

**Ministry of Tourism,  
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**Conservation Review Board**

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**Ministère du Tourisme,  
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**Commission des**

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November 19, 1992

Members of Council  
The Corporation of the Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

**Re: Intention to Designate 7781 Kennedy Road  
(Thomas Morley House)**

Hearing pursuant to Section 29(8) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 of the Notice of Intention to Designate given by the Council of the Town of Markham to designate 7781 Kennedy Road as being of architectural and/or historic interest or value under Part IV of the Ontario Heritage Act.

The Conservation Review Board held a hearing on September 25, 1992 in the Council Chambers at the Markham Town Centre. Members of the Board examined the Thomas Morley House located at the municipal address of 7781 Kennedy Road prior to the meeting, noting especially the lay of the site, the foundations, the original section and subsequent additions made to it at the front and at the rear, as well as the chimney, roof and drainage, windows and the indeterminate accumulation of siding, frieze and detailing on the exterior surfaces applied over the years. Its location in relation to a new brick structure nearby was also noted. A handsome stone Christening font, apparently abandoned, was lying in the grass near to the entrance.

Appearing for the Town of Markham

John Mascarin, Attorney

Appearing for the Congregation of the Toronto Chinese Lutheran Church

Robert Schickedanz, Advisor, on behalf of the Canada Board of American Missions of the Lutheran Church in Canada

Witnesses Called on Behalf of the Town

Regan J. Hutcheson, B.B.A., Senior Planner, Heritage and Conservation,  
Town of Markham

Dorothy J. Billich, B.A., M.Sc., Heritage Researcher,  
Town of Markham

Catherine Tredway, M.A.Arch., practising architect in Unionville and Vice-Chairperson of Heritage Markham

### Witnesses Called on Behalf of the Congregation

Richard Schickedanz, Construction Manager, Schickedanz Bros. Ltd.  
Alice Tsang (Miss), Chairperson of the Congregation of the Toronto Chinese Lutheran Church

The initial exhibits provided evidence:

- (a) that the Town of Markham's Intention to Designate By-law had been properly published and that the Advisor and the Congregation of the Toronto Chinese Lutheran Church had been informed (Exhibits 3 and 4);
- (b) that the objection made by the advisor to the Toronto Chinese Lutheran Church on its behalf, had been filed and referred to the Conservation Review Board (p. 3, Exhibit 4); and
- (c) that the hearing had been properly called, and all parties and the public informed or made aware of it (Exhibits 1 and 2).

### **FINDINGS OF FACT - OWNERSHIP**

A photocopy, reduced, of a registered Transfer Deed, dated October 11, 1989, for the property containing the "Thomas Morley House" was submitted as Exhibit 5, and described as Part Lot 6, Concession 6, (Designated as Part 1 on Reference Plan 65R6899, known as 7781 Kennedy Road, Town of Markham, Regional Municipality of York). The property was previously held in trust by the Canada Board of American Missions of the Lutheran Church of Canada, Winnipeg, Manitoba, and was transferred to Yan Sun Lin, at that time, Chairman of the Toronto Chinese Lutheran Church. A map in Exhibit 7 shows the church property facing onto Kennedy Road in context with neighbouring and area properties, in unspecified scale.

### **Finding of Fact - Reasons for Intention to Designate**

Included here are the three pertinent paragraphs from the short statement of Reasons for the proposed Intention to Designate as published (Exhibit 3):

The Thomas Morley House is recommended for designation under Part IV of the Ontario Heritage Act because of its architectural, historical and contextual significance.

Thomas Morley, a shoemaker, purchased this ¼-acre village lot from James Fairless in 1857 and continued to reside here with his wife Elizabeth, until 1920. The house was originally constructed as a very modest three-room Georgian cottage with Classic Revival features. Subsequent owners have expanded the structure giving it a Gothic Revival appearance. Of particular note are the returned eaves on the north and south gable ends of the original section and the original 2/2 double hung, rectangular windows.

The Thomas Morley House is one of the very few surviving built reminders of the former hamlet of Hagerman's Corners. It also provides a very good example of a typical dwelling found in a 19th Century rural crossroads village.

