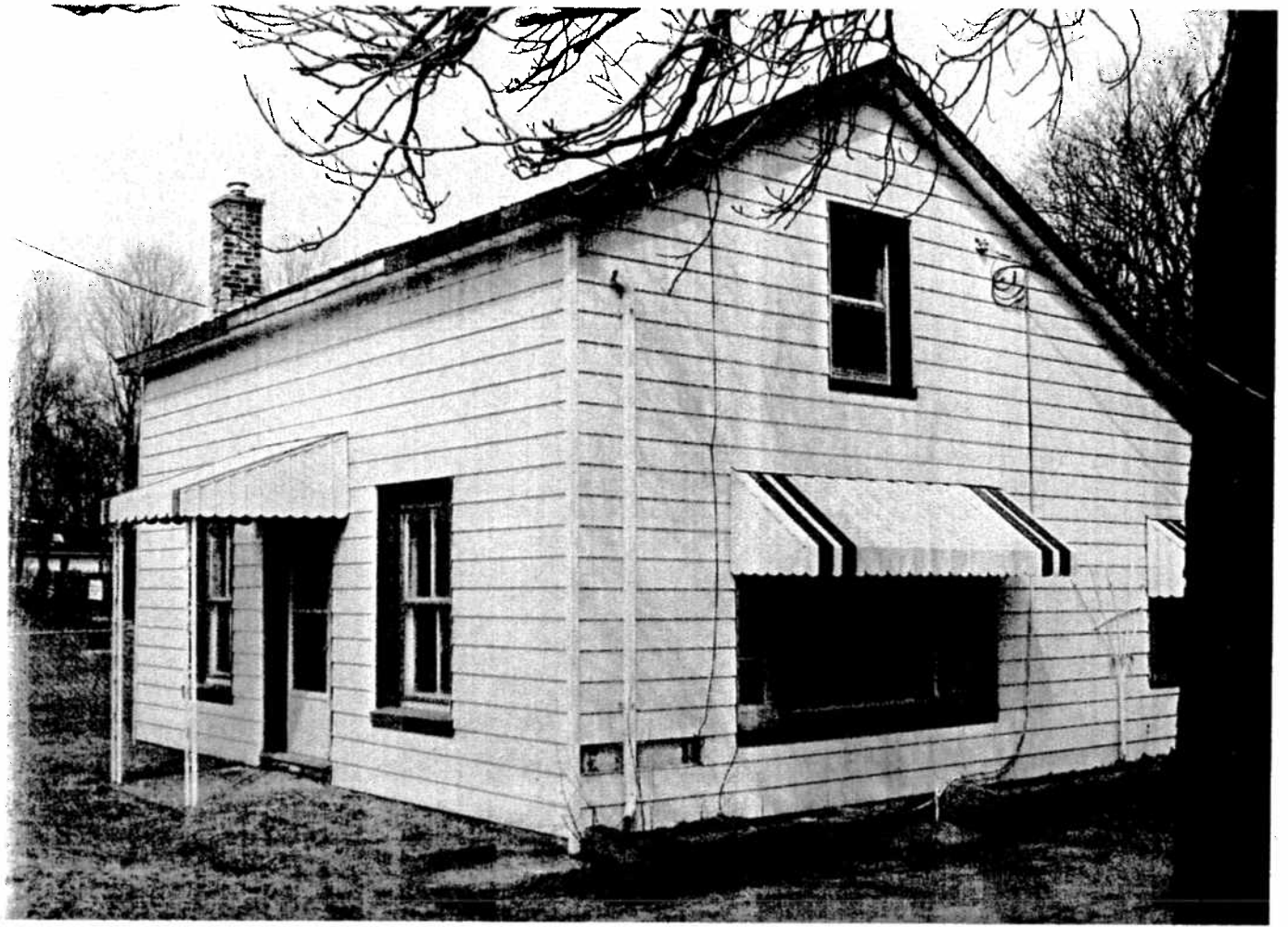


Figure 2

Historical photograph of 10761 Woodbine Ave. (Markham Museum Collection)



Recent photograph of 10761 Woodbine Ave.



For Heritage Designation By-Law for 10761 Woodbine Avenue

## STATEMENT OF SIGNIFICANCE

### **Hatton-Baker House**

**c.1850**

**10761 Woodbine Avenue**

The Hatton-Baker 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 Hatton-Baker House is a one and a half storey, brick-veneered frame building located on the east side of Woodbine Avenue, just north of Elgin Mills Road. It is one of group of buildings associated with the historic crossroads community of Victoria Square.

