

Appendix H: Cultural Heritage Evaluation Reports



407 TRANSITWAY - KENNEDY ROAD TO BROCK ROAD

MINISTRY OF TRANSPORTATION - CENTRAL REGION

**CULTURAL HERITAGE EVALUATION REPORT:
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**8119 REESOR ROAD
LOT 8, CONCESSION 10
CITY OF MARKHAM, HISTORIC TOWNSHIP OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

Prepared for:

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ASI File: 15EA-078

July 2015 (Revised August 2015 and April 2016)



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EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) of the property at 8119 Reesor Road, on Part Lot 8, Concession 10, in Markham Township, now the City of Markham, Ontario. This CHER is part of the Highway 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be directly impacted by the proposed Donald Cousens Parkway/Reesor Road Station development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 8119 Reesor Road will be contained in a separate, stand alone report.

Based on the results of archival research, field review, and heritage evaluation, the property at 8119 Reesor Road was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Application of Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its cultural significance revolves around its historic and design-related values. Given that the subject property was determined to retain cultural heritage significance, the preservation/retention of the resource on site is recommended.

The subject cultural heritage resource located at 8119 Reesor Road is currently owned by the Ministry of Economic Development, Employment and Infrastructure/Research and Development (MEDEI), and is expected to be impacted by the Highway 407 Transitway from east of Kennedy Road to east of Brock Road. The Ministry of Transportation (MTO) is proposing a 18 km segment of a transitway facility along the Highway 407 corridor through York Region and Durham Region, from east of Kennedy Road in the City of Markham to east of Brock Road in the City of Pickering (407 Transitway). The 407 Transitway will include a number of stations to be determined during the Highway 407 Transitway TPAP study.

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques as part of the design of the technically preferred route.
2. Finally, this report should be submitted to the following stakeholders for review and comment: George Duncan, Senior Heritage Planner at the City of Markham; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.



CULTURAL HERITAGE DIVISION

PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Annie Veilleux, MA Cultural Heritage Specialist Manager, Cultural Heritage Division
<i>Project Manager:</i>	Joel Konrad, PhD Cultural Heritage Specialist
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<i>Report Reviewer:</i>	David Robertson, MA Senior Archaeologist Manager, Planning Division



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) of the property at 8119 Reesor Road, on Part Lot 8, Concession 10, in Markham Township, now the City of Markham, Ontario (Figure 1). This CHER is part of the Highway 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be directly impacted by the proposed Donald Cousens Parkway/Reesor Road Station development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 8119 Reesor Road will be contained in a separate, stand alone report.

The subject property is located on the east side of Reesor Road and contains a nineteenth-century farmhouse, a large gambrel-roof barn, a garage, and surrounding remnant agricultural fields. The property is currently under the ownership of MEDEI. It is designated under Part IV of the *Ontario Heritage Act*, as described by City of Markham By-law 222-2000 (Appendix A).

This property was previously evaluated by the document *Thematic Study and Phase 1 Evaluation of ORC Properties in Markham*, prepared by Contentworks Inc in 2009 for the Ontario Realty Corporation (ORC, now Infrastructure Ontario). In this document, 8119 Reesor Road was not identified as a property with provincial heritage potential (Contentworks 2009).

This research was conducted under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present report follows the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (MTC 2010). Research was completed to investigate, document, evaluate, and assess impacts to the cultural heritage resources within the study area. This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance; and
- outputs of field assessment activities.

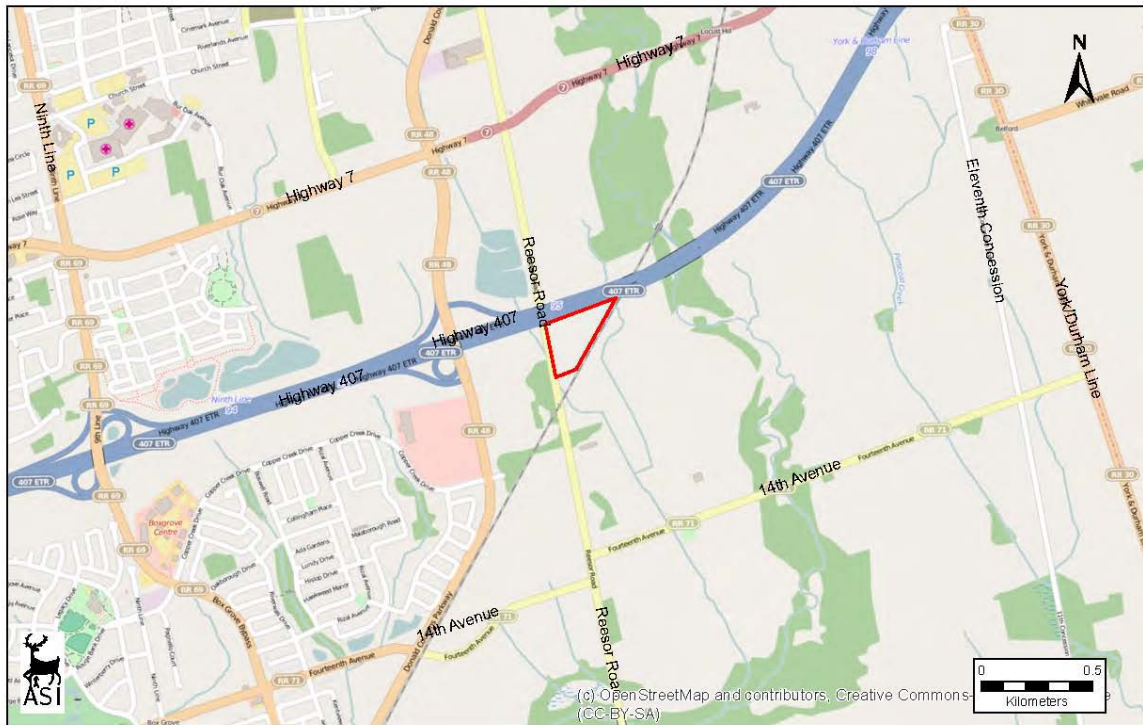


Figure 1: Location of study area in the City of Markham, Regional Municipality of York
Base Map: (c) Open Street Map contributors, Creative Commons

2.0 CONTEXT AND METHODOLOGY

2.1 Provincial Policy Framework

Pursuant to the *Environmental Assessment Act*, applicable infrastructure projects are subject to assessment so as to determine related impacts on above ground cultural heritage resources (MTO 2006).

Infrastructure projects have the potential to impact cultural heritage resources in a variety of ways. These include loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

When considering cultural heritage resources in the context of improvements to specified areas, a 40 year old threshold is used as a guiding principle when identifying cultural heritage resources. While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

The analysis used throughout the cultural heritage resource assessment process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines:

- *Environmental Assessment Act* (R.S.O. 1990, Chapter E.18)
 - *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (MCC – MOE 1992)
 - *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (MCR – MOE 1981)
- *Ontario Heritage Act* (R.S.O. 1990, Chapter O.18) and a number of guidelines and reference documents prepared by the Ministry of Tourism and Culture (MTC):
 - *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MTC 2010)
 - *Ontario Heritage Tool Kit* (MCL 2006)
- *Planning Act* (R.S.O. 1990, Chapter P.13) and the 2014 *Provincial Policy Statement*
- The Ministry of Transportation has provided a number of technical and reference documents to ensure that cultural heritage resource management is integrated into the design and construction process:
 - *Environmental Reference for Highway Design* (2006)
 - *Environmental Standards and Practices User Guide* (2006)
 - *Cultural Heritage – Built Heritage and Cultural Heritage Landscapes: Technical Requirements for Environmental Impact Study and Environmental Protection/Mitigation* (2006)
 - *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007)
 - *Ontario Heritage Bridge Guidelines for Provincially-Owned Bridges* (MTO and the MCL 2007)

2.2 Municipal Policy Framework

The City of Markham's *Official Plan* (2014) includes provisions for the protection and conservation of their heritage properties. The following excerpts from the City of Markham's *OP* are applicable to this assessment:

- 4.5.3.1** **To protect and conserve** *cultural heritage resources* generally in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Venice Charter, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing *cultural heritage attributes* and features as opposed to removal or replacement will be the core principle for all conservation projects.
- 4.5.3.5** **To require**, where considered appropriate, the preparation of a *heritage impact assessment* or a *heritage conservation plan*, prepared by a qualified heritage conservation professional, for any proposed alteration, construction or development involving, adjacent to or in the immediate vicinity of a property on the *Register of Property of Cultural Heritage Value or Interest* to ensure that there will be no adverse impacts caused to the resource or its *heritage attributes*.
- 4.5.3.15** **To prevent** the demolition of properties of *significant cultural heritage resources* as listed in the *Register of Property of Cultural Heritage Value or Interest* by:
- a) encouraging the conservation, and where appropriate, the restoration of these properties; and
 - b) developing minimum standards for the maintenance of *heritage attributes* in a heritage property standards by-law.
- 4.5.3.16** **That** any proposal or permit to alter or demolish an individually designated property and any property within a *heritage conservation district* will be subject to the approval requirements of the *Ontario Heritage Act* in addition to Markham's municipal permit requirements.
- 4.5.3.17** **To require**, where a *significant cultural heritage resource* is to be unavoidably lost or demolished, the proponent to undertake, where appropriate, one or more of the following mitigation measures, at the expense of the proponent prior to demolition:
- a) documentation of the features that will be lost in the form of a photographic record and/or measured drawings;
 - b) advertising the availability of the resource for salvage or relocation;
 - c) preservation and display of components or fragments of the former resource's features or landscaping;
 - d) marking the traces of former locations, shapes and circulation lines; and
 - e) displaying graphic and textual descriptions of the site's history and former use, buildings and structures.

2.3 Cultural Heritage Glossary of Terms

The following section provides definitions and terms considered throughout the cultural heritage assessment process.

Alter	Change in any manner and includes to restore, renovate, repair or disturb (MTC 2010).
Built Heritage Resource	One or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (MTC 2010).
Cultural Heritage Landscape	A defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (<i>Provincial Policy Statement</i> , MMAH 2005).
Cultural Heritage Resource	Any resource or feature of archaeological, historical, cultural, or traditional use significance. This may include archaeological resources, built heritage or cultural heritage landscapes (MCL 2006).
Displacement	The removal by demolition and/or disruption by isolation (MTO 2007: 11)
Disruption	The introduction of physical, visual, audible or atmospheric elements that are not in keeping with the character and setting of the cultural heritage resources (MTO 2007:11).
Heritage Attributes	Physical features or elements that contribute to a property's cultural heritage value or interest and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features and its visual setting (MTC 2010).
Visual Setting	Views or vistas to or from a heritage property (MTC 2010).

2.4 Cultural Heritage Evaluation Report

Cultural Heritage Evaluation Reports are prepared for cultural heritage resources potentially affected by proposed construction during the detailed design phase. Cultural Heritage Evaluation Reports are typically required based on recommendations outlined in the Cultural Heritage Resource Assessment Report (Ministry of Transportation 2007).

The scope of a Cultural Heritage Evaluation Report (CHER) is outlined in the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007), section 5.5.2. Generally, CHERs include the following components:



- A general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;
- A description of the cultural heritage landscape and built heritage resources;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Ontario Heritage Act Regulation 9/06 provides a set of criteria, grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the potential built heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under the *Ontario Heritage Act*.

Ontario Heritage Act Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the potential heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under section 34.5 of the *Ontario Heritage Act*.

Archival research was carried out by ASI to examine the land use history of the subject site and to determine the significance of the property's design, associative, and contextual value within the context of nineteenth-century trends in residential design and historical development patterns within Markham Township. A field review was then carried out to conduct photographic documentation and to collect on-site data necessary for establishing the site's heritage significance.



2.5 Municipal Consultation

The City of Markham is located in the Regional Municipality of York, Ontario. A search of publically accessible heritage inventories, including the City of Markham's *Register of Property of Cultural Heritage Value or Interest*, the Ontario Heritage Properties Database, and the Canadian Register of Historic Places, revealed that the subject property is designated under Part IV of the *Ontario Heritage Act*. Heritage planning staff at the City of Markham was consulted and the municipal files and research on this property was viewed at city offices. A copy of the heritage designation by-law is located in Appendix A of this report.

3.0 HISTORICAL CONTEXT AND CONSTRUCTION

3.1 Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located on Part of Lot 8, Concession 10 within the Township of Markham, Ontario. At the time of the field review on June 24th, 2015, the property was tenanted. It is located on the east side of Reesor Road in the City of Markham and features a one-and-a-half-storey frame house, a large barn, a garage, and remnant agricultural fields. The original 60 acre farm has been disrupted by a few developments, including the construction of a railway line in the 1880s, and Highway 407 which opened in 1997. The railway alignment was built diagonally across the original farm and now forms the south and east limits of the property. Highway 407 forms the northern limits of the property.

3.2 Township Survey and Settlement

3.2.1 Markham Township

The land within Township of Markham was first settled by German families from New York State, who arrived around 1790, before the township had been surveyed. At this time, York was just a hamlet and Yonge Street did not exist, although its line had been established. As more settlers began to arrive, Governor Simcoe encouraged United Empire Loyalists to take up land alongside English immigrants who also came in increasing numbers. The Township of Markham was then partially surveyed in 1794, being the third in the county to be marked, Yonge Street became the base of the township and each concession, of which there were ten, contained 35 lots, making the Township an almost perfect square (City of Markham 2014).

Markham's many rivers and tributaries soon supported water-powered mills, and a number of historic communities were established around these sites. Such hamlets include German Mills, Almira, Buttonville, Cedar Grove and Unionville. In 1851 Smith's *Canadian Gazetteer* described Markham as "a considerable village, containing between eight and nine hundred inhabitants, pleasantly situated on the River Rouge. It contains two grist mills with three run of stones each, a woollen factory, oatmeal mill, barley mill and distillery, foundry, two tanneries, brewery, etc., a temperance hall, and four churches – Episcopal, Presbyterian, Congregational, and Wesleyan Methodist" (Robinson 1885: 199). By 1857, the



lumber industry had managed to clear most of the township of trees and the land was then under cultivation. Improved transportation routes such as Yonge Street and increased populations led to the expansion of such villages as Markham, Thornhill and Unionville, and the establishment of more specialized industries, such as tanneries, wagon works, and furniture factories (City of Markham 2014).

The arrival of the Toronto and Nipissing Railway in 1871, with stations in Unionville and Markham, brought additional growth and prosperity to the township. The Village of Markham itself, which was incorporated in 1873, had a population of 1,100 in 1891 (City of Markham 2014). Increased contact with Toronto brought about by the rail line and other transportation and communication improvements however, diminished the industrial role of the villages within the Township of Markham by the turn of the century. The township returned to its agricultural roots and relied on such industries until after World War II (City of Markham 2014).

Rapid population growth and an influx of immigrants saw the establishment of the Municipality of York by the Province of Ontario, and the incorporation of the Town of Markham in 1971. On July 1, 2012 the Town of Markham has been re-designated as the City of Markham (CBC News 2012).

3.3 Land Use History

The following land use history is based on a combination of land registry records, historic mapping, census records, selected assessment/collector rolls, and local history resources where available. For ease of description, this section has been divided into time periods that correspond to property ownership. Historically, 8119 Reesor Road in the City of Markham is located on the west part of Lot 8, Concession 10 in the Township of Markham, York County.

3.3.1 1820 - 1853

The Crown Patent for Lot 8, Concession 10 in the Township of Markham was granted to John McBeath in 1803. In 1820, the 200 acre parcel was first leased to, and then a year later, sold to William Harley for £200. In 1831, John Harley sold the entire property to Ira White, who subsequently obtained a mortgage for £500. Ira White built, or owned, numerous saw and grist mills including Union Mills in Unionville, and was regarded as a prominent businessman (Champion 1989:80-81).

In 1853, White sold the 200 acre property to Francis Major, who subsequently took out a mortgage for £750. In 1853, 60 acres of the property was sold to John Laughlin (sometimes Laughton) for £525, and an additional 100 acres was sold to James Tran for £800. A year later, James Tran acquired another 40 acres for £300. The subject property is located on the 60 acre parcel acquired by Laughlin in 1853.

The 1851 Census Returns (District 3, Page 323-324, Lines 9, 21 and 25, Sch. 1 & 2) indicate that there were three dwellings on Lot 8, Concession 10. James Tran, yeoman, lived in a two storey brick house with his wife and eight children. Thomas Boyd, a blacksmith, lived in a one-storey frame house with his wife and child, as well as an apprentice blacksmith. A blacksmith shop is also listed on this property. Finally, William Tran, a 40 year old labourer and Elizabeth Tran, lived with widower Isabella Riddle, 40, and her 9 year old son James Riddle in a one-storey log home. The relationship between Isabella Riddle and the Trans is unknown, although William Tran could be a cousin or brother. According to her death certificate, accessed on www.ancestry.ca, Isabella McIntyre Riddle was married to the late David Riddle. She was born in Scotland in 1796, and died 100 years later in Markham Township.



According to the land registry, the 200 acre lot was owned by Ira White, a farmer who was in 1851 residing on Lot 13, Concession 5 in District #4, Markham Township. As such, the subject property appears to have been occupied and farmed by tenants at that time. Interestingly, John Laughlin, who would come to own the subject property in 1854, was living nearby on a 50 acre farm in Lot 6, Concession 10 in the Township of Markham.

The 1853-54 *Map of the Township of Markham in the County of York* by George McPhillips P.L.S. depicts John Laughlin on the western part of Lot 8, and James Tran on the east half with the north end of a mill pond in the middle. Although it is known from the 1851 census that there were buildings on this property, none are shown. The map information obtained for this report was acquired from the property file at the City of Markham. Unfortunately, an excerpt of the map was not available for inclusion in this report.

The earliest assessment rolls for the Township of Markham date to 1853. These assessment rolls record that James Tran owned 150 acres in Lot 8 Concession 10. The remaining acreage in Lot 8 was not accounted for. It is possible that the assessment was undertaken when Laughlin was in the process of acquiring the land from Francis Major.

3.3.2 1853 - 1864

After acquiring the 60 acre property from Francis Major for £525, John Laughlin acquired multiple mortgages throughout the 1850s and 1860s. In 1864, John Laughlin sold the 60 acre parcel in Lot 8, Concession 10 to William Harding for \$3600. This increase in value suggests that Laughlin improved the land greatly through land clearing and building activities.

The 1860 *Tremaine's Map of the County of York, Canada West* depicts John Laughlin as owner of the western part of Lot 8, Concession 10, and James Tran as owner of the east part of Lot 8, Concession 10 (Figure 2). A house is shown on the Laughlin property as fronting on to Reesor Road, and a creek or tributary cuts across the very southwest corner of his property. Interestingly, Ira White is depicted as owning the land just to the south, on which a mill pond and number of mills are situated.

The 1861 Assessment Rolls record that John Laughlin was a 49 year old freeholder and householder who farmed 60 acres in Lot 8 Concession 10 west.

The 1861 Census Returns (District 15, Page 154) records that John Laughlin, 39, lived with his second wife Mary Johnson, 20, and his five children ages 5 through 17. They lived in a frame house. Also in the Laughlin household was John Sage, labourer, and Mary Fisher Dafoe, dressmaker. Schedule 2 records that John Laughlin owned and occupied 60 acres on Lot 8, Concession 10. Of the 60 acres, seven acres were under cultivation, 45 acres were under crop in 1860, five acres were under pasture, two acre was orchard/garden and one acre was wooded.

3.3.3 1864 - 1931

After acquiring the 60-acre Laughlin farm in 1864, Harding took out a \$500 mortgage. In 1880, Harding sold a right-of-way to the Ontario and Quebec Railway. In 1893, William Harding transferred the 60 acre property to Mary Riddell, his daughter. According to their marriage certificate, James Riddle, age 23 and son of David and Isabella Riddle, married Mary Harding, daughter of William and Mary Harding, Markham Township on October 10, 1866. James Riddle died in 1931, at which time the property was



acquired by the executor of the Mary Riddle estate, Henry Harding. Henry Harding may have been a nephew to Mary Riddle. That year the Riddle farm was sold to William R. Armstrong for \$4100. There is no known relationship between the Armstrong, Harding and Riddle families.

The 1878 *York County Historical Atlas* (Figure 3) depicts a farmhouse and orchard on the property owned by William Harding on the west half of Lot 8, Concession 10. The eastern portion is owned by Jas. Tran, and a farmhouse and the Belford Post Office are both indicated on the east half.

The 1871 Census Returns (Division 2, Page 3, Line 7) record that William Harding lived with his wife, Mary, five children and one servant on Lot 44, Concession 1 in the Township of Markham. This confirms that he was an absentee land owner on Lot 8, Concession 10 west, and was renting it out to tenants.

The 1871 Census Returns (Division 5, Page 74, Line 6) record that James Riddle, 28, occupied the Harding farm on the west half of Lot 8 Concession 10 with his wife Mary (Harding) Riddle and their four children: William, 7; David, 3; Mary, 1; and James, 4 months. Of the 60 acres, five acres were under pasture, two acres were orchard/garden, and the remainder under crop. Livestock on the farm included three horses, three cows, two other horned cattle, eight sheep and six swine. Unfortunately, a list of buildings on the property was not recorded given that Riddle was a tenant.

The 1881 Census Returns (Division 1, Page 27) record that James and Mary Riddle lived with their family of eight children and one elder, Robert Anthony, 77. All are listed as Canadian Methodists. Schedule 2, recording the corresponding lot and concession, is no longer extant.

The 1891 Census Returns (Division 1, Page 37) record that James and Mary Riddle lived with their six children and 85 year old widowed mother, Isabella, in a two-storey frame house¹ with nine rooms. Children listed are: Mary, 20; James, 19; Elizabeth, 18; Frederick, 17; Henry, 15; and Thomas, 13.

The 1901 Census Returns (Division B-9, Page 3, Line 39) list James Riddle, 62, retired farmer of Irish origin, living with his wife Mary, 60, his son Thomas, 23, and their three grandchildren under the age of ten: Myrtle, Mary, and George Crust. Schedule 2 records that the Riddles owned and farmed 57 acres on Lot 8, Concession 10. There was one farmhouse on the property, and four barns/stables/other outbuildings. A review of marriage and death registries confirmed that their daughter, Mary Riddle, married George Thomas Crust in 1891, who then died in 1896. Mary remarried William Clodd in 1899, and appears to have left her children to be raised by their grandparents.

The 1911 Census Returns (Division 19, Page 2, Line 44) record James and Mary Riddle with their three grandchildren on Lot 8, Concession 10 in Markham Township.

The 1921 Census Returns (Sub-District 6, Page 13, Line 26) record that James and Mary Riddle lived with George Crust, 25, in a frame house.

James Robert Riddle passed away at the age of 88 in 1931. His last place of residence is listed as Lot 8, Concession 10, Township of Markham. It is not known when Mary Riddle passed away.

Select assessment rolls for this period were reviewed at the Markham Museum and Archives. The 1871, 1881 and 1891 records confirm that James Riddle was a tenant farmer to his father-in-law, William

¹ This description of a two-storey frame house was a common misinterpretation amongst enumerators. The two-storey house was most likely a one-and-a-half storey house.



Harding. The 60 acre lot was valued at \$1500 in 1871, \$2600 in 1881, and \$2400 in 1891. The Riddle farm had a variety of livestock recorded during each assessment.

The 1901, 1911, and 1921 Assessment Rolls record James Riddle as owner of Lot 8, Concession 10. The 60 acre farm with livestock and fields under crop was valued at \$2400 in 1901, \$3300 in 1911, and \$4100 in 1921. The 1931 Assessment Rolls record William R. Armstrong as a 59 year old farmer living on the subject property, with wife Mary, 54, and sons W. C. and L. J. Armstrong, ages 24 and 22. The property was valued at \$4100. The Armstrong's also owned the west parts of Lots 9 and 10 in Concession 10.

In addition, township directories for this period were reviewed. The 1866 and 1892 directories list William Harding on the west half of Lot 8, Concession 10 and James Riddle is listed as a tenant on the 1870 and 1892 directories. William Harding is also listed as living on Lot 44, Concession 1 (Richmond Hill) in the Township of Markham in 1866, 1870 and 1892 (Mitchell & Co. 1866; McEvoy & Co. 1870; Union Publishing Co. 1892). This is believed to be the same person, as the census records for this time also indicate that William Harding lived on Lot 44 Concession 1.

3.3.4 1931- Present

After acquiring the Riddle farm in 1931, William R. Armstrong passed away in 1939, and the subject property at 8119 Reesor Road was left to his two sons and executors of his estate, William C. and Lloyd J. Armstrong. In 1943, it was transferred to William C. Armstrong and his wife, Alice. In 1962, the property was sold to James C. and Elizabeth Armstrong, who subsequently took out a mortgage. The property was sold to the Province of Ontario in 1973. Since then, the property has been occupied by tenants. The current occupants have resided there since the 1990s.