## Town of Markham's Case

John Mascarin, solicitor, provided a summary of events in the latter years of the history of the Morley House.

In 1984, the Town of Markham permitted rezoning of the property to allow church use, a day care centre and caretaker's residence. The Congregation planned to build a church building in two phases, the second part being more substantial than the first. The Morley House was to remain as a residence.

In 1987, a revised site plan was submitted. The Markham Planning Committee and Heritage Markham expressed several concerns, the chief one being the proposed demolition of the Morley House. The owners at that time, the Canada Board of American Missions of the Lutheran Church of Canada, were not prepared to alter the revised plan. As a means to protect the Morley House, the Town of Markham then added a condition. [The following paragraphs from Exhibit 8 explain this move]:

### BACKGROUND

In the process of developing their property at 7781 Kennedy Road, the Toronto Chinese Lutheran Church signed a Site Plan Control Agreement with the Town of Markham on October 30, 1989. As a condition of the Agreement, the Church posted a \$25,000.00 Letter of Credit to ensure that the existing heritage building on the property would be retained at its present location. The Agreement provides that the "Heritage Home" Letter of Credit is to be returned to the owners in October 1994, five (5) years following the execution of the Agreement.

During the Site Plan Approval review process, the applicant indicated a desire to demolish the existing heritage building and only agreed to retain the building after Council required the above Letter of Credit.

Prior to executing the Agreement, the applicant requested that the amount of the Letter of Credit be reduced to \$10,000.00 and that the term be reduced to one year after the completion of the new church. On January 11, 1989, Heritage Markham recommended that there be no reduction in the proposed amount or term of the Letter of Credit. The Letter of Credit in the executed Agreement remains at the original amount and term.

### COMMENT

It is a policy of Council that a Letter of Credit is to be used in all subdivision agreements in which a heritage structure is to be retained and in site plan and development agreements when deemed necessary by Council. In the event that the structure is damaged or demolished, the structure is to be repaired or reconstructed to the satisfaction of the Town or the Letter of Credit will be drawn.

A Letter of Credit taken as a condition of Site Plan Approval is usually released upon the completion of the development.

The above Letter of Credit appears to be an exception given its five year term. The apparent intent of Council was to protect the building beyond the normal term.

In October 1989, ownership of the property was transferred to the Congregation of the Toronto Chinese Lutheran Church.

In 1991, the Congregation completed the first phase of the church which is a church facility with basement accommodating a main-floor day care centre.

In 1992, Robert Schickedanz, on behalf of the Congregation, asked that the Letter of Credit be released as it was a financial burden. The Town of Markham indicated that it would release the Letter of Credit but only upon successful completion of a designation on the Morley House, a process which it then commenced. Mr. Schickedanz, on behalf of the Congregation, submitted an objection.

The solicitor then called three witnesses to prove that the Morley House was worthy of designation for architectural and historical reasons.

### **Town of Markham's Case - Sworn Testimony**

Regan Hutcheson, witness for the Town, is a Senior Planner for heritage and conservation in the Planning and Development Department and entered a resumé of his professional employment and experience in this field (Exhibit 6).

He provided maps dated 92.09.21 showing the subject property located in the hamlet of Hagerman's Corners near the intersection of Kennedy Road and Fourteenth Avenue. It is zoned O2 for institutional and open space. A site plan was included which shows the proposed church in relation to the Morley House nearby. (All above in Exhibit 7).

He went on to explain that the former hamlet is now part of the "urban envelope" of South Markham and retains its crossroads focus with cemeteries, community centre and churches. There is a mixture of land uses, appropriately zoned, surrounding the principal intersection.

The Morley House is essentially a rural building from another time in history now overtaken by urban development. He concluded by reiterating a summary of events during the past three years, his time of employment and involvement.

Dorothy J. Billich, witness for the Town, is a Heritage Researcher for the Markham Planning and Development Department. Her resumé, entered as Exhibit 9, outlines her three years with Markham and earlier work in Metropolitan Toronto and Winnipeg. She is also a local heritage volunteer.