#### **Design or Physical Value**

The simple, symmetrical form of the Hatton-Baker House is representative of the vernacular Georgian architectural tradition. Constructed c.1850, it is one of the oldest remaining buildings in Victoria Square. Modest in scale and simple in detail, the house is a good example of a worker's cottage designed to meet the housing needs of a village tradesman and his family.

The updating of the house by a later owner, c.1880, with patterned polychrome brickwork, a veranda decorated with fretwork, and the reworking of the original 6/6 windows to 2/2 glazing configuration, is representative of building practices throughout Markham and Southern Ontario during that period.

#### **Historical or Associative Value**

The Hatton-Baker House has associative value as the former home of William Hatton, the first leader of the local Primitive Methodist congregation, and also as the former home of Jacob Baker, a member of an early Pennsylvania-German family. The Mortson family were significant later owners, from 1938 to 2005. Gord Mortson operated a bus line from this property in the mid-20<sup>th</sup> century.

#### **Contextual Value**

The Hatton-Baker House has contextual value as one of a number of heritage buildings comprising the crossroads community of Victoria Square. As the only remaining 19<sup>th</sup> century building on the east side of Woodbine Avenue, north of Elgin Mills Road, the house is an important remnant of the early historical development of this street corner. In its position next

door to the Primitive Methodist cemetery and church site, the house is a reminder of William Hatton's role in the early history of the Primitive Methodist congregation at Victoria Square.

### **Significant Architectural Attributes**

Exterior character-defining attributes that embody the cultural heritage value of the Hatton-Baker House include:

- The form and volume of the original building, with its rectangular plan and 1 ½ storey height;
- Fieldstone foundation;
- Patterned brick veneer underlying the modern aluminum siding;
- Three-bay front;
- Original front door opening;
- Original window openings with their wood, 2/2 windows, projecting wood window sills, and wood brickmouldings;
- Low-pitched gable roof with overhanging eaves.
- Reconstructed gable-end brick chimneys

HERITAGE MARKHAM  
EXTRACT

APPENDIX B

DATE: February 18, 2010

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

EXTRACT CONTAINING ITEM # 14 OF THE THIRD HERITAGE  
MARKHAM COMMITTEE MEETING HELD ON FEBRUARY 10, 2010

14. SITE PLAN APPROVAL APPLICATION  
FILE NO. SC 09 126459  
10761 WOODBINE AVENUE  
RESTORATION OF HERITAGE HOUSE  
AND COMMERCIAL ADDITION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Sellars, Senior Planner

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The Senior Heritage Planner introduced this item. The Committee received addendum information that included a revised design for the link between the heritage building and the new commercial building.

Elena Bevilacqua, owner, and Marlene Slopack, Architect, were in attendance, and advised the Committee that the Architectural Review Sub-committee's comments had been addressed, where possible. Ms. Slopack displayed drawings and explained the revisions with respect to the porch, the roof line, and other aspects. With respect to the two style options for roofline of the dormer over the porch, the Committee was flexible.

Ms. Slopack discussed her concern for the impact of the porch revisions and the resulting modifications to the building footprint, on the stormwater flow. She also suggested the lowered roof affects the pitch and may cause problems. The Committee endorsed the revisions to the porch, and delegated the roof issue to staff. Staff provided clarification to the applicant with respect to the Heritage easement agreement and the Part IV designation under the Ontario Heritage Act.

The Committee thanked the applicant for working with the Town and staff.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the design for the restoration plan and proposed additions to the heritage house at 10761 Woodbine Avenue, but recommends that the applicant revise the plans to:

- Create a deeper side porch on the link, between 5 and 6 feet deep,;

- Alter the side porch roof to a more traditional profile with the roof springing from the wall face of the link and the edge of the eaves to not project past the wall face of the heritage house;
- Lower the roof height of the link so that if possible, it will be no higher than the roof of the heritage house;
- Copy as closely as possible the brick detail on the chimneys of the restored house, based on the historical photograph;

AND THAT Heritage Markham recommends that the house at 10761 Woodbine Avenue be designated under Part IV of the Ontario Heritage Act and that the owner enter into to a Heritage Easement Agreement with the Town of Markham as conditions of site plan approval for the proposed development.

CARRIED