Topographic maps dating to 1917 and 1930 were viewed during background research collection (Figures 4 and 5). Both maps show the frame house belonging to the Riddle family located to the north of the Canadian Pacific Railroad alignment and east of Reesor Road, formerly 10th Line. No other features are shown on the property on these two maps, with the exception of the railroad. The property is shown to be in a rural area, southwest of the community at Locust Hill, west of Belford, and north of Cedar Grove.

The 1954 aerial photograph of the study area shows the subject farm complex at 8119 Reesor Road surrounded by cultivated fields (Figure 6).

3.3.5 Land Use History Summary

The subject farm at 8119 Reesor Road is located on part of Lot 8 Concession 10 which was acquired from the Crown in 1803 by John McBeath. The 200 acre lot was subsequently purchased by John Harley in 1820, then Ira White in 1831, and Francis Major in 1853. It was subdivided at this time into two parts, with 60 acres purchased by John Laughlin and the remainder by James Tran. The subject farm is located on the 60 acre Laughlin farm. Ten years later, Laughlin sold the property to William Harding. From about 1866 until 1893, he rented the property to his daughter and son-in-law, Mary and James Riddle. The property was transferred to Mary Riddle in 1893, and farmed by the Riddle family until 1931. It was subsequently sold to the Armstrong family, who owned the property until 1973, at which time it was purchased by the Province of Ontario.

The 1837 *Toronto & Home District Directory* is the earliest record available confirming the occupants of Lot 8 Concession 10. It identifies William Johnson as the sole occupant at that time. William Johnson



appears to have occupied this property as a tenant farmer, and later came to own and occupy a farm across the road on Lot 8, Concession 9. Ira White is listed on the lot according to the 1846-47 *Brown's Directory of Toronto City and the Home District*. By 1851, three different households and tenants were identified as living on the subject lot. The first references to the subject farmhouse is made on 1860 mapping and the 1861 Census Returns, which indicates that John Laughlin was living in a frame house on the 60 acre property he had acquired in 1853. It is not known if the frame house listed in the 1861 census refers to the former frame house occupied by the Boyd family in 1851, or if it is a new frame dwelling constructed by Laughlin sometime after 1853. However, Laughlin certainly improved the land and real property value significantly during his tenure, and this likely involved the construction of a new farmhouse or improvements to an existing one on the property, as well as construction of outbuildings. It is also recorded in the 1861 agricultural census that 59 of 60 acres had been cleared by this time, indicating that the farm had been operating for at least forty to fifty years (Parr 1985:94).

According to the *Designation Report for the William Harding House at 8119 Reesor Road*, prepared by City of Markham heritage staff, the house was built c.1853. However, this claim is based on an estimate provided by the Regional Assessment Office.

Unfortunately, historical photographs or plans of the farmhouse and outbuildings at 8119 Reesor Road were not located while completing archival research at the York Region Land Registry, Archives of Ontario, Markham Museum and Archives, and the City of Markham.



Figure 2: Study area located on 1860 mapping
Base Map: *Tremaine's Map of the County of York*

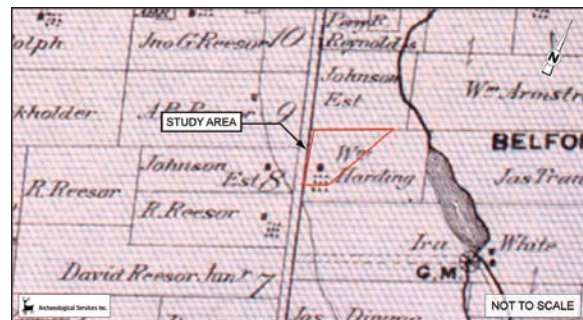


Figure 3: Study area located on 1878 mapping
Base Map: *Illustrated Historical Atlas of York County*



Figure 4: Study area located on 1917 mapping
Base Map: *Department of Militia and Defence 1914 (rev 1917)*



Figure 5: Study area located on 1930 mapping
Base Map: *Department of Militia and Defence 1914 (rev 1930)*



Figure 6: Study area located on 1954 mapping
Base Map: Hunting Survey Corporation Limited
Plate 435.802, 1954

4.0 EXISTING CONDITIONS

A field review was undertaken by Joel Konrad, Cultural Heritage Specialist, ASI and Greg Pugh, Cultural Heritage Assistant, ASI on 24 June 2015 to conduct photographic documentation of the property and to collect data relevant for completing a heritage evaluation. Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the study area. Outputs of field assessment activities can be found in Appendices B, and C while photographic documentation is presented in Appendix D.

The subject property at 8119 Reesor Road in the City of Markham is located on the east side of Reesor Road (Figure 7). The property is bounded by Highway 407 to the north, Reesor Road to the west, a small residential property to the south, and the Canadian Pacific Railway alignment which cuts diagonally across the original lot and constitutes the eastern limits of the subject property, forming a triangular property footprint. The built structures on the property include a nineteenth-century farmhouse, barn, and garage/workshop. The fields surrounding the farmhouse and outbuildings are no longer under cultivation. An automotive repair shop currently operates out of the property. The following provides a description of the subject property and is organized to respond to the scope of site research and analysis provided in the MTO's *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (MTO 2007).

4.1 Architectural Features

4.1.1 Residence: Exterior Description

The property at 8119 Reesor Road in the City of Markham features a one-and-a-half storey vernacular farmhouse with Gothic Revival characteristics, a gable roof and a T-shaped plan (Plates 1 – 5, Figure 12 in Appendix C). This dwelling is a typical example of the “Ontario Gothic Cottage” and has three sections that appear to date to the nineteenth century: the one-and-a-half storey front rectangular portion on stone foundations (Plate 6); the one-and-a-half storey tail on stone foundations; and the one-storey rear addition on (new) concrete footings. The asphalt-shingled gable roof features wooden soffits and fascia, with aluminum eaves troughs (Plate 7). An internally-bracketed chimney with decorative corbelled top and combination of buff and red brick is located on the east elevation of the rear tail of the house (Plate 8), and a modern externally-bracketed brick chimney is located on the north elevation (Plate 9). It is important to note that while the rear one-storey tail rests on concrete foundations, the associated chimney with decorative brickwork is certainly a nineteenth-century feature. As such, it is possible that the

concrete footings were poured into place sometime during the early twentieth century. Further, the house exterior is uniformly clad with vertical, tongue-and-groove wooden boards. This cladding may date to the nineteenth century, when the rear one-storey extension was added to the dwelling. According to the property file held at the City of Markham, the former Insulbrick siding was replaced in c.2006. Repairs to the verandah were also undertaken at this time, which saw the replacement of the former concrete deck with the current wooden deck, and the original posts. The existing wood structure including the roof and brackets were retained and repaired where necessary.

The three-bay front facade features a central entrance flanked by windows to either side. A single window is located above the main entrance within the gabled dormer, a hallmark feature of the vernacular Gothic Revival farmhouse (Plate 10). A verandah with hipped roof extending across the width of the front elevation consists of a modern wooden base and original chamfered posts and decorative moldings (Plates 11 and 12). The front door is a mid-twentieth century design with three small glass panes inserted into the upper portion of the door on the diagonal.

The original two-over-two double hung sash windows have been replaced with windows using modern materials and design. Windows are typically one-over-one pane sash or single-pane PVC design with one-over-one pane aluminum storm windows. Two exceptions include the original two-over-two pane sash upper storey windows in the front and north elevations of the front section of the house. The rectangular window openings and overall fenestration appear to be intact. Exterior window and door surrounds have been replaced, or covered over, with vinyl materials.

Additional entrances are found on the north and south elevations of the house. Two entry points are located on the north elevation: the first consists of an older wooden door with a single vertical light in the middle tail of the house; and a modern door and storm door in the rear addition. A small cantilever porch overhang protects the rear entrance into the tail section (Plate 13). A third entrance is located on the south elevation in the middle tail of the house. It opens on to a modern raised deck (Plate 14).

A plaque identifying the heritage recognition of this dwelling by the Town of Markham is located on the north elevation. It reads “c.1853, John Laughlin” (Plate 15).

Notable exterior features associated with this property include, but may not be limited to:

- T-shaped plan and footprint;
- One-and-a-half storey scale;
- Gable roof;
- Three-bay front facade with central gable dormer and entrance;
- One-storey addition;
- Vertical tongue-and-groove board cladding;
- Fieldstone foundations;
- Verandah and millwork;
- Fenestration and entrance points;
- Remaining 2/2 sash windows; and
- Internal-bracketed chimney on rear elevation with dichromatic brickwork and decorative corbelling.

4.1.2 Residence: Interior Description

Access to the interior of the house for documentation purposes was limited due to the tenancy of the property. However, representative photographs of doors, baseboards, flooring, window casings and door casings were taken. Investigations to determine the original material fabric was also restricted given that the house is occupied. For example, it was not appropriate to remove a section of the carpet on the main floor to determine if the original wooden boards were underneath. Finally, the basement was flooded at the time of field review and in addition, served as a storage area. As a result, it was difficult to access, view and/or take photographs of the basement.

The farmhouse at 8119 Reesor Road has three sections which appear to date to the nineteenth century: the front rectangular portion and the attached tail, consisting of the main floor, second floor and basement; and the rear one-storey extension that may have been added to the original house in the later part of the nineteenth century, as suggested by the brick chimney, uniform vertical tongue-and-groove board cladding, and updated concrete footings.

The main floor of the original structure features a living room and bedroom at the front of the house, a kitchen at the back, and a corridor linking the two areas in the middle with stairs leading upstairs on the north side and a bathroom on the south side (Plates 16 – 32). The kitchen extends into the rear one-storey addition, with access to the utility/mud room at the rear of the house. Access to the bathroom was from the kitchen, and access to the basement was through a hatch underneath the stairs leading to the second floor. The main floor has been heavily modified through the removal of a wall between the living room and kitchen, the addition of the bathroom, the relocation of the staircase (original location is not known), and modernization of the kitchen. Floor coverings include vinyl throughout the kitchen, central corridor and bathroom, and carpet in the front bedroom and living room. Moldings in the kitchen and bathroom have been replaced with modern materials. Architectural features of note include: the wood slatted ceiling in the kitchen; high baseboards with double lip in the front rooms; older four-panelled wooden doors to the bedroom and to the bathroom with modern hardware; and the molded door and window casings with corner rosette blocks located in the front part of the house. The interior of the mudroom located at the rear of the house was inaccessible.

The second floor of the original structure features three bedrooms and a hallway in the front part of the house. The rear tail of the house is comprised of the stairs, a landing area and another bedroom (Plates 33 – 41). The low railing around the opening of the staircase leading to the main floor is comprised of new materials. The original wooden floorboards are visible throughout most of the second floor, with the exception of the front bedrooms which were either covered in carpet (northwest bedroom), vinyl (middle north bedroom), or inaccessible (southwest bedroom). The doors to the bedrooms were new with the exception of the door leading into the occupied room. Baseboards, window and door casings are plain and narrow, and some appear to have been replaced with modern materials. An exception is the door casing around the entrance to the hallway from the landing at the rear of the house. The casing matches the moldings and corner rosette blocks found on the main floor, and has a dishevelled appearance suggesting that it was relocated here from the main floor. A modern rendition of the rosette block and door casing surrounds the small bedroom located at the southeast corner of the second floor. Evidence of a former chimney in the gable end of the front section of the house, north elevation, is visible in the middle north bedroom.

The basement with exposed stone foundations, dirt floor and wooden framing is situated underneath the middle, one-and-a-half storey ‘tail’ of the dwelling (Plates 42 – 49). It likely served as a root cellar originally. The foundations are rough-fieldstone construction. As mentioned above, it was difficult to investigate the basement any further due to flooding and usage as a storage room. Further, visibility of the wooden framing of the floor above was obstructed by insulation and utilities (furnace and associated duct



work, and water heaters). One section of the subfloor above was visible, and it appears that the original wood boards were replaced, likely during kitchen renovations. A gap in the foundations along the north wall was also observed. This may have one time served as a window, or coal chute.

Notable interior features associated with this property include, but may not be limited to:

- Door and window casings with corner rosette blocks on the main and second floors, front section of the house;
- Baseboards;
- Four-panelled wooden doors;
- Wooden slats in the ceiling of kitchen; and
- Association of the basement/root cellar with the rear tail of the house.

4.1.3 Outbuilding Description

There are two outbuildings at 8119 Reesor Road (Plate 50). The first is a large c.1890s gambrel roof barn (Plates 51 – 60) with rectangular footprint, wooden tongue-and-groove board cladding, poured concrete foundations which have been incised to appear as block foundations, and a ramp to the threshing floor of the barn on the north side. The roof is covered with metal sheeting. Access to former fields north of the barn has been cut off by the Highway 407 alignment. The lower part of the barn is currently used for storage of vehicles and vehicle parts, while the upper part is unused. The timber framing is sawn and appears to date to the early twentieth century.

The second building is a rectangular, single-storey, frame garage located next to the barn (Plates 61 – 62). The structure features a gable roof and wooden clapboarding, and contains vehicle parts, automotive repair tools, and serves as a workshop. According to a study of provincially-owned properties in Markham, this building has an estimated construction date of 1870 (Contentworks Inc 2009). Unfortunately, the interior of the building could not be accessed by ASI at the time of interview, and as such this construction date could not be confirmed. Pedestrian access is through a door on the south elevation. A garage door is also located on the south elevation, and a sign reading ‘Cedar Grove Repair Service’ is located above the door. A new metal external chimney is on the east elevation. The area surrounding this building contains tires, vehicles, scrap metal and general debris.

Notable heritage attributes associated with the outbuildings on this property include, but may not be limited to:

- Vertical barn boards; and
- Timber framing (barn).

4.2 Context and Landscape Features

The study area is located on Reesor Road in the City of Markham, in a flat agricultural area featuring a former farm complex dating to the mid-nineteenth century (Plates 63 – 74, Figure 11 in Appendix B). It is not known when the property ceased operations as a farm; however, it is known that the automotive repair shop commenced operations on the property in the 1990s. A further alteration to the landscape is the construction of Highway 407 across the northern property boundary, effectively removing associations



with former agricultural fields that lay to the north of the property. Despite the change in land use, many landscape features associated with the former agricultural use of this property exist.

The property is comprised of a long gravel drive linking the former farm complex to Reesor Road. The farmhouse is well set back from the road and is located on the south side of the gravel drive, and the barn and garage are located on the north side. A wooden fence surrounds the yard to the south of the barn and west of the garage, and effectively shields views of the vehicular and parts storage from the road. This divide also separates the work area from the living area, as the farmhouse is inhabited by a family of six. According to the 1901 census, there were four outbuildings at the time. The barn may have been constructed around the turn of the century; and the garage may date to the 1870s. It is not known where the other outbuildings were formerly located on the property.

The core of the farm complex is surrounded by fields on all sides, with the exception of Highway 407 to the north. The fields are no longer cultivated and are now expansive lawns, with the exception of an area in the northeast portion of the property which has since become overgrown. A dip in the elevation of the front fields, roughly from north to south, and presence of a corrugated culvert under the driveway, suggests a seasonal watercourse.

Intact circulation routes include the formal, gravel driveway linking the buildings to Reesor Road, the circular drive linking the driveway to the house, and an informal grass pathway to the rear or east end of the property. There were no formal or informal pathways leading to the barn, suggesting that it is not heavily used.

Vegetation on the property includes: decorative plantings along the driveway; trees planted to screen the highway from the property; windbreaks that screen the farmhouse from the road and outbuildings; and trees that have naturally grown along the rail line, effectively screening it from the subject property.

Notable landscape features associated with this property include but may not be limited to:

- The driveway;
- Spatial relationship between the house, the barn, the garage, surrounding fields, the railway and Reesor Road; and
- Windbreak around the circular driveway located north of the house.



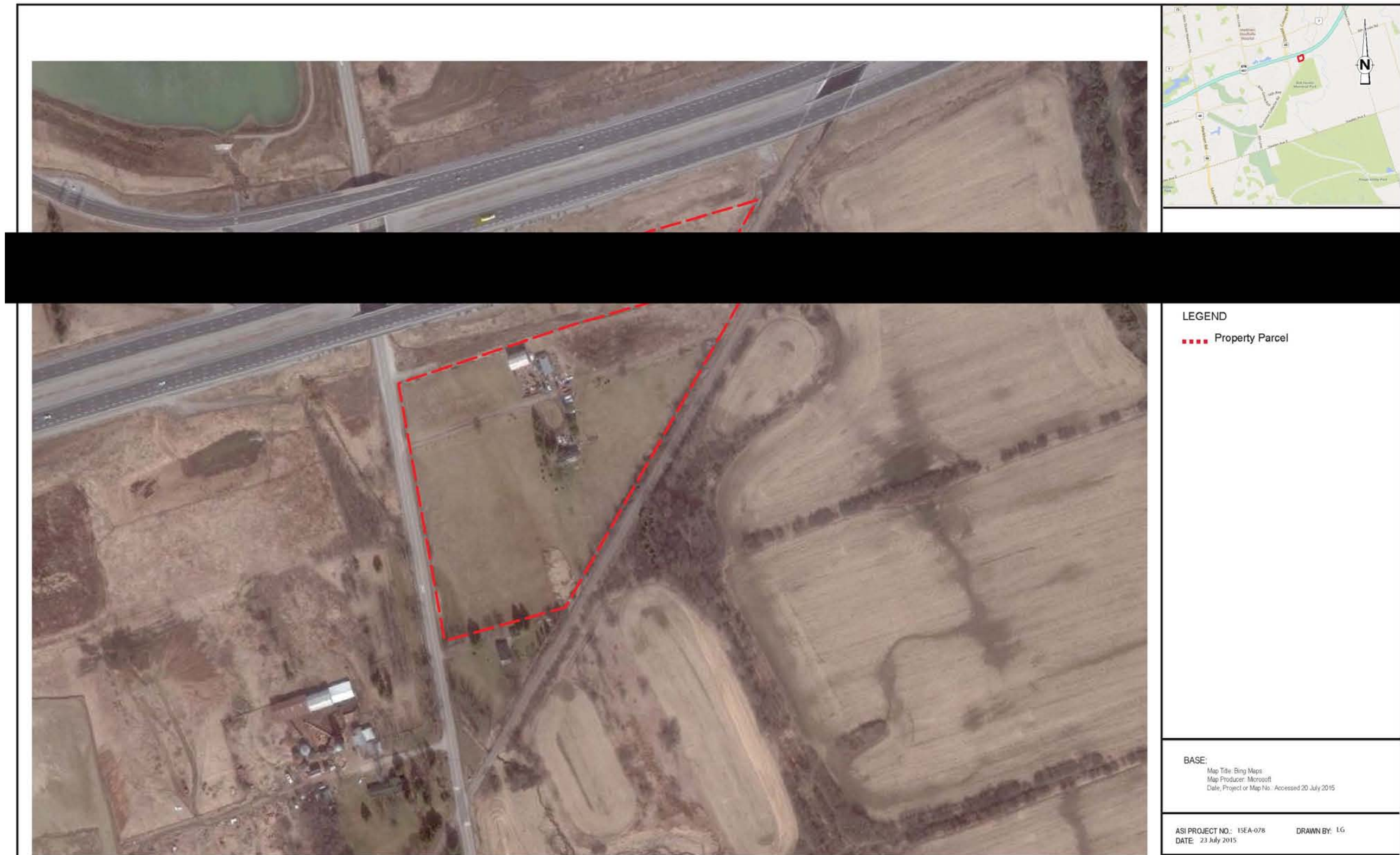


Figure 7: Site Plan.



5.0 HERITAGE EVALUATION OF 8119 REESOR ROAD

5.1 Comparative Context of Residential Development in Markham

The following section contextualizes the property at 8119 Reesor Road by providing a comparative analysis of other properties in the region. As this property was formerly located in the Township of Markham, the City of Markham's *Register of Property of Cultural Heritage Value or Interest* was utilized to situate the property within its regional context. This register contains properties both designated under Part IV of the *Ontario Heritage Act* and listed by the City of Markham as properties of heritage value and interest. At the time of writing there were 1278 properties on the register so selection criteria were necessary. Only properties meeting the following criteria were selected from the register for comparative analysis:

- Described as Gothic Revival in the Register
- One-and-a-half Storey Massing
- Frame Construction
- Residential
- T-Shaped Footprint
- Constructed 1850-1880

Excluding the subject house, six properties met the above criteria and thus form the sample used for comparative analysis.

According to the *Designation Proposal Report for 8119 Reesor Road* prepared for the City of Markham by Michael Seaman, the subject farmhouse is good example of a vernacular, mid-nineteenth century dwelling influenced by the Gothic Revival style, also commonly known as the Ontario Gothic farmhouse. The frame house retains vertical tongue-and-groove board cladding and a T-shape footprint, a popular massing type for the Ontario Gothic Revival cottage. One of the most popular rural styles of the mid- to late-nineteenth century, the Ontario Gothic farmhouse possessed "an undeniable country charm," with the gable over the front door making the style "quintessentially and uniquely Ontario" (Cruikshank 2000: 159). The 1865 edition of *Canadian Farmer Magazine* described this architectural type as a cheap alternative to more expensive styles, stating that:

It is rather by attention to the aggregate of inexpensive details than by large outlay of one particular object that the comfort and attractiveness of a county house are secured. We are persuaded that a little more regard for what many consider trifles unworthy of notice, would yield a large return of real enjoyment and satisfaction" (Ontario Architecture)

This "Cheap Farm House" typically featured a centre hall plan and, according to *Canadian Farmer*, was to be covered in board-and-batten siding that should not be painted (Figure 8). The estimate cost for the house, the magazine stated, was to be between \$600.00 and \$800.00. Figures 9 and 10 contextualize the growth and evolution of this style in Ontario (McIlwraith 1999: 105-120).

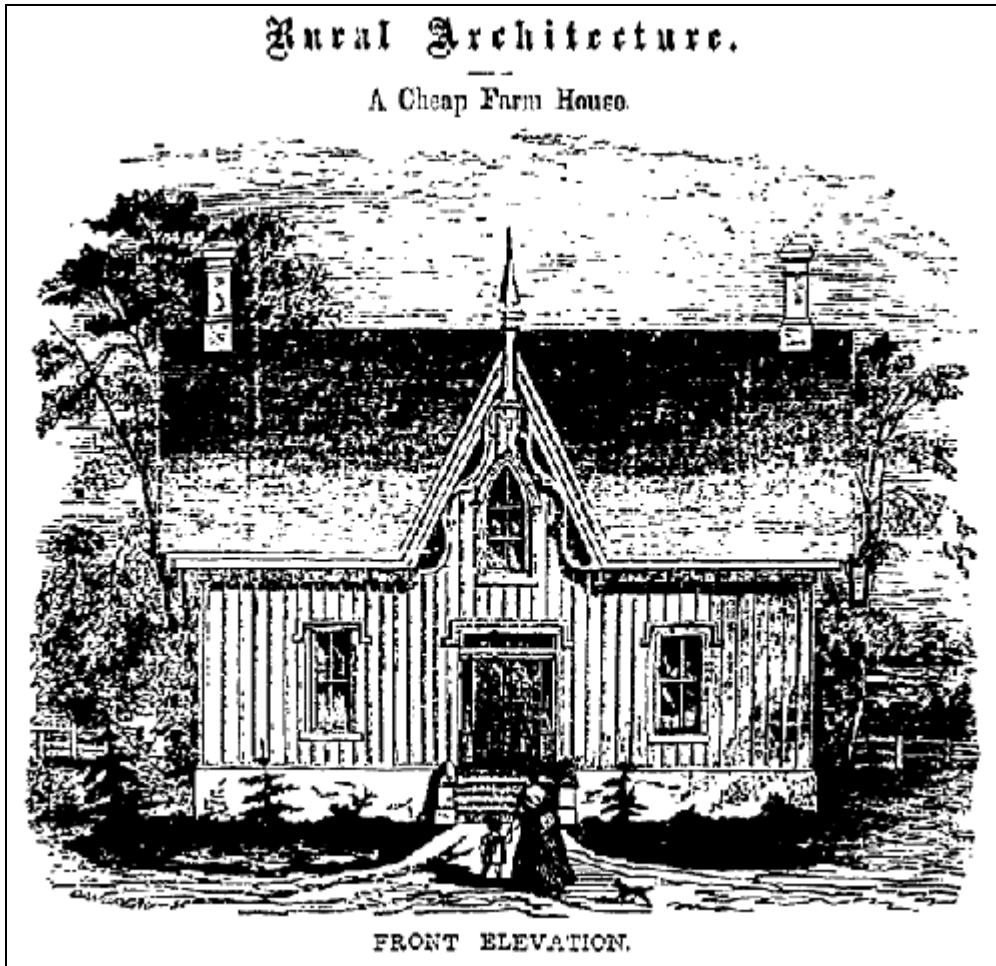


Figure 8: Variations in the storey-and-a-half house

Source: McIlwraith, *Looking for Old Ontario*: 123

The farmhouse at 8119 Reesor Road was evaluated against six properties on the City of Markham's *Register of Property of Cultural Heritage Value or Interest* that contained one-and-a-half-storey, frame Ontario Gothic farmhouses with T-shaped footprint purportedly built between 1850 and 1880. These include: 4 Alexander Hunter Place; 16 David Gohn Circle; 8042 Reesor Road; 8303 Warden Ave; 12 Wismer Place; and 3990 14th Ave. The full profiles of these properties can be found in Appendix E.