The property on which the Morley House stands was part of a surveyed Crown Reserve, the sale proceeds of which went to support King's College. Lot 6, Concession 6, was parcelled by one Beasley and some of these plots were further divided. In 1857, a quarter acre lot was acquired by Thomas Morley and the family owned it until 1920.

Thomas Morley, a shoemaker, emigrated from England about 1832 and his wife, neé Hudson, was born in 1831. They lie buried in the Methodist Cemetery across the road from their house, along with two infants.

It is very difficult to date early rural buildings as assessment rolls do not break down components of total figures. The 1851 census shows several buildings in existence in Hagerman's Corners but the Morley House is not identified until the 1861 census and was no doubt erected earlier. Its style was typical of its day, being a building of careful modest design not generally regarded as spectacular. This early building, along with its addition, should be preserved as a record. Of the twenty-three or so buildings that existed in the first years of settlement only a small number survive of which the Morley House is the oldest of the wooden ones.

The hamlet was named after one of the earliest settlers who started to arrive in 1794. They were farmers and some of them donated land for cemeteries and churches as the hamlet grew.

Catherine Tredway, witness for the Town, is a local practising architect with experience in the restoration of area buildings. She is also Vice-Chairperson of Heritage Markham. Her C.V. was entered as Exhibit 12.

She introduced her testimony by stating that it is important to keep the early structures in Hagerman's Corners as has been done elsewhere in Markham. Too many of them have gone already. The central portion of the Morley House (the oldest part) had its broad dimension facing the road and is resting on its original foundation. It was listed as a one-storey house in early times for tax reduction purposes as a half storey was not considered a full storey. There were also other agreed upon loopholes acceptable to assessors. The wood in this portion of the house is good grade and in full inch dimensions.

The first addition extending from the left side of the front wall of the original building was made about fifteen years after. The addition to the rear is modern and of no importance and should be removed. The windows and detailing on the exterior reflect a mix of fashions for change in the past. The siding appears to be pre-1900 making it a feature. Opening the house from the inside will answer many questions.

Although it is not considered a building of high stature in the world of architecture, and may appear to most people to be pretty far gone, yet upon reflection and examination, it is worthy and also restorable. Much of the structural fabric is sound. Most of the damage is recent from removal of walls and water seepage, but the decay in beams in the basement developed over a period of many years.

By comparison, it is unfortunate, that in the drive to list the hundreds of worthy buildings in Markham, that the nearby McPherson building was overlooked and is now slated for removal. As a meeting place in the community long ago it can be considered to be more important than the Morley House. The McPherson building has been much altered. Markham relies on its heritage experts and community members and as yet has taken no steps to rectify the oversight.

The most important concern regarding the Morley House is to effect an immediate holding action to prevent any further damage. In her estimation, the cost to make it liveable again would be in the neighbourhood of five thousand dollars (\$5,000) or roughly, sixty-five dollars (\$65) a square foot. For a renovation with all new services, the cost would be more - up to eighty dollars (\$80) a square foot. A labour-intensive restoration could reach one hundred and twenty-five dollars (\$125) a square foot, if that route were to be followed.

The Morley House, currently owned by a non-profit body, is a candidate for several assistance schemes such as tax receipts, gifts in hand or a combination of grants and gifts in hand. Grants are issued on a matching basis. The Cultural Facilities Improvement Program (C.F.I.P.) grants would be available to the Congregation and, as always, volunteer time (dollar value) can be considered part of the cost.

The Letter of Credit was set in place to act as a bond to assure good faith in saving the Morley House. It is not money for church purposes but acts as credit.

### **Cross-Examination**

The three foregoing witnesses for the Town of Markham were taken over the same ground regarding the historic rating of the Morley House and its present physical condition. Following are points of clarification elicited:

#### **A. Rating**

In 1987, both the Town of Markham and Heritage Markham felt that the Morley House was worthy of protection. The rating was made by heritage officers of the Town and not Heritage Markham. The system used has been endorsed by the Town and is similar to those in other municipalities. The Morley House was rated as follows:

- (a) Historical - 60 points out of 100. This was based on an excellent (thus, weighty) rating for the early date of the original section; a good rating for pattern and theme of growth in the hamlet; and a fair rating for its part in a grouping. Its association with people, events and archaeological finds got no rating.
- (b) Architectural - 43 points out of 100. This was based on a fair rating for style and design; and a good rating for architectural integrity and physical condition. There was no rating given for the builder or the interior.
- (c) Environmental - 48 points out of 100. This was based on a good rating for compatibility; and a fair rating for community context, landmark status and completeness of site.

The Morley House received 151 points, which, when adjusted by percentages, gave it an overall score of 50.8 or Group 2 status. Structures which fall into Group 1 are those with scores of 70 to 100. Group 3 structures are those with scores of 44 or less and therefore are not included on the list. Most buildings listed fall into Group 2. In Markham there are over 700 buildings on the preferred list for protection and almost all are in Group 2.

#### **Additional Points**

1. The original section of the Morley House was probably built midway between 1855-1860; the first addition during the 1870's and the rear addition was in the 1920's, according to heritage officers, or post-1945, according to the objector.
2. The Morley House is one of the five oldest structures surviving in Hagerman's Corners, all of which reflect the economics of their origin dates. They fit into the hamlet setting and have the common height standard of their day, and incidentally, the present time as well.

3. There are elements of design and of materials that indicate construction periods:
- (a) The slopes of the roofs on the original part and the addition are different but compatible with construction dates.
  - (b) There are still some eave returns surviving.
  - (c) There is a frieze board evident in places.
  - (d) Some eave moldings are consistent with age.
  - (e) The fieldstone foundations under the original part and the addition are representative.
  - (f) The vertical tongue and groove siding (irregular widths) predates 1900 and may or may not cover earlier siding.
  - (g) The shutters in place appear to predate 1900.
  - (g) The windows (at least on the ground floor) are correct for size in relation to age.
  - (i) The verandah has been closed in.
  - (e) The interior detailing appears to be virtually gone unless vestiges lie behind panelling, etc.
  - (k) The original section has sill beams resting on the foundation walls.

### **B. Condition of the Morley House**

The building reflects lack of maintenance throughout, especially to the roof, the interior and the basement. However, one witness said that people currently live in houses in a worse state than this one. There are unguarded changes in floor levels, jacks supporting the floor above and props above that. The extensive panelling on the interior hides evidence of the basic construction.

Witnesses agreed that the building is not in good condition. It has been vacant for several months and no longer has a workable furnace or utilities. Water damage is apparent on the interior due to unattended roof leaks and the rains of 1992 have added to the crumbling. Witnesses also agreed that without roof patching and minimal heat the building will reach a point of no return in about two years.

In the heritage rating, the building was described as good for physical condition. This is because only the exteriors are examined when being rated which is the case with all buildings on the list for possible protection.

## **Objector's Case - Toronto Chinese Lutheran Church**

Richard Schickedanz, advisor to the Congregation, provided a background of the Congregation and his involvement.

He is a civil engineer by profession and, as a member of the Evangelical Lutheran Church, also works with the Board of American Missions headquartered in Winnipeg. This body helps new congregations, from Manitoba to the Atlantic, to find property, to help with their initial building and to keep in touch with them until they function on their own.

The policy of the Mission is to target a site that will be adequate for expansion. The first facility for worship is usually modest and following growth and financial standing a larger building is erected for Sunday School and fellowship.

The property for the Toronto Chinese Lutheran Church was purchased in 1982 by the Mission because it was large enough and there was a house on it. The new facility was built in 1991 with basement, as yet unused. The congregation is struggling just to maintain debt on the new building and cannot afford to do anything with the old building. The Letter of Credit that the Town required is a financial burden and "a big string" to preserve the old house. The Letter of Credit should be returned to save the Congregation some money but the Town will only do that if the building is designated.

He proposed to demonstrate that the Congregation can only afford to handle their new building. The Morley House is an additional burden.

## **Objector's Case - Sworn Testimony**

Richard Schickedanz, the first witness called, is Construction Manager for Schickedanz Bros. Ltd. He has spent nine years in the renovation business, five years pricing and supervising in high rise buildings and their firm anticipates building twenty-five houses this year. He is familiar with construction, renovation and building costs and has worked on the addition to a historic building.