Of the buildings considered, all feature the characteristic central gable and many appear to retain the front verandahs. However, an older photograph for 12 Wismer Place demonstrates that these could have been added at a later date. In addition to the subject property, only 3990 14th Avenue appears to have preserved, as opposed to reproduced, its verandah and ornate fretwork. Unlike the subject property, most properties retain an arched window within the gable which is a typical architectural feature of this period. Half of the houses (8303 Warden Avenue, 8042 Reesor Road and 3990 14th Avenue) retain shutters. All of the residences appear to have at least some of the original windows intact.

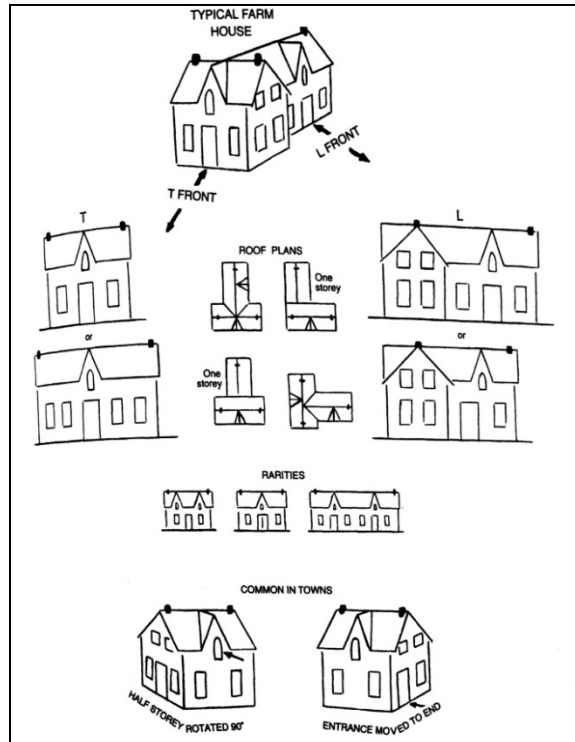


Figure 9: Variations in the storey-and-a-half house
 Source: McIlwraith, *Looking for Old Ontario*: 123

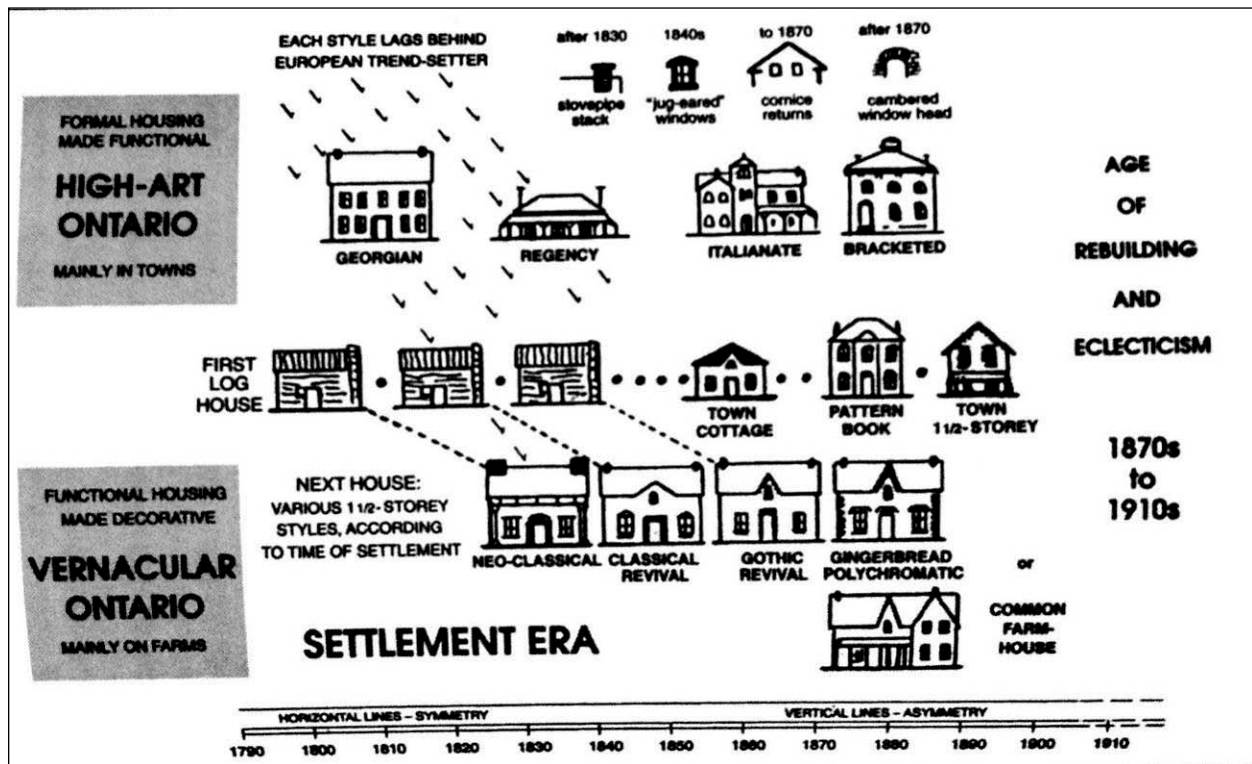


Figure 10: Evolution of Ontario residences

Source: McIlwraith, *Looking for Old Ontario*: 106



More broadly, all six residences reviewed have maintained the general integrity of the structure, with none of those reviewed falling into disrepair at the time of review. With its Gothic Revival detailing, central gable dormer and intact verandah with decorative brackets, the subject house equals the architectural features exhibited in the properties reviewed. However, it is not considered to be an outstanding example of this architectural type.

The subject property contributes to the nineteenth-century rural character of the area. While three of the properties remain in their original locations, and thus retain a baseline of their contextual value (8303 Warden Avenue, 8042 Reesor Road, and 3990 14th Avenue), the remaining three properties (16 David Gohn Circle, 4 Alexander Hunter Place, and 12 Wismer Place) have been removed from their original surroundings and thus do not retain, define, or support their surroundings.

After a review of six similar properties listed in the City of Markham’s *Register of Property of Cultural Heritage Value or Interest*, it was determined that the property at 8119 Reesor Road met and often exceeded the level of integrity expressed by these properties.

5.2 Application of Regulations 9/06 and 10/06

Tables 1 and 2 contain the evaluation of the property located at 8119 Reesor Road against criteria as set out in *Ontario Heritage Act* Regulation 9/06 and Regulation 10/06. The following evaluations have been prepared in consideration of comparative data regarding the design, historical/associative, and contextual values in Markham, as presented above.

Table 1: Evaluation of 8119 Reesor Road using *Ontario Heritage Act* Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The subject property is an example of an evolved agricultural landscape settled in the early-nineteenth century. However, the property ceased agricultural functions towards the end of the twentieth century, and certainly by 1997 when Highway 407 was constructed across the northern limits of the subject farm.</p> <p>The dwelling is a representative example of the vernacular Ontario Gothic farmhouse featuring a central gable, side-facing gable roof, rough fieldstone foundations, T-shaped plan, vertical tongue-and-groove board cladding, verandah with decorative moldings, and brick chimney stack at the rear of the house. This was a utilitarian design with few embellishments, save for a few exceptions, including the dichromatic brickwork and decorative corbelling found on the rear chimney stack. The fenestration and door openings are original; however, most windows and doors have been replaced with modern materials. The original two-over-two sash windows remain only on the second floor of the front section on the north and west elevations. The interior of the dwelling been altered over the years, such as through the relocation of the staircase and removal of the original floor boards on the main floor. However, a few original features remain intact, including: wooden panelled-doors, wooden floorboards on the second floor, and door and window moldings with corner rosette blocks.</p> <p>Following a review of the land use history and interior investigations where</p>



Table 1: Evaluation of 8119 Reesor Road using *Ontario Heritage Act Regulation 9/06*

	<p>possible, it is speculated that this dwelling was built in three stages. The middle one-and-a-half storey section which contains the kitchen and bathroom on the main floor, landing and bedroom above and root cellar below, may date to the 1850s or earlier and correspond to one of the dwellings occupied by tenants listed in the 1851 census. The front one-and-a-half storey structure was likely added by John Laughlin in the early 1860s, especially considering the ‘Ontario Gothic Cottage’ style was promoted by the <i>Canadian Farmer</i> in the 1860s (Heritage Resource Centre 2009). The increase in property value also supports this building chronology. However, the presence of the molded window and door casings with corner rosette blocks in the front of the house point to a later nineteenth-century construction date. The one-storey rear extension with the decorative brick chimney stack may have been added on to the structure at the same time, and the poured concrete foundations added in the early twentieth century. Further investigations are required to confirm the age of the structure and construction technology, such as through closer examination of the attic space and basement.</p> <p>The outbuildings are also noted as representative of nineteenth-century and early-twentieth-century agricultural landscapes. The gambrel roof barn with concrete foundations is typical of barns built or rebuilt during the 1880 to 1910 period and this can be considered a representative example. The frame garage with gable roof may also date to the nineteenth-century; however, field investigations were limited and the original agricultural use of this structure is not known.</p>
<p>ii. displays a high degree of craftsmanship or artistic merit, or;</p>	<p>None of the buildings on the property are considered to be outstanding in terms of craftsmanship or ornamentation. It does not meet this criterion.</p>
<p>iii. demonstrates a high degree of technical or scientific achievement.</p>	<p>None of the buildings on the property exhibit a high degree of technical or scientific merit. It does not meet this criterion.</p>

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
<p>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;</p>	<p>This property was originally part of Lot 8, Concession 10 in the Township of Markham. It retains historical associations with several Markham Township farmers, including John and Mary Laughlin, William Harding as an absentee landlord, James and Mary Riddle, and the Armstrong family. However, a review of township histories failed to reveal any outstanding associations between this property, its inhabitants, and their role in the community.</p>
<p>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;</p>	<p>The subject property has a long history of agricultural land use and the extant farmhouse, outbuildings and remnant landscape are evocative of this period. This property has the potential to contribute to the understanding of the rural development along Reesor Road and nearby communities of Cedar Grove and Locust Hill.</p>
<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is</p>	<p>The property is not known to represent the work or ideas of a particular architect or builder who is significant to the community.</p>



Table 1: Evaluation of 8119 Reesor Road using *Ontario Heritage Act* Regulation 9/06

significant to a community.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	This property supports the agricultural character of the area through its retention of: the nineteenth-century farm complex and its large set back from the road; retention of circulation routes; views to and from Reesor Road; retention of surrounding remnant fields to the east, south and west; association with the historic railroad alignment along the south and west property limits; and the windbreak found to the north of the farmhouse.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property retains a physical and visual relationship to Reesor Road, the railway, and the agricultural setting that characterizes its surroundings through retention of the buildings and landscape. However, it is not considered to be functionally or historically linked to its surrounding given that there is no known historical association between the current tenants and the former farmers on this property, and the change in land use from agricultural to residential/commercial.
iii. is a landmark.	The subject property is designated by the City of Markham (By-Law 222-2000) and is therefore considered to be a recognized community landmark.

Table 2: Evaluation of 8119 Reesor Road using *Ontario Heritage Act* Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	This property represents a common agricultural and settlement theme and/or pattern in Ontario's history. It does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a	The property is not known to meet this criterion.

Table 2: Evaluation of 8119 Reesor Road using *Ontario Heritage Act* Regulation 10/06

community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The property is not known to meet this criterion.

The subject property at 8119 Reesor Road met at least one of the criteria contained in Regulation 9/06. This is based primarily on the historical associations of the property with the early agricultural development along Reesor Road, retention of nineteenth-century buildings and remnant agricultural landscapes.

The subject property at 8119 Reesor Road did not meet any of the criteria contained in Ontario Regulation 10/06 and is thus not considered to be a provincial heritage property of provincial significance.

6.0 STATEMENT OF CULTURAL HERITAGE VALUE

The property at 8119 Reesor Road retains historical associations with the Laughlin, Harding, Riddle and Armstrong families, all farmers in the Township of Markham. Archival records suggest that the subject farm was well established by the 1850s. Noted historical associations are with the long tenures held by the Riddle family (1860s – 1930s) and the Armstrong family (1930s – 1970s).

The property retains design value through retention of the one-and-a-half storey Ontario Gothic farmhouse, which is a representative example of the c.1850-1875 frame vernacular farmhouse with Gothic Revival influences. The house retains its overall scale and massing, gable roof and dormer, stone foundations, vertical tongue-and-groove wood cladding, simple fenestration, chimney with dichromatic brickwork and decorative corbelling, and some interior doors and millwork.

The contextual value of the property is resulting from its retention of landscape elements that provide direct ties, both physically and visually, to its rural agricultural past. These include: retention of the nineteenth-century farm complex and its large set back from the road; views to and from Reesor Road; retention of surrounding remnant fields to the east, south and west; retention of circulation routes; association with the historic railroad alignment along the south and west property limits; and the windbreak found to the north of the farmhouse.

The design value of this vernacular farmhouse with Gothic Revival influences is reflected through retention of:



- T-shaped plan and footprint;
- One-and-a-half storey scale;
- Gable roof;
- Three-bay front facade with central gable dormer and entrance;
- One-storey addition;
- Vertical tongue-and-groove board cladding;
- Fieldstone foundations;
- Verandah and millwork;
- Fenestration and entrance points;
- Remaining 2/2 sash windows; and
- Internal-bracketed chimney on rear elevation with dichromatic brickwork and decorative corbelling.

The historical and contextual value of this cultural heritage resource as an agricultural landscape in the Cedar Grove area is reflected through:

- Intact circulation routes and building arrangement;
- Deep set back of the house from the road;
- Physical and visual relationship with the historic railroad alignment; and
- Long tenures of ownership by the Riddle and Armstrong families, members of the local farming community.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of archival research, field review, and heritage evaluation, the property at 8119 Reesor Road was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Application of Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its cultural significance revolves around its historic and design-related values. Given that the subject property was determined to retain cultural heritage significance, the preservation/retention of the resource on site is recommended.

The subject cultural heritage resource located at 8119 Reesor Road is currently owned by MEDEI, and is expected to be impacted by the Highway 407 Transitway from east of Kennedy Road to east of Brock Road. The Ministry of Transportation (MTO) is proposing a 18 km segment of a transitway facility along the Highway 407 corridor through York Region and Durham Region, from east of Kennedy Road in the City of Markham to east of Brock Road in the City of Pickering (407 Transitway). The 407 Transitway will include a number of stations to be determined during the Highway 407 Transitway TPAP study.

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques.
2. Finally, this report should be submitted to the following stakeholders for review and comment: George Duncan, Senior Heritage Planner at the City of Markham; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.



8.0 SOURCES

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Appendix A: Designation Bylaw



The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN 03065 - 0372 LT Estate/Qualifier Fee Simple Lt Conversion Qualified Affects Part of Prop

Description PART OF LOT 8, CONCESSION 10, DESIGNATED AS PART 1, PLAN 65R-24334,
TOWN OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Address MARKHAM

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF MARKHAM

Address for Service 101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Don Cousens, Mayor and Sheila Birrell, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 222-2000 dated 2000/11/28.

Schedule: See Schedules

Signed By

Cathy I. Wyatt 101 Town Centre Blvd. acting for Applicant(s) Signed 2004 06 25
Markham L3R 9W3

Tel 905-477-7000

Fax 9054797764

Submitted By

TOWN OF MARKHAM 101 Town Centre Blvd. 2004 06 25
Markham L3R 9W3

Tel 905-477-7000

Fax 9054797764

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 04 0411 LG 0075



222-2000

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The William Harding House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

ONTARIO LAND CORPORATION
77 Wellesley Street, 10th Floor
Toronto, Ontario
M7Z 1N3

and upon the Ontario Heritage Foundation, notice of intention to designate The William Harding House, located at 8119 Reesor Road, Markham, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The William Harding House
8119 Reesor Road
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
28TH DAY OF NOVEMBER, 2000.


SHEILA BIRRELL, TOWN CLERK


DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 222-2000

In the Town of Markham in the Regional Municipality of York, property description
as follows:

PT. LT. 8, CON. 10
MARKHAM

SCHEDULE 'B' TO BY-LAW 222-2000

STATEMENT OF REASONS FOR DESIGNATION

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

Historical Reasons

The William Harding House was built c.1853 by a John Laughlin, a farmer on the outskirts of the community of Cedar Grove.

The recorded history of the property dates back to 1803 when John McBeath received a Crown Grant for Lot 8, Concession 10. McBeath leased the property Wm. Harley and then sold it to him in 1821.

In 1831, Harley sold the property to Ira White, who was a prominent businessman in Unionville and owner of the Union Mills. Given the fact that his primary business dealings were in Unionville, it is likely that Mr. White did not reside on the property. In 1853, White sold the property to Francis Major. Soon after it was sold again to John Laughton (Laughlin).

The 1851 Census lists three buildings on Lot 8, Concession 10. Joames Tran's two storey brick home (likely on the east half), Thomas Boyd's one-storey frame house and a one-storey log home occupied by William & Elizabeth Strans and Isabella (age 40) and James Riddle (age 9).

According to the Census of 1861, Laughlin was a farmer of Irish origin who lived on the property with his wife Mary Ann and their five children. John and Mary Ann were married in 1860 and Mary Ann was his second wife. The Laughlin's were members of the local Wesleyan Methodist Church.

In 1864, Laughlin sold the parcel to William Harding. According to the deed, Harding was a farmer from Whitchurch Township. The 1866 and 1892 Directories list William Harding at Lot 8, Concession 10 and James Riddle is listed as a tenant on the 1871 and 1892 Directories.

Mary, wife of William Harding who died April 25, 1866 at age 58 years is buried in the Locust Hill Cemetery.

In 1893, William Harding deeded the property to Mary Riddle (wife of James) in exchange for the assumption of a mortgage as well as a life lease for \$1.00 per year on the property for William's use.

The 1881 Census lists James Riddle and family at Lot 8, Concession 10 west. James' wife is Mary nee Harding (likely William Harding's daughter) and was born in England. James Riddle's 8 children were all born in Ontario. The family members are listed as Canadian Methodists.

William Harding owned the property for almost 30 years and likely occupied it as a retirement home for sometime after 1893.

The Regional Assessment Office lists the date of construction as 1850 (estimated). Given the date of purchase and Census data, the house was likely to have been built by John Laughlin c.1853.

Architectural Reasons

The William Harding House, built c.1853 is a good example of a vernacular, mid 19th Century farmhouse built with the influence of the Gothic Revival Style.

The house is 1-½ storeys in height, and features a 3 bay facade. The house was originally clad in vertical, tongue and groove wood, which is still extant beneath mid-20th Century insulbrick.

The original windows on the house were rectangular 2/2, double hung. Most of these windows have been replaced.

The original chimneys on the house were of local brick with an elaborately corbelled top. One of these chimneys remains on the rear wing of the house.

A main feature of the house is the front, hipped roofed veranda with decorative posts and brackets.

Contextual Reasons

The William Harding House is of contextual significance as an important reminder of the historic agricultural tradition of Markham Township and as a contributor to the historic rural community of Cedar Grove.

Appendix B: Landscape Context





Figure 11: Landscape context



Appendix C: Residence – External Measurements



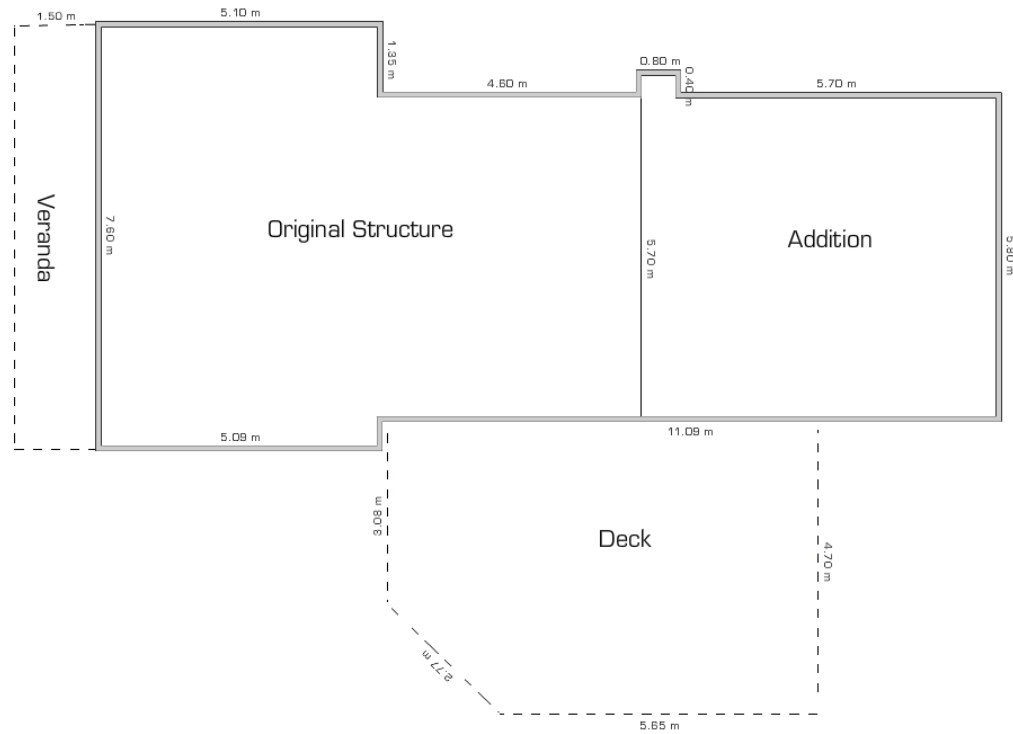


Figure 12: Footprint of farmhouse with overall dimensions shown

Appendix D: Photographic Plates





Plate 1: Front (west) elevation.



Plate 2: South elevation.



Plate 3: East elevation.



Plate 4: North elevation.



Plate 5: North elevation, detail of front part of the house.



Plate 6: Detail of stone foundations under the northwest corner of the house.



Plate 7: Detail of vertical wooden clapboarding and wooden fascia, soffit and return eaves.



Plate 8: Brick chimney stack on east elevation of the original portion of the house. Note the elaborately corbelled top and combination of buff and red brick.



Plate 9: Brick chimney stack located on the north elevation (looking north).



Plate 10: Detail of central gable dormer and two-over-two pane sash window.



Plate 11: Detail of front verandah, looking south.



Plate 12: Detail of front verandah, looking south.



Plate 13: Cantilever porch overhang at rear entrance on the north elevation.



Plate 14: View of modern raised deck on the south elevation.



Plate 15: Heritage designation plaque on the north elevation of the rear tail.



Plate 16: View of the southwest corner of the living room. The front door is on the right, and main floor bedroom on the left.



Plate 17: Four-paneled original door to the main floor bedroom, with new hardware.



Plate 18: Detail of baseboards in the living room.



Plate 19: Window on the south wall of the main floor bedroom.



Plate 20: Detail of window casing in main floor bedroom.



Plate 21: Detail of door casing and corner rosette block, living room.



Plate 22: Detail of the front door and moldings.



Plate 23: Detail of window on the west wall of the living room



Plate 24: Detail showing patchwork from a former leakage problem.



Plate 25: View of the northwest corner of the living room.

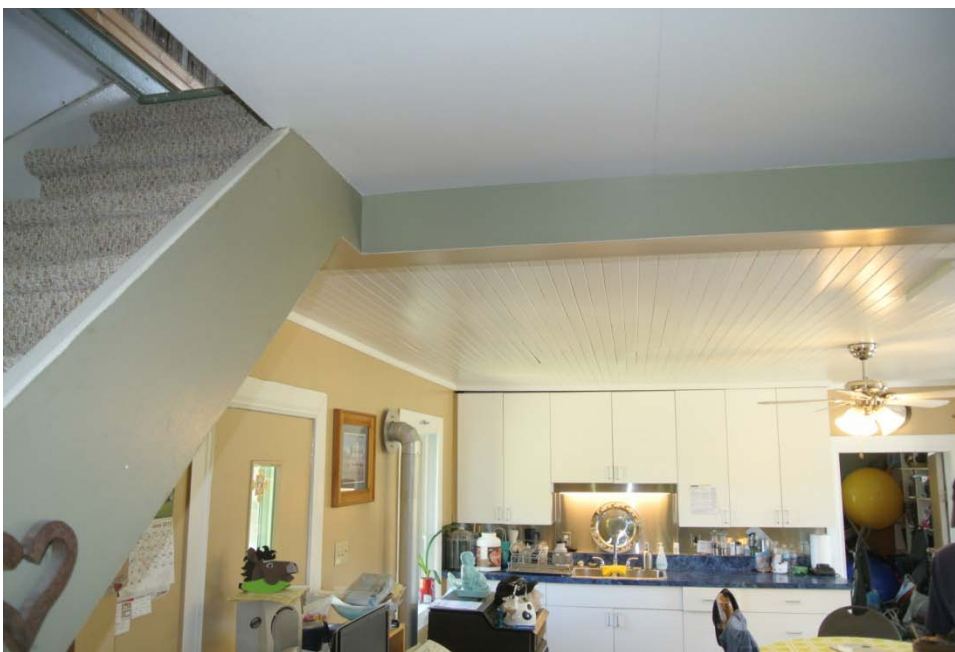


Plate 26: View to the kitchen from the front of the house. Note the narrow wooden ceiling slats.



Plate 27: Stairs leading to the second floor, looking east.



Plate 28: Detail of door casing around side entrance to the kitchen, north wall.

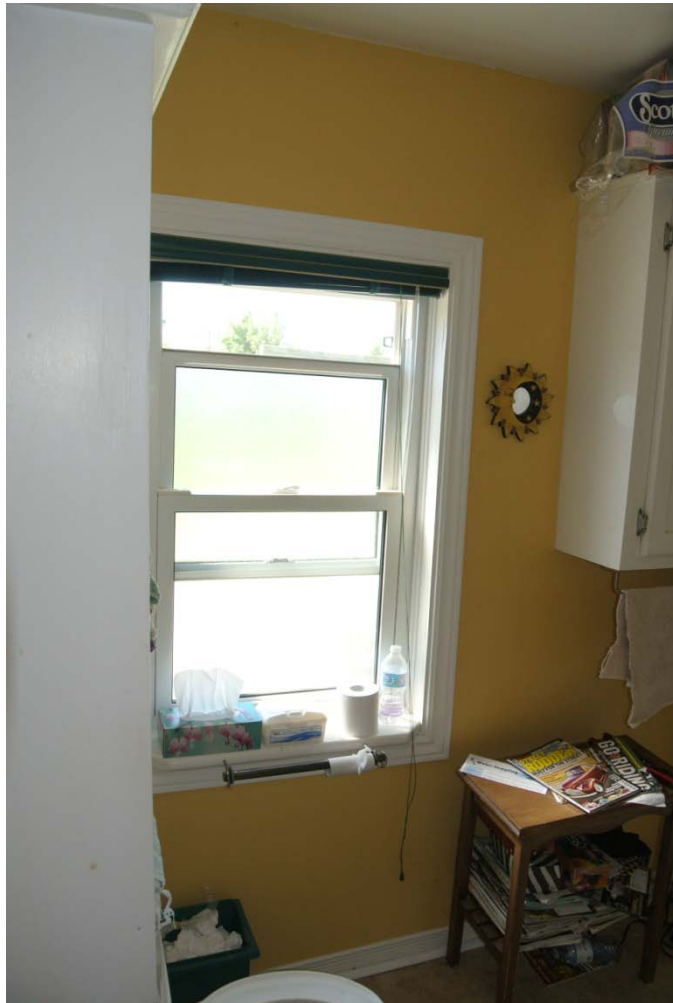


Plate 29: View of bathroom from the doorway, looking south.

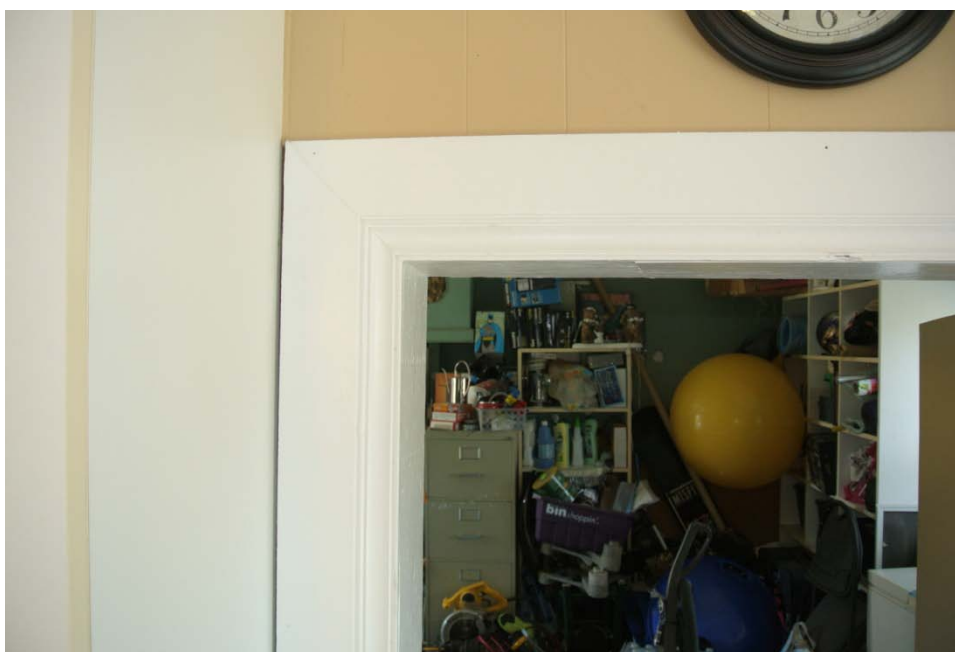


Plate 30: View of the rear mudroom from the kitchen.

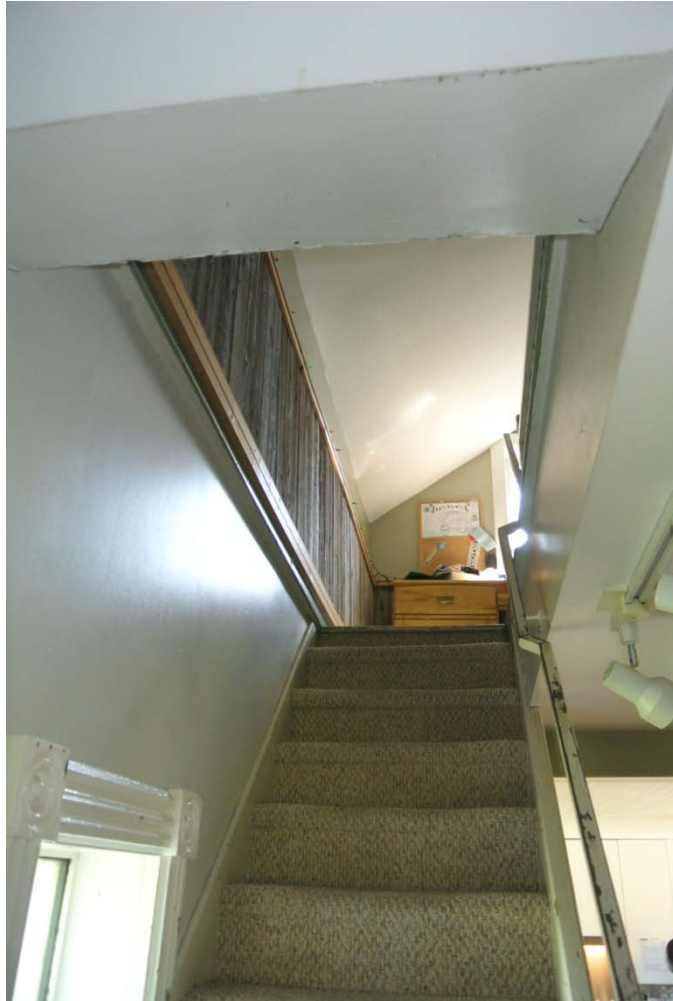


Plate 31. Looking up the stairs towards the second floor.



Plate 32: Detail of partially obstructed original window on the north wall, next to the stairs.



Plate 33: Detail of railing, floor boards, and modern paneling on the walls. Upstairs landing, above the kitchen.



Plate 34: View looking west towards three bedrooms located at front of the house.



Plate 35: Detail of wood floor boards and door casing, upstairs landing.



Plate 36: Detail of older door with modern hardware.



Plate 37: Detail of vinyl flooring in the north middle bedroom.



Plate 38: Detail of original wooden window with two-over-two pane arrangement in the north middle room, north wall.



Plate 39: Detail of molded door casing around doorway from the landing at the rear of the house to the hallway.



Plate 40: View from hallway, looking east towards the landing in the rear tail. Note doorway with modern casing to southeast bedroom.



Plate 41: Detail of floor boards and former paint colour, southeast bedroom.



Plate 42: View of the basement from the bottom of the stairs, looking southeast.



Plate 43: Detail of stone foundation walls.

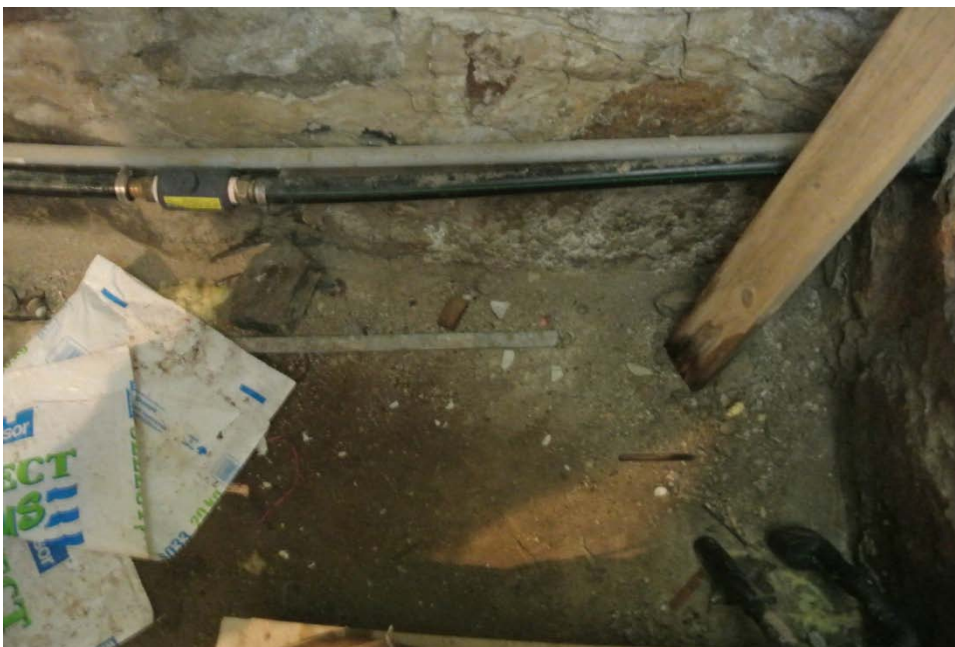


Plate 44: Detail of dirt floor, northwest corner.



Plate 45: Detail of subfloor above basement.



Plate 46: Detail of basement ceiling. Note insulation and ductwork.



Plate 47: Basement, looking south towards southwest corner.



Plate 48: Detail looking east towards northeast corner.



Plate 49: Detail of gap in the foundations on the north wall.



Plate 50: View of the two outbuildings located north of the farmhouse.



Plate 51: View of the south and east elevations of the barn.



Plate 52: View of the south elevation of the barn.



Plate 53: South and west elevations of the barn.



Plate 54: East elevation of the barn.



Plate 55: Detail of concrete foundations, west elevation. Note the incised lines in the concrete.



Plate 56: View of the lower level of the barn.



Plate 57: Detail of framing in lower level of the barn.



Plate 58: Stairs from the lower level to upper level.



Plate 59: Detail of gambrel roof framing.



Plate 60: Detail of upper floor interior.



Plate 61: South and west elevation of the workshop.



Plate 62: South elevation of the workshop.



Plate 63: View of the long gravel drive from Reesor Road, looking east.



Plate 64: View of the long gravel drive, looking west towards Reesor Road.



Plate 65: View of the Highway 407 bridge over Reesor Road.



Plate 66: View of the windbreak around the circular driveway and farmhouse, looking southeast.



Plate 67: View of the circular drive and associated windbreak, looking southwest.



Plate 68: View looking south across the back of the farmhouse. Note the trees along the horizon, along the railway alignment.



Plate 69: Trees planted to screen the highway, looking east.



Plate 70: View from the unmaintained field in the northeast corner of the property, looking west.



Plate 71: View of the farmhouse (left) and outbuildings (right) from the edge of the rail alignment, looking west.



Plate 72: View of the south elevation of the farmhouse from the edge of the rail alignment, looking north.



Plate 73: View of the southwest fields and Reesor Road beyond, looking west.



Plate 74: View looking north from the southwest corner of the property, showing relationship between the Highway 407 and the buildings on the property.

Appendix E: City of Markham Heritage Property Descriptions




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Markham Register of Property of Cultural Heritage Value or Interest

Address:	3990 14TH AVE
Original Address:	
Property Legal Description:	PLAN 65M2616 PT LT 5 65R14171 PTS 15 & 16
Historical Name:	The Sinclair Hagerman House
Heritage Conservation District:	
Ward:	8
Year Built:	1855 -
Architect Style:	Gothic Revival, Ontario Classic
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	77-89
Heritage Easement Agreement:	No

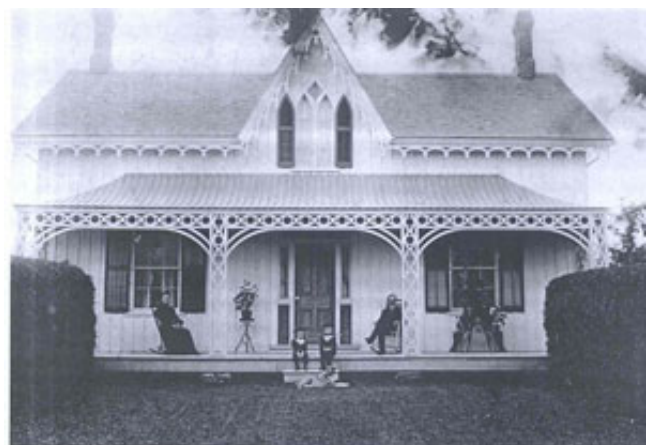
History Description

The Hagerman House on 14th avenue, between Kennedy Road and Warden Avenue, is a particularly ornate example of an Ontario farmhouse built by a leading pioneer family. Sinclair Hagerman's grandfather and father travelled with the original Berczy settlers to this area. Sinclair, known as the first druggist in Markham, also farmed the 100 acre property on which the house sits until 1892. The Hagerman House is a well preserved example of a mid 19th century architecture that has been decorated with picturesque fretwork on the eaves and a Regency-style veranda.

Contemporary Photograph



Heritage Photograph




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Markham Register of Property of Cultural Heritage Value or Interest

Address:	12 WISMER PL
Original Address:	8192 REESOR RD
Property Legal Description:	PLAN 65M2761 LOT 13
Historical Name:	The Reesor-Jarvis House
Heritage Conservation District:	
Ward:	4
Year Built:	1855 -
Architect Style:	Gothic Revival, Ontario Classic
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	2001-149
Heritage Easement Agreement:	Yes

History Description

It is believed this house was constructed about 1855 for Abraham and Martha Reesor. The Reesor family are among the most prominent of the Pennsylvania German Mennonite families who settled in Markham in 1804. Relocated from 8192 Reesor Road this Gothic Revival style farmhouse was built on an L-shaped plan having segmental arched windows and a central peak. The front and side verandahs have been recreated to their earlier form.

Contemporary Photograph



Heritage Photograph



2. Northeast corner, front portion of building.

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Markham Register of Property of Cultural Heritage Value or Interest

Address:	8303 WARDEN AVE
Original Address:	
Property Legal Description:	CON 5 PT LOT 10 RS65R11495 PART 1
Historical Name:	The Sheridan-Paterson House
Heritage Conservation District:	
Ward:	3
Year Built:	1855 -
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	2004-213
Heritage Easement Agreement:	Yes

History Description

The Sheridan-Paterson House is located on part of the west half of Lot 10, Concession 5, on land that was once part of the Berczy settlement. Lot 10 was granted by the Crown to Anna Margaretha Pingle in 1804. In 1811, the 200 acre lot passed to John Henry Pingle, who sold the west 100 acres out of the family in 1824. The east half remained in the Pingle's family ownership for most of the 19th century. The Sheridan-Paterson House is a typical example of a mid 19th century Ontario Classic Farmhouse. Its one and a half storey height, T-shaped plan and 3-bay front with a Gothic Revival centre gable are characteristic of the style. The removal of the bargeboards and kingpost from the centre gable has diminished the decorative effect of the modest house, but the other essential heritage features remain intact.

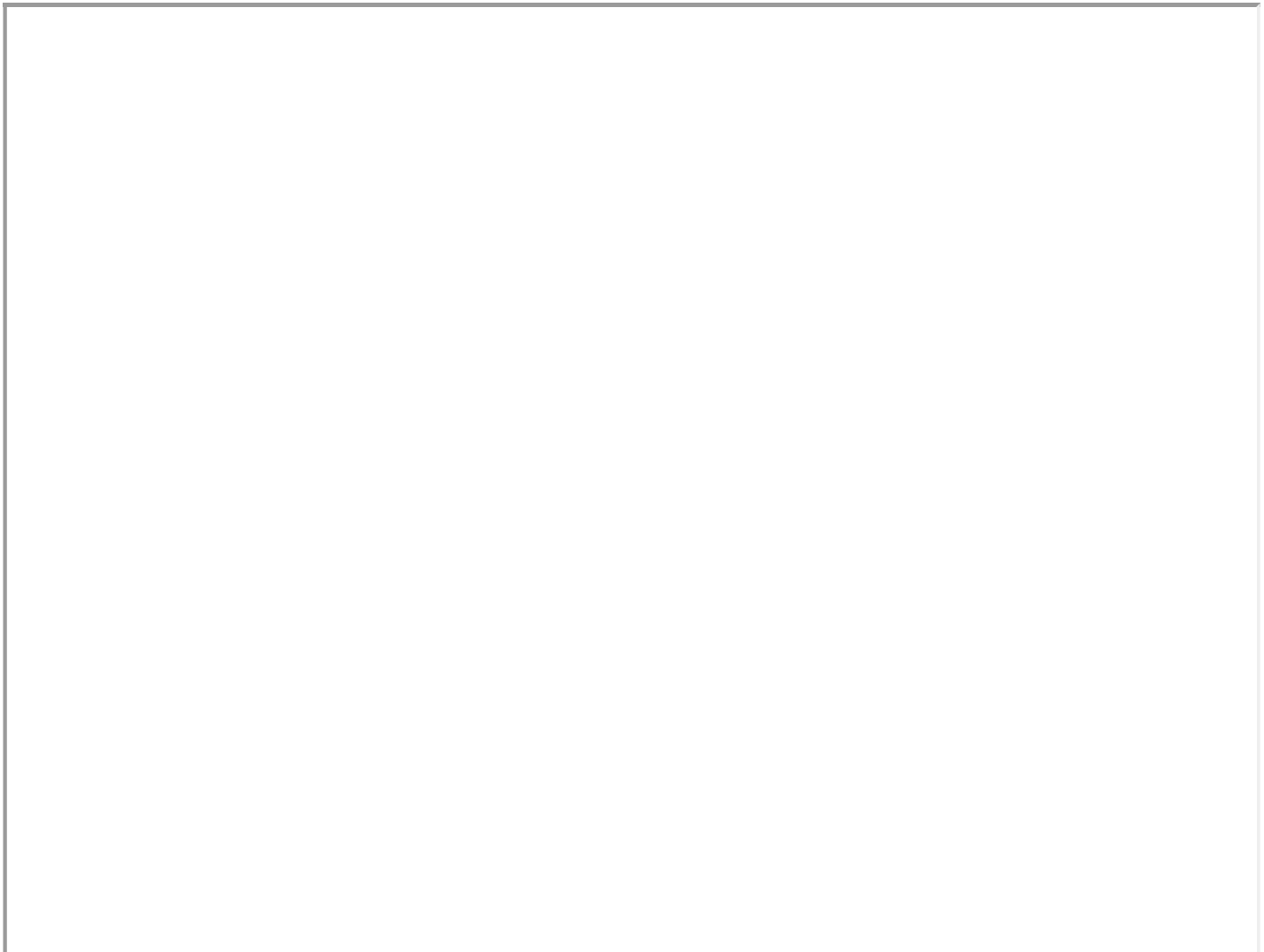
Contemporary Photograph

Heritage Photograph



Key Map

Please note that the red boundary is not indicative of the actual heritage area and is only meant to highlight the property the heritage building(s) is located at. For a complete description of the actual heritage property please refer to the Designation Bylaw found above.



[Print this page](#)[Close Window](#)

Markham Register of Property of Cultural Heritage Value or Interest

Address:	8119 REESOR RD
Original Address:	
Property Legal Description:	CON 10 PT LOT 8
Historical Name:	William Harding House
Heritage Conservation District:	
Ward:	7
Year Built:	1853 -
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	222-2000
Heritage Easement Agreement:	No

History Description

The William Harding House was built c. 1853 by John Laughlin, a farmer on the outskirts of the community of Cedar Grove. William Harding owned the property for almost 30 years and likely occupied it as a retirement home for sometime after 1893. The William Harding House is a great example of a vernacular, mid 19th century farmhouse built with the influence of the Gothic Revival Style. The main feature of the house is the front hipped roofed verandah with decorative posts. The Harding House is also a contributor to the historic rural community of Cedar Grove.

Contemporary Photograph



Heritage Photograph

No Image Available


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Markham Register of Property of Cultural Heritage Value or Interest

Address:	8042 REESOR RD
Original Address:	
Property Legal Description:	CON 9 PT LOTS 7 AND 8 RP 65R24196 PART 5
Historical Name:	The Captain Robert Reesor House
Heritage Conservation District:	
Ward:	7
Year Built:	1851 - 1875
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	2004-42
Heritage Easement Agreement:	No

History Description

The Robert Reesor House is located on the east half of Lot 8, Concession 9, which was originally Clergy Reserve. The full 200 acre lot was divided into ¼'s of 50 acre parcels. John Reesor purchased the NE ¼ in 1836 and William Johnston the W ½ acres in 1846. It was not until 1876 that the SE ¼ of 50 acres and the E ½ of the W ½, 50 acres were purchased by Robert Reesor (1842-1945) the son of Christopher Reesor and Margaret Armstrong. It appears that these 100 acres had been leased up until this time by Christopher Reesor who owned the property to the south. The Robert Reesor House, built in 1867, is a singular example of 1 ½ storey Classic Farmhouse that blends elements of Gothic Revival and Classic Revival detailing to create a picturesque vernacular architectural statement. Built by a descendent of one of the earliest families to settle and prosper in Markham Township, this farm is a reminder of the Reesors who owned vast areas of land in the east part of town. With its large Gothic window in the front gable, its refined board and batten siding, and its fine Classical Revival detailing, the Robert Reesor House is an outstanding example of the vernacular architecture of old Markham Township.

Contemporary Photograph

Heritage Photograph



No Image
Available

Key Map

Please note that the red boundary is not indicative of the actual heritage area and is only meant to highlight the property the heritage building(s) is located at. For a complete description of the actual heritage property please refer to the Designation Bylaw found above.

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Markham Register of Property of Cultural Heritage Value or Interest

Address:	16 DAVID GOHN CIR
Original Address:	248 Main Street Unionville
Property Legal Description:	PLAN 65M2761 LOT 21
Historical Name:	The Jacob Size House
Heritage Conservation District:	
Ward:	4
Year Built:	1850 -
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	11-1999
Heritage Easement Agreement:	Yes

History Description

This house is a wonderful example of a workers cottage with Gothic Revival influences. Most of the original windows and horizontal clapboard remain intact. In 1817 John Size purchased the lot at 248 Main Street Unionville upon which this house was built. After his death his widow sold ¼ of the lot to her son-in-law, Thomas Cameron. Shortly after the house was constructed it was sold to Jacob Size, a local blacksmith and carpenter.