His testimony was largely a report of his examination of the Morley House. The foundation walls are from three periods. In the oldest section, the base for a fireplace remains adjacent to one of the fieldstone walls. The second part is also made from fieldstone. The rear addition foundation dates from the post-war years, not the 1920's, the date determined by the concrete block ingredients and the dimensions of the dressed floor joists above. The north wall opened, possibly at the time the furnace was put in, has no footing there which appears to be the case with much of the fieldstone work. It would cost approx. twenty-five hundred (\$2,500) to underpin, shore-up and parge these walls.

The principal sill beams resting on the foundation walls are rotted in areas causing the main floor to dip on the east side, leaving a two inch drop adjacent to the newest part added to the east (or rear) of the house. The roof and attic space have no insulation. The roof in the front addition sags and there is deterioration from wetness. The furnace is a rusty hazard and there appears to have been a basement fire in recent years. The wiring and plumbing would not meet any code.

In summary, the building is not safe for occupancy and has not been for years. Most of the damage is recent in nature and if left for two more years it will be too expensive to bring back. His cost estimates for rehabilitation were generally comparable to those of Catherine Tredway, heard earlier.

His advice to the Congregation, if he were asked to make the Morley House usable, would be to tear it down and rebuild from scratch. It would cost \$80-85 a square foot to rehabilitate but only \$50-55 a square foot to build a new and identical building. The structural integrity of the Morley House is not sufficient to make it worthwhile. On this point he disagreed with Ms. Tredway. It would be a less expensive route for the Congregation.

Mr. Schickedanz said he was not opposed to designation on principle and that there are lots of buildings which should be kept. However, in his opinion, the Morley House was too far gone and an exact duplicate would achieve the same end visually.

Miss Alice Tsang, the second witness called, is the current Chairperson of the Congregation of the Toronto Chinese Lutheran Church. She has been with them for only three years and therefore is not fully conversant with all the details of previous events. The Congregation at the moment consists of about fifty people, thirty are seniors (many frail), seven are young adults and the rest are family members with children. Several families have left. It is not an affluent group.

Finances are an enormous worry. Income is \$3,400 or so a month with expenses running at \$3,300 above which are payments for insurance and the mortgage. The mortgage for \$630,000 fortunately had favourable rates which are 3% in 1992, and rises one per cent a year to reach 7% in 1996. Landscaping obligations have yet to be done on the property. Money is still owed to Schickedanz Bros.

The new building has an unused basement because a tenant has not been found who would require no alterations. A regular day care operation shares the main floor. At this point no thought can be given to a second phase of development. In the beginning the property was held for the Congregation. When needed, the new facility was built: "We now have to pay for it."

The Congregation has no plans for the Morley House. It is not handicapped accessible and the members feel it is a danger. They cannot afford to fix it up. Nor could they afford to tear it down, if that were possible to do. Their time is taken up with finding ways to meet bills and payments.

Miss Tsang wished to say in conclusion that her congregation respects history and historic buildings. The Morley House is an early Canadian building but it is completely beyond their ability to do anything with it. They haven't time to even think about it.

## **SUMMATIONS:**

### **For the Objectors**

Robert Schickedanz felt that in order to be free of the Letter of Credit the Congregation now faces a designation being placed on the Morley House in its stead. The Congregation should be in a position to agree or to not agree to it, and this could be an impediment. It is not the usual development issue that one encounters. The congregation still has commitments,

including landscaping, all concerned with the new facility. As for the Morley House, they have absolutely no plans whatever. Period.

### **For the Town**

John Mascarin pointed out that the municipality does not have to have the owner's concurrence in the designation process under the current Heritage Act of Ontario. However, most municipalities seek it as a policy. The Town of Markham hires staff to promote heritage. Both the Letter of credit and designation, are means to prevent demolition. The heritage officers are sympathetic to the Congregation's troubles and can be helpful to them to take advantage of several assistance schemes. The Morley House is a surviving remnant of the pioneer Hagerman's Corners community. The house is a bridge between the rapidly disappearing past and the future. It has the "smell of history" about it. The Review Board should recommend designation.