Contemporary Photograph



Heritage Photograph



Key Map

Please note that the red boundary is not indicative of the actual heritage area and is only meant to highlight the property the heritage building(s) is located at. For a complete description of the actual heritage property please refer to the Designation Bylaw found above.

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Markham Register of Property of Cultural Heritage Value or Interest

Address:	4 ALEXANDER HUNTER PL
Original Address:	9206 Leslie Street
Property Legal Description:	PLAN 65M2761 LOT 33
Historical Name:	The Phillips-Teasdale House
Heritage Conservation District:	
Ward:	4
Year Built:	1850 -
Architect Style:	Gothic Revival
Heritage Status of Property:	Part IV (Individual)
Designation Bylaw:	2001-146
Heritage Easement Agreement:	No

History Description

Originally constructed in 1835 by Peter Phillipsen (later changed to Phillips), a member of a Berczy Settler Family, this house was remodelled to its current form in 1880 by William Teasdale. Once located on Leslie Street, this house was the last remaining dwelling in the early settlement of Leek's Corners. It is an excellent example of an early 19th century pioneer home, which was modified to its existing form in the late 19th century.

Contemporary Photograph



Heritage Photograph

No Image Available

**CULTURAL HERITAGE EVALUATION REPORT:
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**8042 REESOR ROAD
LOTS 7 AND 8, CONCESSION 9
CITY OF MARKHAM, HISTORIC TOWNSHIP OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

Prepared for:

LGL Limited
22 Fisher Street, P.O. Box 280
King City, ON L7B 1A6
Tel. 905-833-1244

ASI File: 15EA-079

July 2015 (Revised August 2015 and April 2016)



**CULTURAL HERITAGE EVALUATION REPORT:
BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES**

**8042 REESOR ROAD
LOTS 7 AND 8, CONCESSION 9
CITY OF MARKHAM, HISTORIC TOWNSHIP OF MARKHAM
YORK COUNTY**

EXECUTIVE SUMMARY

ASI was contracted by the LGL Limited to prepare a Cultural Heritage Evaluation Report of the property located at Lots 7 and 8, Concession 9 in the historic Township of Markham, Ontario. The subject property is located on the west side of Reesor Road, approximately 350 metres south of Highway 407. This CHER is part of the Highway 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be directly impacted by the proposed Donald Cousens Parkway/Reesor Road Station development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 8119 Reesor Road will be contained in a separate, stand alone report.

Based on the results of archival research, field review, and heritage evaluation, the property at 8042 Reesor Road was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Application of Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its cultural significance revolves around its historic and design-related values. Given that the subject property was determined to retain cultural heritage significance, the preservation/retention of the resource on site is recommended.

The subject cultural heritage resource located at 8042 Reesor Road is currently owned by the Ministry of Economic Development, Employment and Infrastructure/Research and Innovation (MEDEI), and is expected to be impacted by the Highway 407 Transitway from east of Kennedy Road to east of Brock Road. The Ministry of Transportation (MTO) is proposing a 18 km segment of a transitway facility along the Highway 407 corridor through York Region and Durham Region, from east of Kennedy Road in the City of Markham to east of Brock Road in the City of Pickering (407 Transitway). The 407 Transitway will include a number of stations to be determined during the Highway 407 Transitway TPAP study.

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques as part of the technically preferred route.
2. Finally, this report should be submitted to the following stakeholders for review and comment: George Duncan, Senior Heritage Planner at the City of Markham; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.



CULTURAL HERITAGE DIVISION

PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Annie Veilleux, MA Cultural Heritage Specialist Manager, Cultural Heritage Division
<i>Project Manager:</i>	Joel Konrad, PhD Cultural Heritage Specialist
<i>Cultural Heritage Specialist:</i>	Joel Konrad Lindsay Graves, MA Cultural Heritage Specialist
<i>Field Assistant:</i>	John Sleath, MA Cultural Heritage Assistant
<i>Project Administration:</i>	Carol Bella, Hon. BA Research Archaeologist Administrative Assistant
<i>Report Preparation:</i>	Joel Konrad Lindsay Graves
<i>Graphics Preparation:</i>	Blake Williams, MLitt Geomatics Specialist Joel Konrad
<i>Report Reviewer:</i>	David Robertson, Senior Archaeologist, Manager, Planning Division



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1.0 INTRODUCTION

ASI was contracted by the LGL Limited to prepare a Cultural Heritage Evaluation Report of the property located at Lots 7 and 8, Concession 9 in the historic Township of Markham, Ontario. The subject property is located on the west side of Reesor Road, approximately 350 metres south of Highway 407 (Figure 1). This CHER is part of the Highway 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be directly impacted by the proposed Donald Cousens Parkway/Reesor Road Station development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 8119 Reesor Road will be contained in a separate, stand alone report.

This research was conducted under the senior project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present report follows the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (MTC 2010). Research was completed to investigate, document, evaluate, and assess impacts to the cultural heritage resources within the study area. This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance; and
- appropriate conservation measures and intervention strategies, as based on the results of the heritage evaluation; and
- outputs of field assessment activities.

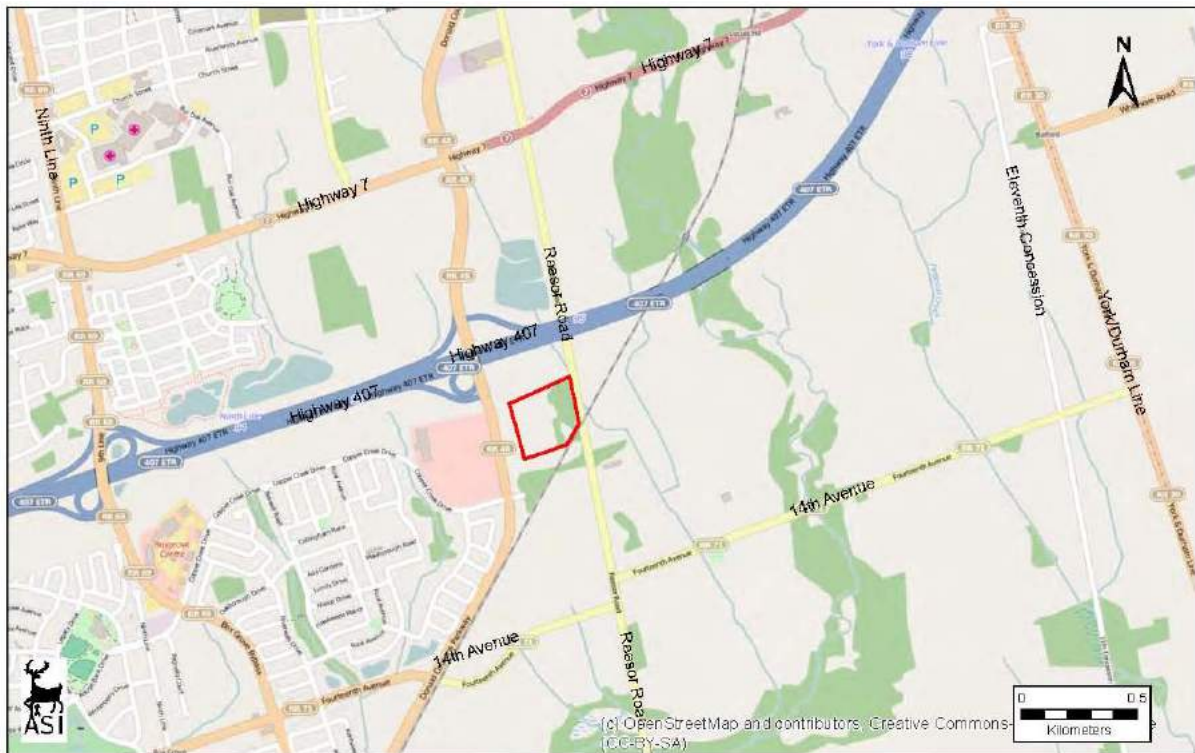


Figure 1: Location of study area in the City of Markham, Regional Municipality of York
Base Map: (c) Open Street Map contributors, Creative Commons

2.0 CONTEXT AND METHODOLOGY

2.1 Provincial Policy Framework

Pursuant to the *Environmental Assessment Act*, applicable infrastructure projects are subject to assessment so as to determine related impacts on above ground cultural heritage resources (MTO 2006).

Infrastructure projects have the potential to impact cultural heritage resources in a variety of ways. These include loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

When considering cultural heritage resources in the context of improvements to specified areas, a 40 year old threshold is used as a guiding principle when identifying cultural heritage resources. While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

The analysis used throughout the cultural heritage resource assessment process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines:

- *Environmental Assessment Act* (R.S.O. 1990, Chapter E.18)
 - *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (MCC – MOE 1992)
 - *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (MCR – MOE 1981)
- *Ontario Heritage Act* (R.S.O. 1990, Chapter O.18) and a number of guidelines and reference documents prepared by the Ministry of Tourism and Culture (MTC):
 - *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MTC 2010)
 - *Ontario Heritage Tool Kit* (MCL 2006)
- *Planning Act* (R.S.O. 1990, Chapter P.13) and the 2014 *Provincial Policy Statement*
- The Ministry of Transportation has provided a number of technical and reference documents to ensure that cultural heritage resource management is integrated into the design and construction process:
 - *Environmental Reference for Highway Design* (2006)
 - *Environmental Standards and Practices User Guide* (2006)
 - *Cultural Heritage – Built Heritage and Cultural Heritage Landscapes: Technical Requirements for Environmental Impact Study and Environmental Protection/Mitigation* (2006)
 - *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007)
 - *Ontario Heritage Bridge Guidelines for Provincially-Owned Bridges* (MTO and the MCL 2007)

2.2 Municipal Policy Framework

In addition to the Provincial Policy Framework, the City of Markham's Official Plan (2014) includes provisions for the protection and conservation of their heritage properties. The following excerpts from the City of Markham OP are applicable to this assessment:

- 4.5.3.1** **To protect and conserve** *cultural heritage resources* generally in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Venice Charter, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing *cultural heritage attributes* and features as opposed to removal or replacement will be the core principle for all conservation projects.
- 4.5.3.5** **To require**, where considered appropriate, the preparation of a *heritage impact assessment* or a *heritage conservation plan*, prepared by a qualified heritage conservation professional, for any proposed alteration, construction or development involving, adjacent to or in the immediate vicinity of a property on the *Register of Property of Cultural Heritage Value or Interest* to ensure that there will be no adverse impacts caused to the resource or its *heritage attributes*.
- 4.5.3.15** **To prevent** the demolition of properties of *significant cultural heritage resources* as listed in the *Register of Property of Cultural Heritage Value or Interest* by:
- a) encouraging the conservation, and where appropriate, the restoration of these properties; and
 - b) developing minimum standards for the maintenance of *heritage attributes* in a heritage property standards by-law.
- 4.5.3.16** **That** any proposal or permit to alter or demolish an individually designated property and any property within a *heritage conservation district* will be subject to the approval requirements of the *Ontario Heritage Act* in addition to Markham's municipal permit requirements.
- 4.5.3.17** **To require**, where a *significant cultural heritage resource* is to be unavoidably lost or demolished, the proponent to undertake, where appropriate, one or more of the following mitigation measures, at the expense of the proponent prior to demolition:
- a) documentation of the features that will be lost in the form of a photographic record and/or measured drawings;
 - b) advertising the availability of the resource for salvage or relocation;
 - c) preservation and display of components or fragments of the former resource's features or landscaping;
 - d) marking the traces of former locations, shapes and circulation lines; and
 - e) displaying graphic and textual descriptions of the site's history and former use, buildings and structures.

2.3 Cultural Heritage Glossary of Terms

The following section provides definitions and terms considered throughout the cultural heritage assessment process.



Alter	Change in any manner and includes to restore, renovate, repair or disturb (MTC 2010).
Built Heritage Resource	One or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (MTC 2010).
Cultural Heritage Landscape	A defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (<i>Provincial Policy Statement</i> , MMAH 2005).
Cultural Heritage Resource	Any resource or feature of archaeological, historical, cultural, or traditional use significance. This may include archaeological resources, built heritage or cultural heritage landscapes (MCL 2006).
Displacement	The removal by demolition and/or disruption by isolation (MTO 2007: 11)
Disruption	The introduction of physical, visual, audible or atmospheric elements that are not in keeping with the character and setting of the cultural heritage resources (MTO 2007:11).
Heritage Attributes	Physical features or elements that contribute to a property's cultural heritage value or interest and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features and its visual setting (MTC 2010).
Visual Setting	Views or vistas to or from a heritage property (MTC 2010).

2.4 Cultural Heritage Evaluation Report

Cultural Heritage Evaluation Reports are prepared for cultural heritage resources potentially affected by proposed construction during the detailed design phase. Cultural Heritage Evaluation Reports are typically required based on recommendations outlined in the Cultural Heritage Resource Assessment Report (Ministry of Transportation 2007).

The scope of a Cultural Heritage Evaluation Report (CHER) is outlined in the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007), section 5.5.2. Generally, CHERs include the following components:

- A general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;
- A description of the cultural heritage landscape and built heritage resources;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;



- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Ontario Heritage Act Regulation 9/06 provides a set of criteria, grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the potential built heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under the *Ontario Heritage Act*.

Ontario Heritage Act Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the potential heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under section 34.5 of the *Ontario Heritage Act*.

Archival research was carried out by ASI to examine the land use history of the subject site and to determine the significance of the property's design, associative, and contextual value within the context of early-mid twentieth-century trends in residential design and historical development patterns within the former Markham Township. A field review was then carried out to conduct photographic documentation and to collect on-site data necessary for establishing the site's heritage significance.

2.5 Municipal Consultation

The City of Markham is located in Regional Municipality of York, Ontario. A search of publically accessible heritage inventories, including the City of Markham's Municipal Heritage Register, the Ontario Heritage Properties Database, and the Canadian Register of Historic Places, revealed that the subject



property is designated under Part IV of the Ontario Heritage Act. Heritage planning staff at the City of Markham was consulted and the municipal files and research on this property was viewed at the town offices.¹

3.0 HISTORICAL CONTEXT AND CONSTRUCTION

3.1 Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located on Part of Lots 7 and 8, Concession 10 within the Township of Markham, Ontario. At the time of field review on 23 July 2015 the property tenanted. It is located on the west side of Reesor Road in the City of Markham and features a one-and-a-half storey frame house and a farm complex comprised of a barn, granary with multiple silos, and an outbuilding dedicated to miscellaneous work/storage.

3.2 Township Survey and Settlement

3.2.1 Markham Township

The land within Township of Markham was first settled by German families from New York State, who arrived around 1790, before the township had been surveyed. At this time, York was just a hamlet and Yonge Street did not exist, although its line had been established. As more settlers began to arrive, Governor Simcoe encouraged United Empire Loyalists to take up land alongside English immigrants who also came in increasing numbers. The Township of Markham was then partially surveyed in 1794, being the third in the county to be marked, Yonge Street became the base of the township and each concession, of which there were ten, contained 35 lots, making the Township an almost perfect square (City of Markham 2001).

Markham's many rivers and tributaries soon supported water-powered mills, and a number of historic communities were established around these sites. Such hamlets include German Mills, Almira, Buttonville, Cedar Grove and Unionville. In 1851 Smith's Canadian Gazetteer described Markham as "a considerable village, containing between eight and nine hundred inhabitants, pleasantly situated on the River Rouge. It contains two grist mills with three run of stones each, a woollen factory, oatmeal mill, barley mill and distillery, foundry, two tanneries, brewery, etc., a temperance hall, and four churches – Episcopal, Presbyterian, Congregational, and Wesleyan Methodist" (Robinson 1885: 199). By 1857, the lumber industry had managed to clear most of the township of trees and the land was then under cultivation. Improved transportation routes such as Yonge Street and increased populations led to the expansion of such villages as Markham, Thornhill and Unionville, and the establishment of more specialized industries, such as tanneries, wagon works, and furniture factories (City of Markham 2001).

The arrival of the Toronto and Nipissing Railway in 1871, with stations in Unionville and Markham, brought additional growth and prosperity to the township. The Village of Markham itself, which was

¹ Email communication on 9 April 2015 and 7 July 2015.



incorporated in 1873, had a population of 1,100 in 1891 (City of Markham 2001). Increased contact with Toronto brought about by the rail line and other transportation and communication improvements however, diminished the industrial role of the villages within the Township of Markham by the turn of the century. The township returned to its agricultural roots and relied on such industries until after World War II (City of Markham 2001).

Rapid population growth and an influx of immigrants saw the establishment of the Municipality of York by the Province of Ontario, and the incorporation of the Town of Markham in 1971. On July 1, 2012 the Town of Markham was re-designated as the City of Markham (CBC News 2012).

3.3 Land Use History

The following land use history is based on a combination of land registry records, historic mapping, census records, assessment rolls, and local history resources where available. For ease of description, this section has been divided into time periods that correspond to property ownership. Historically, the study area is located on the east part of Lots 7 and 8, Concession 9, Township of Markham, York County. However, the subject farmstead is physically located on Lot 8, Concession 9 East. Ownership of the farm remained within the same family for several generations, until it was purchased by the Ontario Realty Corporation in the 1970s.

3.3.1 Patent - 1889

Lot 8, Concession 9 in the Township of Markham was originally a Clergy Reserve. In 1836, John Reesor Sr. received 50 acres in the west half, while William Johnston received 50 acres in the east half. John sold the 50 acre lot to his youngest son, Benjamin G. Reesor in 1863. In 1876, the remaining 100 acres were acquired by Robert Reesor (1842-1945). This final land patent was described as the “south half of the east half and the east half of the west half” and cost \$842. Robert took out a number of mortgages: \$3000 in 1881, \$4000 in 1886, and \$8836 in 1887. In 1889, Robert Reesor transferred the property to his wife, Sarah Jane Reesor.

The *Designation Report for the Captain Robert Reesor House at 8042 Reesor Road*, prepared by City of Markham heritage staff, clarifies that the property acquired by Robert Reesor in 1876 had formerly been leased from the Clergy Reserve by Robert’s father, Christopher Reesor. Christopher Reesor (1786 – 1846), and later his widowed wife Margaret (1811 – 1906), owned and occupied the farm to the south of the subject property, as well as other lands in the area. This is supported by several primary sources including township directories, historic maps, census records and assessment rolls.

Historical maps of the Township of Markham from this period include the George McPhillip’s 1853-1854, and George Tremaine’s 1860s map, as well as the York County Atlas map (1878) (Figures 3 – 4). The 1853-54 map depicts John Reesor Senior in the west 50 acres, William Johnston in the northeast 50 acres, and the Widow Reesor in the remaining 100 acres. The Widow Reesor is Christopher Reesor’s wife Margaret (nee Armstrong), and mother of Captain Robert Reesor. The 1860 map depicts Benjamin G. Reesor and a farmhouse on the west half, William Johnston in the northeast corner, and Widow Reesor in the remainder of the lot. The 1878 Atlas depicts J. McCreight and a farmhouse in the former Benjamin Reesor property, the Johnston Estate and a farmhouse in the northeast corner, and Robert Reesor as occupying the middle of the lot and southeast corner, where there is a farmhouse shown fronting on to Reesor Road.



Schedules 1 and 2 of the 1851 Census Returns (District 3, Schedule 2, Line 22) record Margaret Reesor, a 37 year old widow, and William Johnston as the owners of Lot 8, Concession 9. Margaret also owned Lot 7, Concession 9, and other archival sources reveal that the Reesor house was located on Lot 7 rather than the subject property. Margaret lived in a one-and-a-half storey frame house with her four children between the ages of 7 and 15: Maria, Elizabeth, Robert and David.

The 1853 Assessment Rolls indicates that John G. Reesor Senior was farming 50 acres in the east part of Lot 8 Concession 9, as well as 98 acres in the east part of Lot 10, Concession 9. Other farmers recorded in Lot 8, Concession 9 include William Johnson, and Joseph Tran, age 23. Tran is also listed as a householder with a house on Lot 7, Concession 9, and 275 acres in total on Lots 6, 7 and 8, Concession 9.

The 1861 Assessment Rolls record that Benjamin G. Reesor, 24, was farming 50 acres in Lot 8 Concession 9 W. The east part of the lot was farmed by William Johnson, 61, and Joseph Tran, 29. Similar to the 1853 records, Tran owned 275 acres across several lots. His lands were valued as follows: 100 acres, Lot 7 in Concession 9, \$2100; 12 acres, Lot 6 in Concession 9, \$280; 100 acres in Lot 8 in Concession 9, \$2400; and 50 acres in Lot 7, Concession 9, \$1200.

The 1861 Census Returns (Enumeration District 15, p. 155) record that Joseph Tran, 29 and Margaret Tran (formerly Reesor), 40, lived with her children Robert Reesor, 18, and David Reesor, 16, labourers. This household inhabited a one-storey frame house built in 1826. This information confirms the data provided in the 1853 and 1861 Assessment Rolls, suggesting that Joseph assumed head of the household on the former Christopher Reesor estate. However, it is noted that Margaret's 1906 tombstone records her as a Reesor, wife of Christopher. Further, the 1891 census records that Margaret and Joseph Tran were living within her son David's household in Lot 7, Concession 9. However, they are not indicated as being married in these records, and her last name is recorded as Reesor. It is possible that the census enumerator and tax collector mistakenly recorded Joseph and Margaret as being married.

The 1871 Census Returns (Division 5, Page 74, Line 12) record that Robert Reesor, a 28 year old farmer, was head of his own household which included Elizabeth, a 31 year old widower, and her son, 10 year old Robert Milroy. Elizabeth is likely Robert's older sister, as indicated in the 1851 census. Schedules 3, 4 and 5 confirm that Robert farmed 125 acres of farmland and owned one dwelling house, five barns, four carriages/sleighs, two cars/wagons, and a number of farming implements. Of the 125 acres, 110 acres were improved with 15 acres in pasture and three acres in orchard/garden. He was also raising a variety of livestock, including: six horses, seven cows, nine other horned cattle, 15 sheep and 23 pigs.

The 1881 Census Returns (Division 1, Page 28) list Robert Reesor as a 37 year old unmarried farmer. Also in his household were his widowed sister Elizabeth Milroy and her son Robert Milroy, now 20 years old. Given that Robert Reesor was known to have been travelling out west during this time, the Milroy's are understood to have been tenants living in his house and farming the land.

The Assessment Rolls for 1871 and 1881 both record Robert Reesor, farmer, as owner of the subject farm in the east part of Lot 8, Concession 9 East. His lands in 1871 and 1881 included: 50 acres in Lot 7, Concession 9 at \$2400; 25 acres in the west part of Lot 8, Concession 9 at \$1350; and another 50 acres in the east part of Lot, Concession 9 at \$2400. The final property is where he built his homestead, reportedly in 1867. His farm at this time had five cattle, 12 sheep, and six horses. Interestingly, his livestock count was much higher in 1871, with 11 cattle, 15 sheep, one pig, and six horses. It was also noted that Robert's brother, David, lived next door in the east part of Lot 7, Concession 9, in the original Christopher Reesor homestead.



A review of the Marriages Database at the Ontario Archives revealed that Robert Reesor, 44, married Sarah Jane Barr, 30, of Brantford, on June 5, 1889.

Directories for this period serve to corroborate the information provided above. The directories indicate that the following people owned/occupied Lot 8, Concession 9 in the nineteenth century: Sylvester Boyce in 1837; Thomas Graham and Christopher Reesor in 1846-47; Christopher, Margaret and J. Reesor in 1850-51; John Curtain, William Johnson and Alfred Martin in 1866; William Johnson in 1871; and, Andrew, John and Thomas McCreight (tenants) and Robert Reesor, in 1892. It is noted that Robert Reesor is not listed in the 1871 directory; however, given that he was in the military at that time while his widowed sister and nephew lived on the property, it is possible that the farm was simply overlooked.

3.3.2 1889 - 1950

Sarah Jane Reesor and Captain Robert Reesor occupied the subject farm until their deaths in 1946 and 1945, respectively. During this time, Sarah Jane acquired a number of mortgages: \$4000 in 1892; \$4400 in 1905; and \$4500 in 1932. Upon their deaths, their three children served as co-executors of the estate: Robert E. Reesor, Mary G. Birmingham, and Helen K. Thompson. In 1958, the property was sold to Frank Ashmore Reesor and Dorothy Maria Cowan.

The 1891 Census Returns (Division 1, Page 38) record that Robert Reesor, 40 [sic, 48], lived with his 32 year old wife, Sarah Jane Barr, their one year old daughter, Mary, and his sister-in-law Minnie Barr, a 24 year old musician. The family lived in a one-and-a-half storey frame house with thirteen rooms.

The 1901 Census Returns (Division B-9, Page 3, Line 45) record that Robert Reesor, 58, lived with Sarah J. Reesor, 43, Gladys M. Reesor, 10, Robert E Reesor, 9, and Helen K. Reesor, 4. Schedule 2 confirms that the Robert Reesor family owned and lived on Lots 7 and 8, Concession 9, in a frame house on 125 acres of land. Schedule 2 further records that there were two dwelling houses and four barns on this farm in 1901. The reference to a second dwelling may be referring to the original Christopher Reesor dwelling, located on Lot 7.

The 1911 Census Returns (District 10, Page 3, Line 8) record that Robert Reesor, 68, lived with his wife, Sarah, and remaining unmarried daughter, Helen.

Assessment rolls for this period were also reviewed. They confirm that Robert Reesor continued to own four properties in the area. His farmstead on Lot 8, Concession 9 was valued at \$3700 in 1891, \$5800 in 1921, and \$6100 in 1931. In 1891, Robert Reesor owned 50 cattle, 7 hogs and 6 horses.

The topographic maps dating to 1917 and 1930 were viewed during background research collection (Figures 5 and 6). Both maps show the frame house belonging to Captain Robert Reesor located to the north of the Canadian Pacific Railroad alignment and west of Reesor Road (10th Line). Aerial photography from 1954 and topographic mapping from 1994 (Figure 7) indicates little change in the property and surrounding area over the twentieth century. No other features are shown on the property on these two maps, with the exception of the railroad and a wooded area to the south of the farmhouse.

3.3.3 1950 - Present

Ashmore (1932 -) and Maria Reesor sold the property to the Province of Ontario in 1974, as part of the proposed Airport Lands project. The Reesor's continue to live on the subject property as tenants.



3.3.4 Land Use History Summary

The subject farm at 8042 Reesor Road was originally part of a Clergy Reserve and leased to Christopher Reesor, a member of the Reesor family that settled in the east part of Markham Township in the early 1800s. In the 1820s, Christopher Reesor (son of Abraham and Anna Reesor, and grandson of Christian and Fanny Reesor) built his homestead on Lot 7 Concession 9, located directly south of the study area. Christopher, and later his widow Margaret, farmed approximately 275 acres in the vicinity during the early and mid- nineteenth century. In 1867, his son, Captain Robert Reesor, built a white frame house on the family estate on Lot 8, Concession 9 East. He purchased the property from the Crown a decade later, in 1876. His younger brother, David Reesor, would later assume ownership and operations of the family farm on Lot 7.

The 1867 construction date of the Captain Robert Reesor House is first mentioned in the 1950 family genealogy book: *The Reesor Family in Canada. A Trail through the Centuries*. This exact date is not substantiated by any primary sources, although census records demonstrate that a house was established on Lot 8 Concession 9 between 1861 and 1871.

Additional information about Captain Robert Reesor was obtained from his obituary (Newmarket Era and Express, 25 Jan 1945) and a short biography included in *The Reesor Family in Canada. A Trail through the Centuries* (Reesor Family Reunion Genealogical Committee 1950:134). According to these sources, Robert Reesor was born in 1842 in Cedar Grove, Markham Twp, and died in 1945 in Cedar Grove. He was a sergeant in the Markham 12th York Rangers until being commissioned in 1871. He received military training in 1871-1872 at Toronto and Kingston Military Schools and was promoted to the rank of Captain in the 12th York Rangers. He was called for duty towards the end of the Fenian Raids (1866 – 1871). He retired from the military in 1882.

In the early 1880s, prior to the building of the Canadian Pacific Railroad, he and his brother David acquired large amounts of land in southern Manitoba, near the present town of Pilot Mound. They imported thoroughbred livestock from Britain, driving them overland from the steamship dock at Pembina, North Dakota on the Red River. While out west, Captain Robert Reesor became Warden of Louise County in southern Manitoba, organized the first Agricultural Fair in the Pilot Mound area, became a director of the Emerson and Turtle Mountain Railroad, and served as Justice of the Peace. He returned to his family farm and white frame house in the late 1880s, married Sarah Jane Barr in 1889, and went on to raise a family on the farm he had established a few decades earlier. During these years he became involved in the agricultural affairs of the community, serving as President of the Markham Agricultural Society and supporting agricultural projects. It is interesting to note that remnants of his cattle driving days out west can be seen in the 1891 Census Returns, where he is recorded as owning a herd of 50 cattle. Captain Robert Reesor (Figure 2) and Sarah Jane lived on the subject farm until their passing in 1945 and 1946, respectively.





Figure 2: Captain Robert Reesor.
Source: Reesor Family Reunion
Geneological Committee 1950: 133)

Robert and Sarah Jane Reesor's children sold the subject property to Frank 'Ashmore' Reesor and his wife in 1958. According to genealogical records, Frank Ashmore Reesor is not directly related to Captain Robert Reesor. However, they are both descendants of Christian Reesor (1747 – 1806) of Franklin County, Pennsylvania, and Fanny Reiff, who settled in Markham Township in 1806. Christian and Fanny had six children, two daughters and four sons. Frank Ashmore Reesor descended from Christian Reesor's second son, John Reesor (1784 – 1874), while Captain Robert Reesor descended from Christian Reesor's third son, Abraham Reesor (1790 – 1831) (Reesor Family Reunion Genealogy Committee 1950).

The Reesor's are retired farmers and continue to occupy the 8042 Reesor Road as tenants to the Ontario Realty Corporation, now Infrastructure Ontario, who purchased the lands in 1974.

Unfortunately, no historical photographs of the house could be located while completing archival research at the York Region Land Registry, Archives of Ontario, Markham Museum and Archives, and the City of Markham.

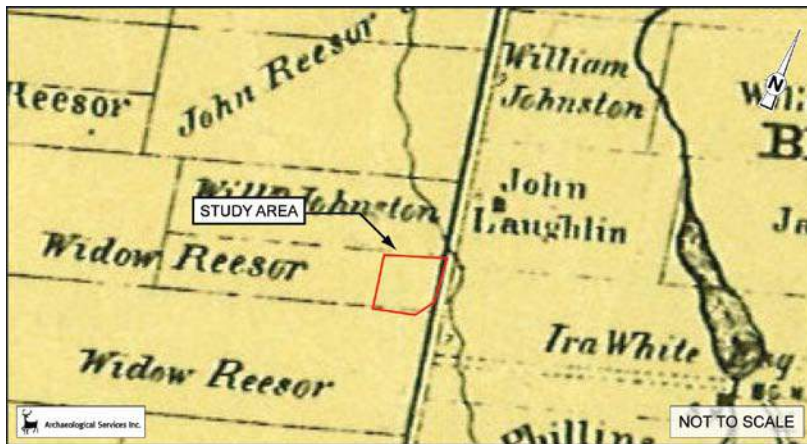


Figure 3: Study area located on 1860 mapping
Base Map: *Tremain's Map of the County of York, 1877*



Figure 4: Study area located on 1878 mapping
Base Map: *Historical Atlas of the County of York, 1878*

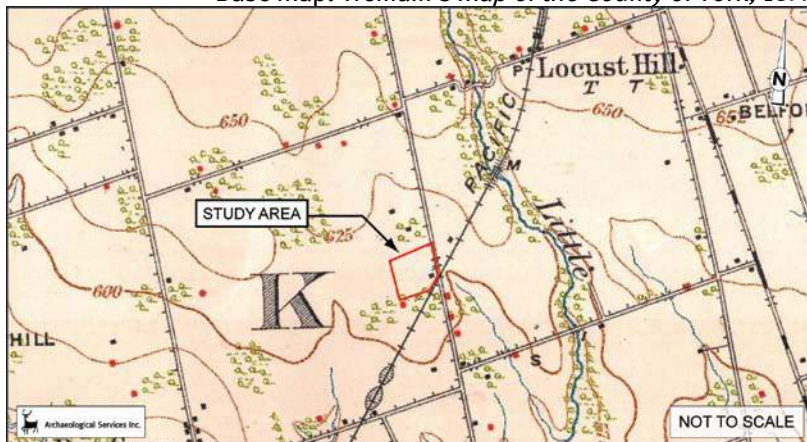


Figure 5: Study area located on 1917 mapping
Base Map: NTS 30 M/15



Figure 6: Study area located on 1917 mapping
Base Map: NTS 30 M/15



Figure 7: Study area located on 1954 photography.
Base Map: *Hunting Survey Corporation Limited*

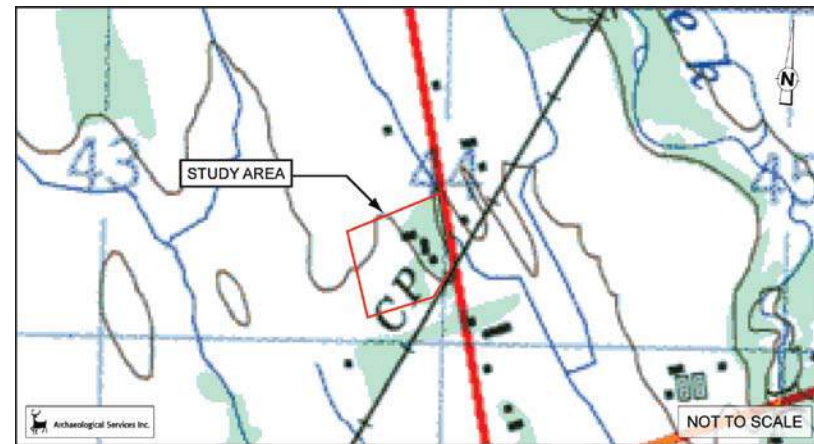


Figure 8: Study area located on 1994 mapping.
Base Map: NTS 30 M/15

4.0 EXISTING CONDITIONS

A field review was undertaken by Joel Konrad, Cultural Heritage Specialist, ASI and John Sleath, Cultural Heritage Assistant, ASI on 25 June 2015 to conduct photographic documentation of the property and to collect data relevant for completing a heritage evaluation. Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the built and landscape features within the study area. Outputs of field assessment activities can be found in Appendices A, B, and C while photographic documentation is presented in Appendix D.

The subject property at 8042 Reesor Road in the City of Markham is located on the west side of Reesor Road. The property is bounded by vacant land to the north, commercial development to the west, the original Ontario and Quebec Railway alignment, currently maintained by the Canadian Pacific Railway (CPR), to the south, and Reesor Road to the east. The subject property is currently used as a residential/agricultural property and contains an Ontario gothic residence built in 1867 with fieldstone foundations, gabled roof with single, central dormer, and board-and-batten siding. In addition, the property features multiple outbuildings, including a barn, multiple granary silos, work areas, pasture, and smaller outbuildings (Figure 10). The following provides a description of the subject property and is organized to respond to the scope of site research and analysis provided in the MTO's *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (MTO 2007).

4.1 Architectural Features

4.1.1 Residence: Exterior Description

The residence consists of a one-and-a-half storey, T-shaped structure with board-and-batten on the front structure and clapboard siding on the tail, fieldstone foundations, and a gabled roof with central dormer. A rectangular, single-storey addition clad in fieldstone and linoleum siding extends from the west elevation of the original structure. The addition rests on cinderblock foundations (Plates 1-4).

A single doorway with original transom and side lights is present on the east elevation of the house. A cinderblock deck with metal and corrugated plastic awning surrounds the entryway (Plate 5). Two modern six-over-six windows with metal muntins are located on either side of the entryway, just beyond the awning. The fenestration maintains single shutters and corniced lintel, though it appears that the casement has been replaced with vinyl (Plate 6). A steep-pitched, on centre dormer with wood soffit and fascia is located above the entry (Plates 7 and 8). A gothic, shuttered window with wood casement is situated within the dormer (Plate 9). The original structure's stone foundations are clearly visible on the east elevation (Plate 10).

The south elevation of the original structure features four modern six-over-six windows and shutters located on the east, side-gable portion of the residence (Plate 11). A television antenna extends the height of the house and a brick chimney, likely replaced, is located where the tail and primary structure meet (Plates 12 and 13). One original, restored four-over-four window with sill is located on the tail of the original structure (Plate 14), though all other windows on this elevation are replaced. Guttering is visible on the eaves of the tail section, with a pipe running from the roof to the ground. The roof of the tail is irregular, with the east portion comprising a shallow-pitched front gable and the west portion featuring a medium pitched front gable (Plate 15). Like the east elevation of the front structure, the fascia and soffits are wood and in good condition (Plate 16). The single-storey addition extends from the west elevation of the tail and exhibits primarily fieldstone cladding, though the westernmost portion is clad in vinyl siding.



An entryway with modern, paneled door at the eastern end of the addition leads to a rectangular, raised wood deck with railings and stairs to grade (Plate 17). A second entryway with sliding glass door leads to a square deck with railings and no stairs to grade (Plate 18).

The south elevation of the tail features a small, early or original four-pane window located on the second floor within the gable-end (Plate 19). The modern addition features a three-pane, modern window located on centre, a 'Dutch Gable' roof end, and a rectangular stone chimney (Plate 20).

The north elevation of the single-storey modern addition features a horizontal, modern window and entryway with metal storm door and modern paneled door (Plate 21). The tail of the original structure features a single dormer with an original or early window (Plate 22). A veranda with shed roof stretches the length of the tail and features wood decking and an entryway with metal storm and wood-paneled doors flanked by two modern nine-over-nine sash windows (Plate 23). The south elevation of the front portion of the original structure features four six-over-six, early or original sash windows (Plate 24).

The house exterior features the following elements that exhibit the original form or materials, or retain direct associations with vernacular architecture typical of an Ontario gothic revival farmhouse and which include but may not be limited to:

- Fieldstone foundations;
- One-and-a-half storey scale;
- Classical door surround on the façade, with associated wood trim, sidelights, and transom lights;
- Board-and-batten cladding;
- Original gable roofline with wood soffits, fascia, and associated mouldings;
- Brick chimney;
- Original fenestration and sash windows with associated wood trim; and
- Original points of egress.

4.1.2 Residence: Interior Description

Access to the interior of the house for documentation purposes was limited due to the tenancy of the property. However, representative photographs of doors, baseboards, flooring, window casings and door casings were taken. Investigations to determine the original material fabric was also restricted given that the house is occupied. For example, it was not feasible to lift up the carpet on the main floor to determine if the original wooden boards were underneath.

The interior of the original structure consists of a main floor, second floor, and basement. The main floor features a large hallway access from the primary means of egress located on the east elevation of the original structure, facing Reesor Road. This original doorway retains its transom and lights, though it is likely that the glass has been replaced (Plate 25), and original paneled door. The hallway features a stairway to the second floor that retains decorative moulding on the stringers, carpeted treads, and wood railing in a good state of repair (Plates 26-28). Two large rooms are located on the north and south of the hallway with two entry points for each room located at the east and west of the hallway. Both rooms feature original moulding, doors with hardware at both entries (Plates 29-31), wainscoting painted white (Plate 32), and stuccoed ceiling. Both rooms are presently carpeted though investigations in the basement reveal that both rooms retain part or all of their original pine flooring (Plate 33).



The tail of the original structure features a kitchen with replaced cupboards, vinyl flooring, and wood paneling on the west wall (Plate 34). To the west of the kitchen is a small bathroom and laundry room with early paneled door with window leading to the exterior. The doorway leading to the modern addition retains a narrow strip of original framework indicating the terminus of the original structure (Plate 35). The modern addition consists of three rooms. The first is a hallway with a modern paneled door leading to the exterior on the north side and access to the basement via a modern staircase. The second room features modern windows, modern wood flooring, and a large stone fireplace located at the west side of the room (Plate 36). The fireplace can also be accessed by the third, westernmost room in the modern addition, which retains modern windows and wood paneling on the ceiling (Plate 37).

The second floor of the structure features a central hallway with vinyl flooring, stair railing, and stucco ceiling. A large, arched window dominates the hallway and retains original hardware, wood muntins, and wood casement (Plates 38-40). Four bedrooms, two on the north and two on the south of the front of the original structure, are accessed from original doorways along the hallway. All doorways retain the original doors and hardware (Plates 41-43) and moulding (Plate 44). In addition, each room retains original baseboards (Plate 45). The gabled roof is pronounced in all rooms, defining the contour of the ceilings (Plate 46). The tail of the original structure retains a hallway with two modern bathrooms with modern fixtures and vinyl flooring on the north and south. To the west of the bathrooms the hallway opens onto an open room with vinyl flooring. A stair railing is located around a stairway on the west wall of the tail, though the stairs terminate at the first floor of the tail (Plates 47 and 48). The room retains four original windows: one two-over-two sash window on the north and south sides of the room (Plates 49 and 50) and two four-pane windows on the west wall (Plate 51).

The basement is comprised of two primary rooms. The first is located under the original structure and is comprised of fieldstone foundations and poured concrete floors (Plates 52 and 53). Log posts support hewn beams which provide a frame for milled joists (Plates 54 and 55). Original pine floorboards placed upon the joists visible throughout the original structure (Plate 56). The room also houses the furnace, water heater, and sump pump. The second room is located under the addition and is comprised of concrete block foundations, modern cut beams and joists, and poured concrete floor (Plate 57).

The house interior features notable heritage elements, which include:

- Original door moulding on the first and second floor of the original structure;
- Original doors and hardware;
- Original baseboards;
- Pine flooring beneath carpeting on the first floor, as visible from the basement;
- Original hewn beams and joists; and
- Stone foundations.

4.2 Outbuilding Description

The study area retains 12 outbuildings including nine silos, two sheds, and one barn. The barn is located at the north of the agricultural complex and is comprised of three discrete structures. The first is a centrally located gambrel barn structure, painted green, with metal roof and barn-board cladding (Plate 58). The barn appears to retain portions of its original fieldstone foundations, however concrete paving covers the fieldstone on all visible elevations. To the east is a single-storey, modern gable-roofed accretion with metal roof and corrugated metal siding, painted green (Plate 59). To the west of the central



barn is a shed-roof addition. All of the structures comprising the barn are frame, though the massing is varied. Unfortunately, the barn could not be accessed as it was occupied by livestock.

A collection of silos and a shed to the south of the barn structure make up a former granary complex consisting of nine silos and a shed (Plates 60 and 61). The silos vary in size from approximately four metres to 18 metres in height, with the tallest a stave silo [Silo 1] located between the residence and the barn structure (Plate 62). While the stave silo is constructed out of small, precast concrete blocks, the other silos are corrugated steel. A frame shed with corrugated steel cladding and monitored roof [Outbuilding 1] is located on the southern side of the granary. This building housed agricultural equipment likely used in grain production (Plates 63 and 64).

The final outbuilding [Outbuilding 2] consists of a mid-twentieth century, L-shaped gable and shed roofed structure located to the north of the residence, to the east of the granary, and to the southeast of the barn (Plate 65). The building does not retain any recognizable architectural style, though it does represent a typical mid-twentieth century, mixed-use work building located on agricultural properties in Ontario.

Notable outbuildings associated with this property include but may not be limited to:

- Expanded late-nineteenth/early twentieth century barn with partial fieldstone foundations;
- Mid-twentieth century granary with corrugated metal silos; and
- Early twentieth-century stave silo.

4.3 Context and Landscape Features

The study area is located on Reesor Road in the City of Markham, in a generally flat area consisting of rural and agricultural properties on the eastern edge of recent development to the west of Donald Cousens Parkway. The study area is directly bounded by the CPR line to the south, open field and woodlot to the west, fields to the north, and Reesor Road to the east (Plates 66-69). The property retains numerous agricultural features, including a granary consisting of multiple silos, barn structures, and representative nineteenth-century, frame Ontario gothic farmhouse.

The property is accessed through a paved driveway extending west from Reesor Road and terminating in a gravel lane and work area at the nexus of Outbuilding 2, the granary, and the barn structure (Plate 70). The primary work area is graveled and extends from the laneway north to a fenced barn yard still used for housing and feeding cattle (Plate 71). To the east of the barnyard, a circulation route passed through a gated fence into a small pasture enclosed by a mixed post-and-wire/post-and-beam fence (Plate 72). A second, gravel laneway extends generally west from the paved driveway, passing to the south of the granary and to the north of woodlot and overgrown, grassy areas on the north and south (Plate 73).

The residence is located to the south of the paved driveway, set back approximately 40 metres west of Reesor Road (Plates 74 and 75). A maintained lawn with mixture of mature deciduous and coniferous plantings extends from the road to the residence. This landscape configuration continues to the south of the residence, bounded at the southern terminus of the property by dense vegetation and post-and-wire fencing creating a physical boundary with the CPR corridor (Plate 76). To the west of the residence, the lawn extends to a woodlot marking the western boundary of the living area associated with the farmhouse (Plate 77).

Notable landscape features associated with this property include but may not be limited to:



- Historic and physical relationship with historic Reesor Road roadscape;
- Relationship with CPR line along the southern border of the property; and
- Spatial and visual association with neighbouring historic fields and residences.



Figure 9: Site Plan

5.0 HERITAGE EVALUATION OF 8042 REESOR ROAD

5.1 Comparative Context of Residential Development in Markham

The following section contextualizes the property at 8042 Reesor Road by providing a comparative analysis of other properties in the region. As this property was formerly located in the Township of Markham, the City of Markham Register of Property of Cultural Heritage Value or Interest was utilized to situate the property within its regional context. This register contains properties both designated under the *Ontario Heritage Act* and listed by the City of Markham as properties of heritage value and interest. At the time of writing there were 1278 properties on the register so selection criteria were necessary. Only properties meeting the following criteria were selected from the register for comparative analysis:

- Described as Gothic Revival in the Register
- 1 1/2 Storey Massing
- Frame Construction
- Residential
- T-Shaped Footprint
- Constructed Between 1850-1880

Excluding the subject house, six properties met the above criteria and thus form the sample used for comparative analysis.

According to the Designation Report prepared for the City of Markham by Michael Seaman, Marie Jones, and George Duncan, the residence located at 8042 Reesor Road is a “singular example” of a one-and-a-half storey Ontario farmhouse that combines elements of Classic and Gothic Revival. The frame house retains board-and-baton cladding and a T-shape, a popular footprint for the Ontario Gothic Revival cottage. One of the most popular rural styles of the mid- to late-nineteenth century, the Ontario Gothic farmhouse possessed “an undeniable country charm,” with the gable over the front door making the style “quintessentially and uniquely Ontario” (Cruikshank 2000: 159). The 1865 edition of *Canadian Farmer Magazine* describes this architectural type as a cheap alternative to more expensive styles, stating that:

It is rather by attention to the aggregate of inexpensive details than by large outlay of one particular object that the comfort and attractiveness of a county house are secured. We are persuaded that a little more regard for what many consider trifles unworthy of notice, would yield a large return of real enjoyment and satisfaction” (Ontario Architecture)

This “Cheap Farm House” typically featured a centre hall plan and, according to *Canadian Farmer*, was to be covered in board-and-batten siding that should not be painted (Figure 10). The estimate cost for the house, the magazine stated, was to be between \$600.00 and \$800.00. Figures 11 and 12 contextualize the growth and evolution of this style in Ontario (McIlwraith 1999: 105-120).



Figure 10: Variations in the storey-and-a-half house

Source: McIlwraith, *Looking for Old Ontario*: 123

The farmhouse at 8042 Reesor Road was evaluated against six properties on the City of Markham Register of Property of Cultural Heritage Value or Interest that contained one-and-a-half-storey, frame Ontario Gothic farmhouses with T-shaped footprint purportedly built between 1850 and 1880. These include: 4 Alexander Hunter Place; 16 David Gohn Circle; 8119 Reesor Road; 8303 Warden Ave; 12 Wismer Place; and 3990 14th Ave. The full profiles of these properties can be found in Appendix E.

Of the buildings considered, all feature the characteristic central gable, though the steep pitch of the subject property's gable is reflected only in the houses at 4 Alexander Hunter Place, 16 David Gohn Circle, and 12 Wismer Place. While many of the houses reviewed appear to retain the front verandas, an older photograph for 12 Wismer Place demonstrates that these could have been added at a later date. Only 3990 14th Avenue appears to have preserved, as opposed to reproduced, its verandah and ornate fretwork. Like the subject property, five properties retain an arched window within the gable. However, only two houses (8303 Warden Avenue, and 3990 14th Avenue) retain shutters, as the subject residence does. While all of the residences appear to have original windows, many, including the subject property, might retain modern windows with metal muntins. However, the subject residence appears to be the only one that exhibits Classic Revival lintels above the first-floor windows on the front elevation.