### **The Conservation Review Board - A Reminder**

Some readers of this report may not be aware that the mandate of this Board is somewhat narrow. It can make recommendations one way or the other regarding the designation of properties with clear title and may also make pertinent recommendations about the decision and factors in relation to it. At a hearing a variety of other issues surrounding the designation question become part of the evidence presented which the Board sets down for the record. Matters of finance, investments, and debt are not areas on which the Board can make recommendations, although they may help to shape the final decision.

### **RECOMMENDATIONS:**

From the evidence placed before it, and in the opinion of this Review Board, there are sufficient historical and architectural reasons to support the designation of the Thomas Morley House located in Hagerman's Corners and the Review Board recommends that the process should proceed.

We further recommend:

1. that the rating score sheet be re-examined. (See Appendix 1).
2. that the Town of Markham support any request by the Congregation of the Toronto Chinese Lutheran Church to sever, with intent to sell, the Morley House with appropriate sideyards from their ample property block or, if preferred, a 99-year lease or some such similar arrangement.
3. that the designation relate to a severed lot, size to be defined, and to the entire exterior fabric of the Thomas Morley House, to be defined, excepting any rear wall portion obliterated by a subsequent sympathetic addition. (See Appendix 2).
4. that the Town of Markham release the Letter of Credit to the Congregation of the Toronto Chinese Lutheran Church immediately upon final reading of the Designation By-law, and registration on title, as promised.

5. that the designation, FOR THE RECORD, reserve the right of the Town of Markham, its heritage officers or anyone assigned on their behalf, within reason, and with the owners permission to carefully DOCUMENT this historic building and its site. (See Appendix 2).
6. that in the meantime, The Toronto Chinese Lutheran Church and its Mission Advisor -
  - (e) find local volunteer assistance to patch the roof leaks on the Morley House, and
  - (b) try to find a home for the font.

**CONCLUSION:**

We have carefully considered the evidence of history and architecture as well as present day circumstances surrounding the historic but modest and largely unresearched property which once belonged to Thomas Morley, the shoemaker of Hagerman's Corners. We trust that our recommendations are practical and will help to terminate the impasse of the moment, and that this ancient artifact may receive the attention, recognition and documentation that it deserves for the people of Ontario.

(Signed)

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Heather R. Broadbent, Member

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James Anderson, Member

## APPENDIX 1

The Morley House, as testified, is a modest house architecturally and the long-time residence of a shoemaker in a pioneer community, which is still important to the now growing population in and around it. The Morley House remains, and is a rare historical artifact in Hagerman's Corners.

Following are three of the points we feel deserve a better rating.

1. Since the date of construction, of the original section of the building, was given an excellent rating, it should follow for consistency that the "style" and "design" (referred to in the short statement of reasons for designation as Georgian cottage) should receive a higher rating than fair.
2. The rating, under the historical heading, for "persons" gives no points at all. It is the opinion of the Board that the village shoemaker was a significant figure in a pioneer rural community and that this rating is inappropriate.
3. The poor rating given for "archaeological (bonus)" suggests the site is devoid of anything interesting to find. The fact that the addition in the 1870's was made to the front of the Georgian original section, destroying a bay on either side of a formal pilastered doorway, rather than to the rear (the customary location), or to one side, suggests strongly that there was already an addition in use at the rear, perhaps a woodshed or lesser ell converted for use as a shoemaker's shop to which every resident in Hagerman's Corners would have been obliged to come. Whether or not there was a rear addition then, the continuous residence for approximately 65 years by the same family is assurance that a potentially interesting collection of surface finds awaits an archaeological dig. Some evidence of an early rear addition may still survive.

## APPENDIX 2

With particular reference to Recommendations 3 and 5.