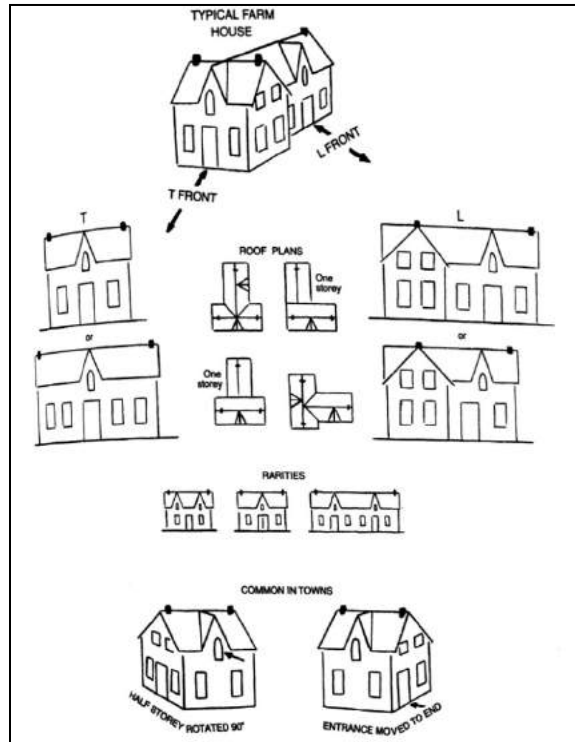


Figure 11: Variations in the storey-and-a-half house
 Source: McIlwraith, *Looking for Old Ontario*: 123

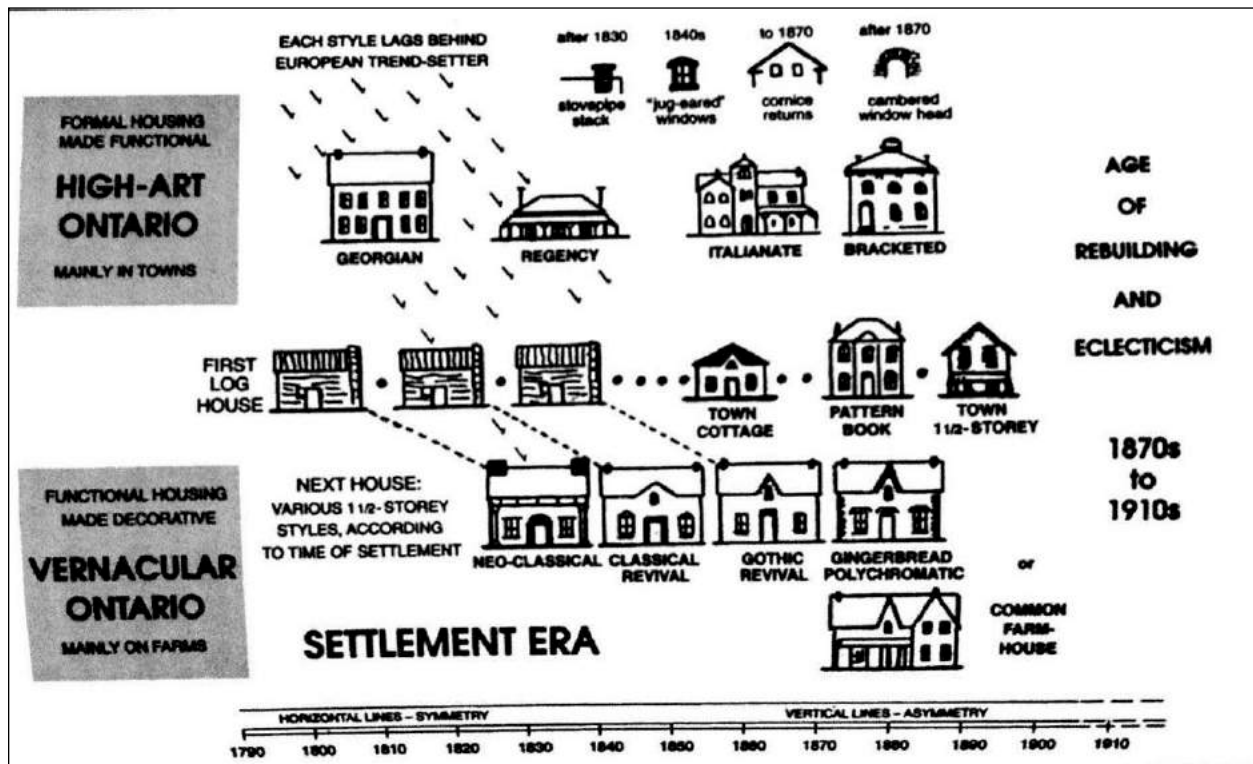


Figure 12: Evolution of Ontario residences

Source: McIlwraith, *Looking for Old Ontario*: 106



More broadly, all six residences reviewed have maintained the general integrity of the structure, with none of those reviewed falling into disrepair at the time of review. With its Classic Revival detailing, large Gothic central window, and board-and-batten siding, the subject house equals or exceeds the architectural features exhibited in the properties reviewed.

With strong and continued associations with the Reesor family, one of the earliest families to settle in the area, the subject house retains significant historical associations. These associations are maintained through the current tenants, who are members of the Reesor family. Three other properties (12 Wismer Place, 4 Alexander Hunter Place, and 3990 14th Avenue) have associations with prominent settler families, while the remaining three are associated with local farmers or tradesmen. While it is unlikely that a family member of the original settler families still occupies 12 Wismer Place, 4 Alexander Hunter Place, or 3990 14th Avenue, this cannot be confirmed.

Finally, the subject property is instrumental in defining the nineteenth-century rural character of the area. While three of the properties remain in their original locations, and thus retain a baseline of their contextual value (8303 Warden Avenue, 8119 Reesor Road, and 3990 14th Avenue), the remaining three properties (16 David Gohn Circle, 4 Alexander Hunter Place, and 12 Wismer Place) have been removed from their original surroundings and thus do not retain, define, or support their surroundings.

After a review of six similar properties listed in the City of Markham Register of Property of Cultural Heritage Value or Interest, it was determined that the property at 8042 Reesor Road met and often exceeded the level of integrity expressed by these properties.

5.2 Application of Regulations 9/06 and 10/06

Tables 1 and 2 contain the evaluation of the property located at 8042 Reesor Road against criteria as set out in *Ontario Heritage Act* Regulation 9/06 and Regulation 10/06. The following evaluations have been prepared in consideration of comparative data regarding the design, historical/associative, and contextual values in Markham, as presented above.

Table 1: Evaluation of 8042 Reesor Road using *Ontario Heritage Act* Regulation 9/06

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The subject property is an example of an evolved agricultural landscape settled in the early-nineteenth century. The property still retains much of its agricultural function and thus is a good example of an agricultural landscape typical of the Township of Markham.</p> <p>The dwelling is a representative example of the vernacular Ontario Gothic farmhouse featuring a central gable, side-facing gable roof, rough fieldstone foundations, t-shaped plan, vertical tongue-and-groove board cladding, verandah, and transom and lights surrounding the central entryway. Gothic Revival influences are reflected in the central dormer with arched fenestration featuring a multi-pane window that is flanked by shutters. The fenestration and door openings are original with many original windows, particularly on the south, east, and west elevations. The original, multi-pane sash windows remain only on the second floor of the front section on the north and west elevations. The interior of the dwelling retains many heritage features including baseboards, wainscoting, staircase, door and window</p>



Table 1: Evaluation of 8042 Reesor Road using *Ontario Heritage Act* Regulation 9/06

	<p>mouldings, doors, and hardware. Twentieth century alterations include the inclusion of a single-storey addition to the west elevation, replacement of windows and some exterior doors, and alteration of the interior layout, particularly the addition of two bathrooms on the second floor and the installation of carpeting and vinyl flooring.</p> <p>Following a review of the land use history and interior investigations where possible, it is speculated that this dwelling was built in two stages. The original T-shaped Ontario Gothic Revival dwelling was constructed in 1867 while the modern addition was created sometime in the mid twentieth century.</p> <p>The out buildings are also noted as representative of nineteenth-century and early-twentieth-century agricultural landscapes. The gambrel roof barn with fieldstone and concrete foundations is typical of barns built or rebuilt during the 1880 to 1910 period and this can be considered a typical example. The granary, including stave silo, are examples of early-mid twentieth century grain production and storage facilities and contribute to the property's agricultural character.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The quality of the hewn beams, joists and the Gothic window display a high degree of craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement.	This cultural heritage resource does not display a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The subject property, originally Clergy Reserve, was sold to Robert Reesor, the son of Christopher Reesor and Margaret Armstrong, in 1876. The Reesor family is recognized as one of the earliest settler families of Markham with strong association to the agricultural history of the Township of Markham. Robert Reesor built the residence in 1867 and retained the property until his death in 1945. The residence was retained by Robert Reesor's children until 1958, when it was sold to a distant cousin, Frank "Ashmore" Reesor, who still resides on the property. As a result, the property at 8042 Reesor Road is considered to be a very good example of a property illustrating themes of early agricultural use and settlement given that the original property and agricultural setting.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	This property was settled by Robert Reesor as a tenant in the 1860s, a house was built in 1867, and the property purchased by Robert Reesor in 1876. The farm was located on part of Lot 8, Concession 9. Given the proximity to other Reesor family members, including Robert's father Christopher who resided on the property to the south, the property is believed to have the potential to contribute to the understanding of the broader community. This property has the potential to contribute to the understanding of the rural development along Reesor Road and nearby communities of Cedar Grove and Locust Hill.
iii. demonstrates or reflects	The property is not known to represent the work or ideas of a particular



Table 1: Evaluation of 8042 Reesor Road using *Ontario Heritage Act* Regulation 9/06

the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	architect or builder who is significant to the community.
---	---

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The property forms part of the rural agricultural landscape that characterizes the eastern, rural part of the City of Markham through its retention of the frame farmhouse, circulation routes, barn, silos, outbuildings, and vegetation. It also retains associations with the Reesor family who were among the first settlers to the area, and thus helps to support the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property is one of a number of nineteenth-century properties located on Reesor road that contributes to the roadscape's rural character. It retains strong visual, historical, and physical links to the surrounding fields, Reesor Road, and adjacent former farmsteads. In addition, the Reesor family has occupied the land in the area of former Township of Markham for nearly two hundred years and their continued presence maintains a historical link to the landscape.
iii. is a landmark.	The subject property is designated by the City of Markham (By-Law 2004-42) and is therefore considered to be a recognized community landmark.

Table 2: Evaluation of 8042 Reesor Road using *Ontario Heritage Act* Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	The property retains associations with themes of early township, rather than provincial themes of settlement and development.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	This property retains associations with early farming practices and settlement patterns which are important elements in Ontario's early history. However, this property is not known to be an outstanding example of provincial significance.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property	The property is not known to illustrate any technical or scientific

Table 2: Evaluation of 8042 Reesor Road using *Ontario Heritage Act* Regulation 10/06

demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	The subject property has direct associations with a prominent family who owned or occupied the subject property since the mid-nineteenth century. None, however, are known to have had any important provincial associations.

The subject property at 8042 Reesor Road met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the historical associations of the property with early settlement patterns and farming practice, the contextual associations with the surrounding farmland and to the Reesor family, and the architectural and design qualities associated with the house.

The property at 842 Reesor Road did not meet any of the criteria contained within Regulation 10/06, and therefore may not be considered for designation under section 34.5 of the *Ontario Heritage Act*.

6.0 CONCLUSIONS

The subject one-and-a-half storey farmhouse located at 8042 Reesor Road is located in the southeast quarter of Lot 8, Concession 9 in the former Township of Markham. Lot 8, Concession 9 was originally Clergy Reserve but rented by the Reesor family until its purchase by Robert Reesor in 1876. The property was retained by Robert’s children upon his death and sold to Frank “Ashmore” Reesor in 1958. Though the property was purchased by Infrastructure Ontario in 1974, the Reesor family still resides on the property.

The subject one-and-a-half storey house features frame construction, a gabled roof with central dormer, and a centrally-located main entrance featuring transom and side lights. According to existing documentation, the original structure was constructed in 1867 by Robert Reesor, who purchased the property nearly a decade later. A rear frame addition with fieldstone cladding has been constructed on the east elevation. The agricultural complex to the north of the house consists of a barn constructed in the



late-nineteenth century with two twentieth century additions, a granary consisting of nine silos and a shed, and a larger outbuilding to the east of the granary.

6.1 Summary Statement of Cultural Heritage Value

The property at 8042 Reesor Road retains historical associations with nineteenth-century settlement patterns in the former Township of Markham, with the Reesor family who have occupied and worked the land since the 1860s, and with the agricultural setting of Reesor Road. The property expresses nineteenth-century settlement patterns as evidenced by the construction of a Gothic Revival farmhouse on fieldstone foundations using hewn beams.

The design value of the farmhouse and property is of cultural heritage significance. A one-and-a-half storey, T-shaped frame house with board-and-batten siding was built in 1867. The original house was expanded in the twentieth century with the addition of an accretion on the west elevation. The original structure expresses the Gothic revival style through the retention of its symmetrical, one-and-a-half storey, side-gabled façade, centrally located dormer with gothic, arched window, stone foundations, and board-and-batten siding.

The property retains contextual value resulting from its important associations with the Reesor family and the surrounding rural properties. Associative elements include the following: retention of the farmhouse; retention of the barn; the property's location within a rural, agricultural setting; retention of mature vegetation; visual and historical connection to the surrounding fields and adjacent agricultural buildings; and historical association with the Reesor family and the location on Reesor Road. Further, the subject property is designated by the City of Markham (By-Law 2004-42) and is thus considered to be a recognized community landmark.

Heritage attributes that express the design values of the farmhouse at 8042 Reesor Road include the following:

- Fieldstone foundations;
- One-and-a-half storey scale;
- Classical door surround on the façade, with associated wood trim, sidelights, and transom lights;
- Board-and-batten cladding;
- Original gable roofline with wood soffits, fascia, and associated mouldings;
- Brick chimney;
- Original fenestration and sash windows with associated wood trim; and
- Original points of egress.
- Original door moulding on the first and second floor of the original structure;
- Original doors and hardware;
- Original baseboards;
- Pine flooring beneath carpeting on the first floor, as visible from the basement;
- Original hewn beams and joists; and
- Stone foundations.

Heritage attributes that express the property's contextual value as an intact agricultural landscape that contributes to the setting of the surrounding area, include the following:



- Intact circulation routes and building arrangement;
- Deep set back of the house from the road and proximity;
- Physical, associative, and visual relationship with the historic road alignment;
- Orientation towards Reesor Road;
- Continued generations of ownership by the Reesor family; and
- Mature vegetation located around the house, along the drive, and along the road.

7.0 RECOMMENDATIONS

Based on the results of archival research, field review, and heritage evaluation, the property at 8042 Reesor Road was determined to retain cultural heritage value following application of Regulation 9/06 of the *Ontario Heritage Act*. Application of Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its cultural significance revolves around its historic and design-related values. Given that the subject property was determined to retain cultural heritage significance, the preservation/retention of the resource on site is recommended.

The subject cultural heritage resource located at 8042 Reesor Road is currently owned by MEDEI, and is expected to be impacted by the Highway 407 Transitway from east of Kennedy Road to east of Brock Road. The Ministry of Transportation (MTO) is proposing a 18 km segment of a transitway facility along the Highway 407 corridor through York Region and Durham Region, from east of Kennedy Road in the City of Markham to east of Brock Road in the City of Pickering (407 Transitway). The 407 Transitway will include a number of stations to be determined during the Highway 407 Transitway TPAP study.

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques as part of the technically preferred route.
2. Finally, this report should be submitted to the following stakeholders for review and comment: George Duncan, Senior Heritage Planner at the City of Markham; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.

8.0 SOURCES

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Appendix A: Designation Bylaw



MEMORANDUM



DATE: March 15, 2004
TO: Judy Kee, Committee Secretary
FROM: Cathy Wyatt, Legal Assistant
RE: **Registration of Heritage Designation By-laws
Legal File No. 04 0411 LG 0075**

Please find attached copies of the following registered by-laws:

By-law No. 2004-3 as YR437090 – The William Grant House

By-law No. 2004-2 as YR437091 – The Peter Pike House

By-law No. 2004-43 as YR438386 – The Sanderson Store and Residence

By-law No. 2004-42 as YR438406 – The Captain Robert Reesor House ✓

A handwritten signature in cursive script, appearing to read "Cathy Wyatt".

Cathy Wyatt
Legal Assistant

:cw

attach

Q:\Exec Office\Legal\CATHY\Cathy 2004\Memos\Kee re heritage by-laws.doc

✓ Michael Seaman, Senior Planner

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN 03065 - 0348 LT Estate/Qualifier Fee Simple LI Conversion Qualified Affects Part of Prop

Description PART OF LOT 7, SOUTH 1/2 OF E 1/2 OF LOT 8, CONCESSION 9, DESIGNATED AS PART 5, PLAN 65R-24196, TOWN OF MARKHAM, REGIONAL MUNICIPALITY OF YORK

Address MARKHAM

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF MARKHAM

Address for Service 101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Frank Scarpitti, Deputy Mayor and Sheila Birrell, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2004-42 dated 2004/02/24.

Schedule: See Schedules

Signed By

Cathy I. Wyatt 101 Town Centre Blvd. acting for Applicant(s) Signed 2004 03 09
Markham L3R 9W3

Tel 9054777000

Fax 9054797764

Submitted By

TOWN OF MARKHAM 101 Town Centre Blvd. 2004 03 09
Markham L3R 9W3

Tel 9054777000

Fax 9054797764

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 04 0411 LG 0075 - CAPTAIN ROBERT REESOR



BY-LAW 2004-42

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The Captain Robert Reesor House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

Gail Sussman
Manager, Heritage Assessments
Ontario Realty Corporation
Ferguson Block, 11th Floor
77 Wellesley Street West
Toronto, ON M7A 2G3

and upon the Ontario Heritage Foundation, notice of intention to designate The Captain Robert Reesor House, 8042 Reesor Road having a general circulation in the municipality;

AND WHEREAS the reasons for designations are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Captain Robert Reesor House
8042 Reesor Road
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
24TH DAY OF FEBRUARY, 2004.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Frank Scarpitti"

FRANK SCARPITTI, DEPUTY MAYOR

SCHEDULE 'A' TO BY-LAW 2004-42

In the Town of Markham in the Regional Municipality of York, property descriptions as follows:

Lot 8, Concession 9

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2004-42

STATEMENTS OF HERITAGE ATTRIBUTES

The Robert Reesor House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes

The Robert Reesor house is located on the east ½ of Lot 8, Concession 9, which was originally a Clergy Reserve. The full 200 acre lot was divided into ¼'s of 50 acre parcels. John Reesor purchased the NE ¼ in 1836 and William Johnston the W ¼ in 1846. It was not until 1876 that the SE ¼ of 50 acres and the E ½ of the W ½, 50 acres, were purchased by Robert Reesor (1842-1945) the son of Christopher Reesor and Margaret Armstrong. It appears that these 100 acres had been leased up until this time by Christopher Reesor who owned the property to the south. The house was constructed in 1867 on the SE ¼ of Lot 8, prior to Robert Reesor obtaining title to the property. A historic map of Markham from 1878 clearly illustrates the house at its present location.

Robert Reesor was born in Cedar Grove and died in Cedar Grove. He received military training in 1871-1872 at the Toronto and Kingston Military Schools. He attained the rank of Captain in the 12th York Rangers and was called to duty during the Fenian Raids. In the late 1870's Robert and his brother David followed the popular trek of many young men of this time, to venture to Canada's west. By 1881 Robert had acquired extensive acreage in Southern Manitoba near the present town of Mount Pilot. The two brothers imported livestock from Britain driving them overland from the steamship dock at Pembina on the Red River. Robert was appointed the first Warden of the Louise Municipality and was the first to request a post office, which was granted under the name of Silver Springs. (named after his father's farm in Markham where he had been raised) The Reesor brothers were unsuccessful in attracting both the C.P.R. and a U.S. railroad to this area in Manitoba and so after 1885 they returned home to Markham.

Robert was married in 1889 to Sarah Jane Barr, the daughter of Rev. William Barr of Brantford. They had three children Mary, Robert Jr. and Helen. Robert also owned property to the south, Lot 7, which he had inherited from his father and mother. In 1891, Robert deeded the property to the south of Lot 8 to his wife Sarah. Although the house was expropriated in the 1970's as part of the future airport lands, the house continues to be lived in by descendants of Robert Reesor.

Architectural Attributes

The Robert Reesor House, built in 1867, is a singular example of a 1 ½ storey Classic Ontario farmhouse that blends elements of Gothic Revival and Classic Revival detailing to create a picturesque vernacular architectural statement. The house is of frame construction and has a T-shaped plan. The front section has board and batten siding, with moulded battens, is 3 x 2 bays and sits on a fieldstone foundation. The rear wing is clad in wood clapboard and has a more modern 1 storey section, which extends from the rear of this tail, constructed of stone and vertical modern siding. The wood windows on the original part of the house are mostly 6/6 pane division with moulded wood trim topped with a Classical entablature. The roof is a medium pitched gable with a simple boxed cornice and a broad centre gable on the front. The Gothic window within the front gable is in the form of an oversized casement with delicate tracery. It may have originally served as a pair of French doors opening onto a vanished balcony incorporated into a verandah roof. The front entrance is centred on the façade and has a Classical surround with sidelights and transom lights. There is a ¾ width covered verandah with shed roof and metal posts, which appears to be fairly modern and does not contribute to the heritage character of the house. The side entrance has a verandah in the ell with a gable dormer above. There are two chimneys on the building, one is single brick stack externally located at the mid section, left side. A double stone chimney is located on the addition.

Contextual Attributes

The Robert Reesor House is of contextual significance for its association with the rural agricultural community surrounding Locust Hill. Built by a descendant of one of the earliest families to settle and prosper in Markham Township, this farm is a reminder of the Reesors who owned vast areas of land in the east part of town. With its large Gothic window in the front gable, its refined board and batten siding, and its fine Classical Revival detailing, the Robert Reesor House is an outstanding example of the vernacular architecture of old Markham Township.

Significant Heritage Attributes

1. The T-shaped plan;
2. The wood board and batten siding, with its moulded battens, on the front section of the house;
3. The wood clapboard siding on the rear wing;
4. All wood sash windows on all elevations, with their associated wood trim;
5. All louvered wood shutters;
6. The Gothic casement window in the front gable, with its delicate tracery;
7. The Classical door surround on the façade, with its associated wood trim, sidelights, and transom lights;
8. All original exterior wood doors and storm doors on the west, east and south elevations;
9. The fieldstone foundation;
10. The original gable roofline, with its wood soffits, fascia and associated mouldings;
11. The brick chimney on the rear wing.

Appendix B: Landscape Context





Figure 13: Landscape context



Appendix C: Residence – External Measurements



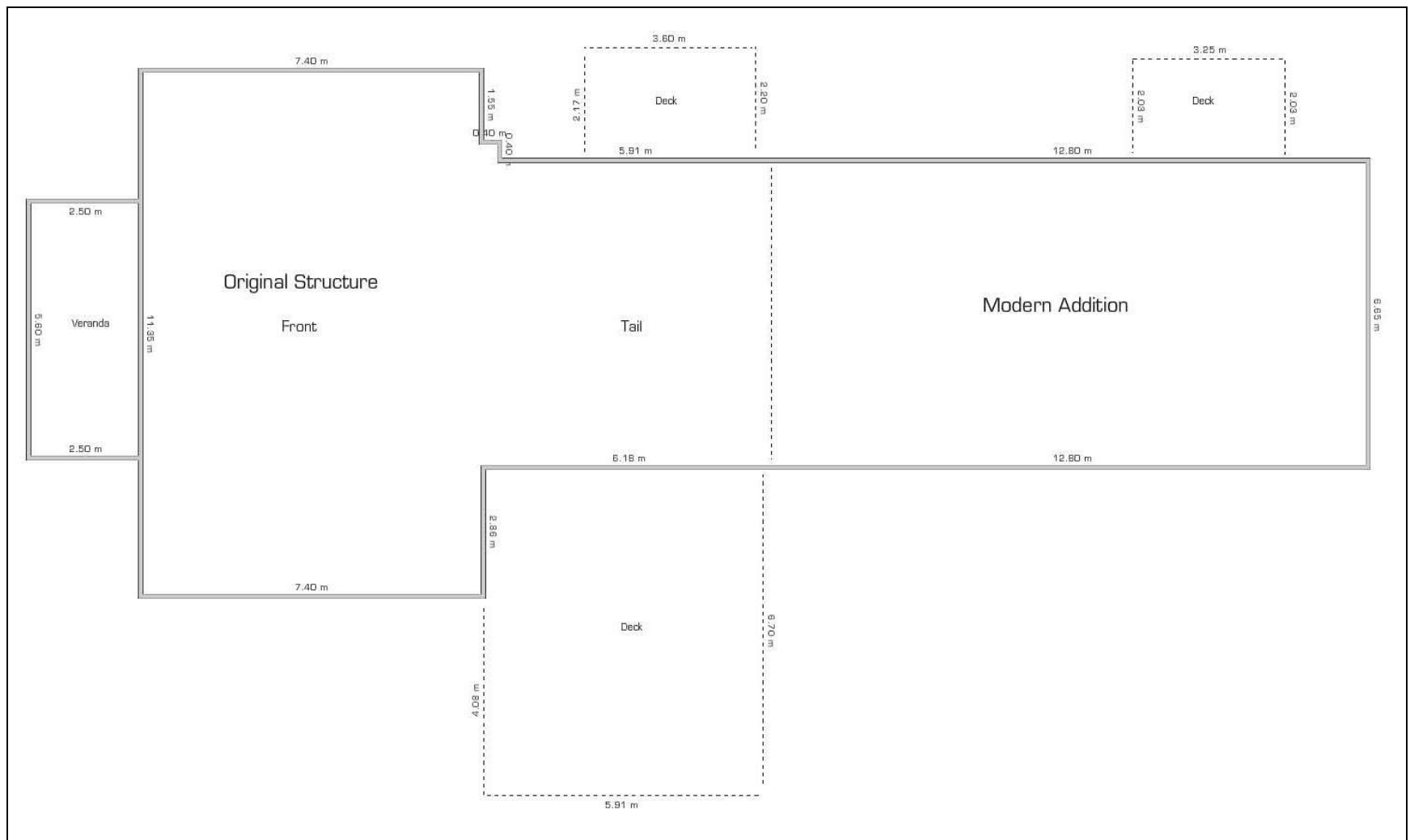


Figure 14: Floor plan of built heritage resource showing overall dimensions of the residence footprint

Appendix D: Photographic Plates





Plate 1: Front (east) elevation of residence.