In light of the far greater importance that the Thomas Morley House and site will have within the one-time hamlet of Hagerman's Corners and the Municipality of Markham a hundred years from now, the Review Board recommends that the Town of Markham encourage its staff, with co-operation of the owner(s) and volunteers, to consider the following:

1. to conduct and document under legal contract (an) archaeological dig(s) immediately prior to and/or during any planned addition or major land disturbance;
2. to conduct and document under legal contract (an) archaeological/architectural evidence search(es) prior to and/or during any planned alterations, restoration or renovation of the existing state of the Morley House to determine:
  - (a) the original interior layout, location of stairs, windows, etc., as well as vestiges of wallpaper, paint, etc.,
  - (b) the portions of the exterior which are original to each section,
  - (c) the portions of the exterior which are missing or moved about, by evidence,
    - (a) the missing portions of the exterior which can be adjudged by contemporary usage now occupied by material of no context, and
    - (e) the above investigations to define an exterior restoration plan which alone will be eligible for financial assistance by any owner wishing to follow it, the investigations paid for in part by that owner, a moderate fee.
3. to document the existing rear addition prior to and during its removal,
4. to prepare, for a reasonable fee, a plan of period fencing, period plantings and period lawns for any owner wishing to restore the grounds to an approximate time period,
5. to prepare, or supervise the production of, FOR THE RECORD cross-section drawings in all the five or so oldest structures in Hagerman's Corners, of all existing milled woodwork (doors, window sashes, surrounds, stairs, wainscotting, etc.) as evidence of contemporary usage for the guidance of period restorers or for modern layouts of owners wishing to capture something of the past, in the Morley House or in its ancient neighbours,
6. to file all physical evidence samples (wood, plaster, lath, paint chips, etc.) and photographs, in a safe place for preservation or reference, and
7. to engage the co-operation of seasoned members of the local branch of the Ontario Genealogical Society to search out and track down the history of the Morley family including any photo albums of photographs of people and buildings as there should be people living who knew the Morleys.

**LIST OF EXHIBITS**  
**7781 Kennedy Road, Markham, Ontario**  
**(Thomas Morley House)**

**EXHIBIT #**

- 1 Affidavit from Nancy Smith, Secretary of the Conservation Review Board, Notice of Hearing published in the Markham Economist and Sun on September 2, 9 and 16, 1992.
- 2 Letter from Nancy Smith, Secretary of the Conservation Review Board, to Mrs. Christine Palmer, Deputy Clerk, Town of Markham, confirming the hearing date September 25, 1992.
- 3 Certified affidavit, sworn by Christine Palmer. Notice of Intention to Designate.
- 4 Chronology of events from July 10, 1984 to August 28, 1992, compiled from files in the Heritage Section, Planning and Development Department, Town of Markham, regarding the Morley House.
- 5 Photocopy (reduced) of Transfer/Deed of Land from the Canada Board of American Missions of the Lutheran Church in America to the Toronto Chinese Lutheran Church for 7781 Kennedy Road, Town of Markham.
- 6 Resumé of Regan J. Hutcheson, Senior Planner, Heritage and Conservation Department, Town of Markham.
- 7 Set of maps (plans) featuring 7781 Kennedy Road, Markham, showing area context, land use, zoning and site plan dated 92.09.21.
- 8A Photograph (colour) of the Morley House from the north-west.
- 8B Report to Administrative Committee, Town of Markham by R. Hutcheson, recommending designation of the Morley House.
- 9 Resumé of Dorothy J. Billich, Heritage Researcher, Town of Markham.
- 10A Photographs (colour) two views of the Morley House from the west and south west (mounted)
- 10B Similar view of south elevation (mounted)
- 10C Two views of the north elevation (mounted)
- 11 Photograph (colour) of the McPherson building in Hagerman's Corners.

- 12 C.V. of Catherine Tredway, architect
- 13 Report to Council, Town of Markham, re Letter of Credit with the Toronto Chinese Lutheran Church. Appended was the heritage building evaluation worksheet for the Morley House.
- 14 A ten page explanation of the evaluation criteria used in the heritage building evaluation worksheet.
- 15 A ten page bulletin with cover dated 02/92, by D. Billich entitled: CULTURAL HISTORY THEMES AND SUBTHEMES FOR THE TOWN OF MARKHAM.
- 16 An additional photograph (colour) showing the north elevation of the Morley House and paved area in foreground.