Plate 2: South elevation of residence.



Plate 3: West elevation of residence.



Plate 4: North elevation of residence.



Plate 5: Detail of veranda on east elevation.



Plate 6: Detail of lintel over window on north elevation.



Plate 7: Detail
dormer peak.



Plate 8: Detail of
board-and-batten
cladding and wood
soffit and fascia.



Plate 9: Detail of Gothic arched window.



Plate 10: Detail of fieldstone foundations.



Plate 11: Detail of the south elevation of the original residence.



Plate 12: Detail of the chimney located on the south elevation.



Plate 13: Detail of the chimney located on the south elevation of the residence.



Plate 14: Detail of original window located on the second floor of the south elevation.



Plate 15: View towards the tail of the original structure.



Plate 16: Detail of the wood soffit.



Plate 17: View toward the entry into the modern addition.



Plate 18: View toward the tail of the original structure. Note the original four-pane window located on the second floor.



Plate 19: View toward the south elevation of the residence.



Plate 20: Detail of the 'Dutch Gable' roof and stone chimney.



Plate 21: View toward the north elevation of the modern addition.



Plate 22: Detail of the dormer on the tail of the original structure.



Plate 23: View towards the veranda on the north elevation.



Plate 24: Detail of six-over-six sash window located on the north elevation of the original structure.



Plate 25: Detail of the transom and lights surrounding the central entryway.



Plate 26: View west along the central hallway.



Plate 27: Detail of the ornamentation located on the staircase stringers.



Plate 28: Detail of the staircase railing.



Plate 29: Detail of original door located on the first floor.



Plate 30: Detail of hardware located on a first-floor door.



Plate 31. Detail of hardware located on the doorway of a first-floor door.



Plate 32: Detail of the wainscoting located in the dining room on the first floor.



Plate 33: Detail of the first floor floorboards, as seen from the basement.



Plate 34: View of the south wall of the kitchen.



Plate 35: Detail of the former exterior west wall of the original structure, now creating the boundary between the original residence and the modern addition.



Plate 36: View into the second room of the modern addition.



Plate 37: View of the Westernmost room of the modern addition.



Plate 38: View east along the upstairs hallway.



Plate 39: Detail of the arched centrally located, arched window.



Plate 40: Detail of the centrally located arched window.



Plate 41: View towards original door and hardware in upstairs bedroom.



Plate 42: Detail of original door and doorway in upstairs bedroom.



Plate 43: Detail of original hardware.



Plate 44: Detail of moulding surrounding upstairs doorway.



Plate 45: Detail of baseboards located in upstairs hallway.



Plate 46: View of upstairs bedroom. Note the ceiling grade.



Plate 47: Detail of railing located on the second floor of the tail of the original structure.



Plate 48: View down the stairway located in the tail of the original structure.



Plate 49: Detail of original four-over-four sash window located on the south wall of second floor of the tail.



Plate 50: Detail of original four-over-four sash window located on the second floor of the tail.



Plate 51: Detail of four-pane sash window located on the west wall of the tail.



Plate 52. View towards stone foundations located in the basement.



Plate 53: View of the basement of the original structure. Note the poured concrete floor.



Plate 54: Detail of the hewn beams and milled joists.



Plate 55: Detail of log support posts and hewn beams.



Plate 56: Detail of pine floorboards.



Plate 57: View of basement of modern addition. Note the concrete block foundation, modern cut beams and joists, and poured concrete floor.



Plate 58: View towards barn.



Plate 59: View towards modern addition to the east of the barn.



Plate 60: View towards the granary.



Plate 61: View towards the silos comprising the granary complex.



Plate 62: View towards the stave silo, part of the granary located to the south of the barn.



Plate 63: View towards Outbuilding 1, located in the granary complex.



Plate 64: Detail of the monitored roof of Outbuilding 1.



Plate 65: View towards Outbuilding 2.



Plate 66: View towards the CPR line to the south of the property.



Plate 67: View towards fields at the western boundary of the property.



Plate 68: View northeast to the northern boundary of the property beyond the agricultural complex.



Plate 69: View north along Reesor Road, the eastern terminus of the subject property.



Plate 70: View toward the paved laneway leading into the subject property.



Plate 71: View towards the work area between the barn, Outbuilding 2, and the granary complex.



Plate 72: View toward the pasture located to the east of the agricultural complex.



Plate 73: View west along the gravel laneway leading to the grassy areas to the north and south of the property.



Plate 74: View toward the residence from Reesor Road.



Plate 75: View of the setback separating the residence from Reesor Road.



Plate 76: View along the post-and-wire fence at the southern boundary of the property.



Plate 77: View of the grassy area to the south and west of the residence.

Appendix E: Comparative Properties Located on the City of Markham Register of Property of Cultural Heritage Value or Interest



7/23/2015

City of Markham's Inventory of Heritage Properties



Print this page

Close Window

Markham Register of Property of Cultural Heritage Value or Interest

Address: 4 ALEXANDER HUNTER PL
Original Address: 9206 Leslie Street
Property Legal Description: PLAN 65M2761 LOT 33
Historical Name: The Phillips-Teasdale House
Heritage Conservation District:
Ward: 4
Year Built: 1850 -
Architect Style: Gothic Revival
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: [2001-146](#)
Heritage Easement Agreement: No

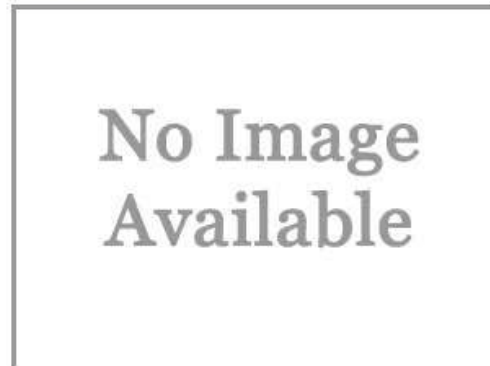
History Description

Originally constructed in 1835 by Peter Phillipson (later changed to Phillips), a member of a Berczy Settler Family, this house was remodelled to its current form in 1880 by William Teasdale. Once located on Leslie Street, this house was the last remaining dwelling in the early settlement of Leek's Corners. It is an excellent example of an early 19th century pioneer home, which was modified to its existing form in the late 19th century.

Contemporary Photograph



Heritage Photograph



<http://www2.markham.ca/Markham/asi/photo/heritage/photo/details.aspx?FOLDER RSN=886842>

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City of Markham's Inventory of Heritage Properties



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **16 DAVID GOHN CIR**
Original Address: 248 Main Street Unionville
Property Legal Description: PLAN 65M2761 LOT 21
Historical Name: The Jacob Size House
Heritage Conservation District:
Ward: 4
Year Built: 1850 -
Architect Style: Gothic Revival
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: 11-1999
Heritage Easement Agreement: Yes

History Description

This house is a wonderful example of a workers cottage with Gothic Revival influences. Most of the original windows and horizontal clapboard remain intact. In 1817 John Size purchased the lot at 248 Main Street Unionville upon which this house was built. After his death his widow sold ¼ of the lot to her son-in-law, Thomas Cameron. Shortly after the house was constructed it was sold to Jacob Size, a local blacksmith and carpenter.

Contemporary Photograph



Heritage Photograph



7/23/2015

City of Markham's Inventory of Heritage Properties



Key Map

Please note that the red boundary is not indicative of the actual heritage area and is only meant to highlight the property the heritage building(s) is located at. For a complete description of the actual heritage property please refer to the Designation Bylaw found above.

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City of Markham's Inventory of Heritage Properties



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **8042 REESOR RD**
Original Address:
Property Legal Description: CON 9 PT LOTS 7 AND 8 RP 65R24196 PART 5
Historical Name: The Captain Robert Reesor House
Heritage Conservation District:
Ward: 7
Year Built: 1851 - 1875
Architect Style: Gothic Revival
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: [2004-42](#)
Heritage Easement Agreement: No

History Description

The Robert Reesor House is located on the east half of Lot 8, Concession 9, which was originally Clergy Reserve. The full 200 acre lot was divided into ¼'s of 50 acre parcels. John Reesor purchased the NE ¼ in 1836 and William Johnston the W ½ acres in 1846. It was not until 1876 that the SE ¼ of 50 acres and the E ½ of the W ½, 50 acres were purchased by Robert Reesor (1842-1945) the son of Christopher Reesor and Margaret Armstrong. It appears that these 100 acres had been leased up until this time by Christopher Reesor who owned the property to the south. The Robert Reesor House, built in 1867, is a singular example of 1 ½ storey Classic Farmhouse that blends elements of Gothic Revival and Classic Revival detailing to create a picturesque vernacular architectural statement. Built by a descendent of one of the earliest families to settle and prosper in Markham Township, this farm is a reminder of the Reesors who owned vast areas of land in the east part of town. With its large Gothic window in the front gable, its refined board and batten siding, and its fine Classical Revival detailing, the Robert Reesor House is an outstanding example of the vernacular architecture of old Markham Township.

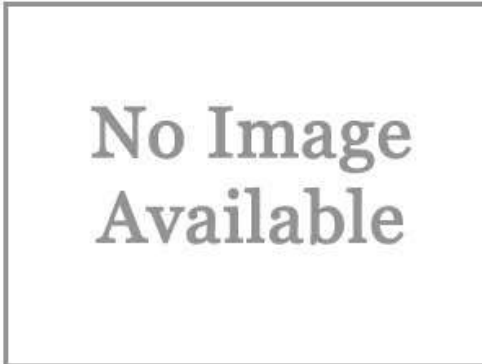
Contemporary Photograph

Heritage Photograph



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City of Markham's Inventory of Heritage Properties



Key Map

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City of Markham's Inventory of Heritage Properties



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **8119 REESOR RD**
Original Address:
Property Legal Description: CON 10 PT LOT 8
Historical Name: William Harding House
Heritage Conservation District:
Ward: 7
Year Built: 1853 -
Architect Style: Gothic Revival
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: [222-2000](#)
Heritage Easement Agreement: No

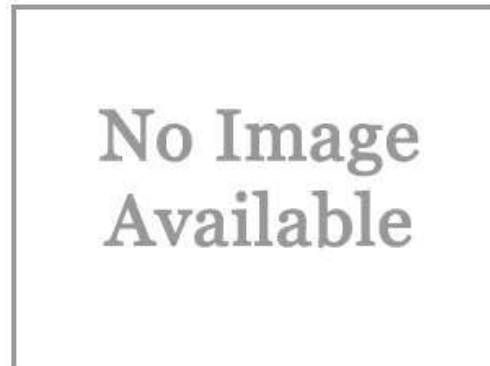
History Description

The William Harding House was built c. 1853 by John Laughlin, a farmer on the outskirts of the community of Cedar Grove. William Harding owned the property for almost 30 years and likely occupied it as a retirement home for sometime after 1893. The William Harding House is a great example of a vernacular, mid 19th century farmhouse built with the influence of the Gothic Revival Style. The main feature of the house is the front hipped roofed verandah with decorative posts. The Harding House is also a contributor to the historic rural community of Cedar Grove.

Contemporary Photograph



Heritage Photograph



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **8303 WARDEN AVE**
Original Address:
Property Legal Description: CON 5 PT LOT 10 RS65R11495 PART 1
Historical Name: The Sheridan-Paterson House
Heritage Conservation District:
Ward: 3
Year Built: 1855 -
Architect Style: Gothic Revival
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: [2004-213](#)
Heritage Easement Agreement: [Yes](#)

History Description

The Sheridan-Paterson House is located on part of the west half of Lot 10, Concession 5, on land that was once part of the Berczy settlement. Lot 10 was granted by the Crown to Anna Margaretha Pingle in 1804. In 1811, the 200 acre lot passed to John Henry Pingle, who sold the west 100 acres out of the family in 1824. The east half remained in the Pingle's family ownership for most of the 19th century. The Sheridan-Paterson House is a typical example of a mid 19th century Ontario Classic Farmhouse. Its one and a half storey height, T-shaped plan and 3-bay front with a Gothic Revival centre gable are characteristic of the style. The removal of the bargeboards and kingpost from the centre gable has diminished the decorative effect of the modest house, but the other essential heritage features remain intact.

Contemporary Photograph

Heritage Photograph



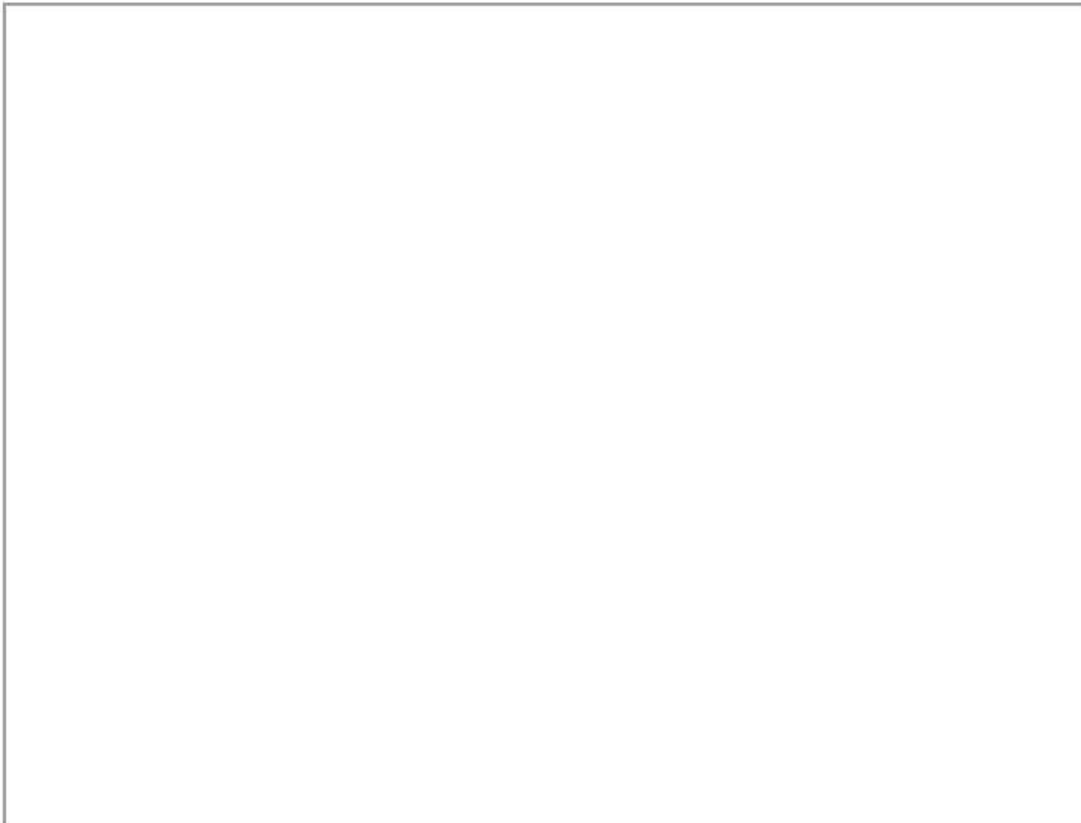
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City of Markham's Inventory of Heritage Properties



Key Map

Please note that the red boundary is not indicative of the actual heritage area and is only meant to highlight the property the heritage building(s) is located at. For a complete description of the actual heritage property please refer to the Designation Bylaw found above.



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City of Markham's Inventory of Heritage Properties



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **12 WISMER PL**
Original Address: 8192 REESOR RD
Property Legal Description: PLAN 65M2761 LOT 13
Historical Name: The Reesor-Jarvis House
Heritage Conservation District:
Ward: 4
Year Built: 1855 -
Architect Style: Gothic Revival, Ontario Classic
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: [2001-149](#)
Heritage Easement Agreement: [Yes](#)

History Description

It is believed this house was constructed about 1855 for Abraham and Martha Reesor. The Reesor family are among the most prominent of the Pennsylvania German Mennonite families who settled in Markham in 1804. Relocated from 8192 Reesor Road this Gothic Revival style farmhouse was built on an L-shaped plan having segmental arched windows and a central peak. The front and side verandahs have been recreated to their earlier form.

Contemporary Photograph



Heritage Photograph



↳ Northeast corner, front portion of building.



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City of Markham's Inventory of Heritage Properties



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Markham Register of Property of Cultural Heritage Value or Interest

Address: **3990 14TH AVE**
Original Address:
Property Legal Description: PLAN 65M2616 PT LT 5 65R14171 PTS 15 & 16
Historical Name: The Sinclair Hagerman House
Heritage Conservation District:
Ward: 8
Year Built: 1855 -
Architect Style: Gothic Revival, Ontario Classic
Heritage Status of Property: Part IV (Individual)
Designation Bylaw: 77-89
Heritage Easement Agreement: No

History Description

The Hagerman House on 14th avenue, between Kennedy Road and Warden Avenue, is a particularly ornate example of an Ontario farmhouse built by a leading pioneer family. Sinclair Hagerman's grandfather and father travelled with the original Berczy settlers to this area. Sinclair, known as the first druggist in Markham, also farmed the 100 acre property on which the house sits until 1892. The Hagerman House is a well preserved example of a mid 19th century architecture that has been decorated with picturesque fretwork on the eaves and a Regency-style veranda.

Contemporary Photograph



Heritage Photograph



<http://www2.markham.ca/Markham/asp/heritage/photo/details.asp?FOLDER RSN=306086>

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**CULTURAL HERITAGE EVALUATION REPORT:
BUILT HERITAGE RESOURCES**

**3440 BROCK ROAD (ELSA STORRY AVENUE)
CLASS ENVIRONMENTAL ASSESSMENT – PROVINCIAL TRANSPORTATION FACILITIES PROCESS**

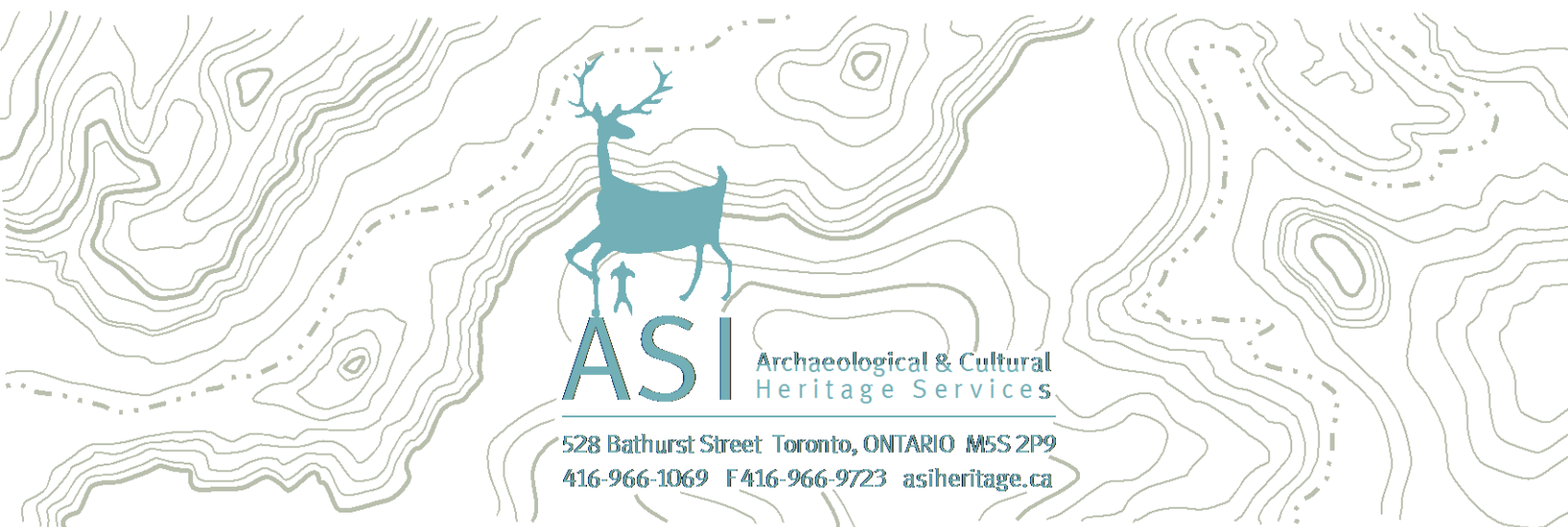
**LOT 19, CONCESSION 5, FORMER TOWNSHIP OF PICKERING, ONTARIO COUNTY
CITY OF PICKERING, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO**

Prepared for:

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King City, Ontario, L7B 1A6
T 905-833-1244

ASI File: 16EA-096

August 2016
(Revised September 2016)



**CULTURAL HERITAGE EVALUATION REPORT:
BUILT HERITAGE RESOURCES**

**3440 BROCK ROAD (ELSA STORRY AVENUE)
CLASS ENVIRONMENTAL ASSESSMENT – PROVINCIAL TRANSPORTATION FACILITIES PROCESS**

**LOT 19, CONCESSION 5, FORMER TOWNSHIP OF PICKERING, ONTARIO COUNTY
CITY OF PICKERING, REGIONAL MUNICIPALITY OF DURHAM, ONTARIO**

EXECUTIVE SUMMARY

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for 3440 Brock Road, located at the southwest corner of Brock Road and Highway 407. ASI understands that this property is expected to be directly impacted by the proposed 407 Transitway. This CHER is part of the 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be demolished as part of this development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 3440 Brock Road will be prepared in a separate, stand alone report.

The subject property is located on the west side of Brock Road and south of Highway 407. The property contains a nineteenth-century farmhouse, a large gambrel roof barn, and several outbuildings. The property is actively farmed and is surrounded by agricultural fields on the south and west, by Highway 407 on the north, and Brock Road on the east. The property is currently owned by Infrastructure Ontario (IO). At the outset of this study, the property subject was identified as 3490 Brock Road. However, consultation with heritage staff at the City of Pickering revealed that this property is, in fact, 3440 Brock Road, which is listed on the Municipal Heritage Register as the Thomas Hubbard House. However, further consultation with IO indicated that the property is located on Elsa Storry Avenue.

Based on the results of archival research, a field review and heritage evaluation, the property at 3440 Brock Road was determined to retain local cultural heritage value following application of Ontario Regulation 9/06 of the *Ontario Heritage Act*. Application of Ontario Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its local heritage significance revolves around its historic and contextual values.

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques. A heritage impact assessment with more detailed recommendations will be carried out in a separate report.
2. Finally, this report should be submitted to the following stakeholders for review and comment: Cristina Celebre, Senior Planner at the City of Pickering; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.



PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Lindsay Graves, MA Cultural Heritage Specialist Assistant Manager, Cultural Heritage Division
<i>Project Manager:</i>	Heidy Schopf, MES, CAHP Cultural Heritage Specialist
<i>Cultural Heritage Specialist:</i>	Heidy Schopf
<i>Cultural Heritage Assistant:</i>	John Sleath, MA Cultural Heritage Assistant
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<i>Project Administration:</i>	Carol Bella, Hon. BA Research Archaeologist Administrative Assistant
<i>Report Preparation:</i>	Heidy Schopf
<i>Graphics:</i>	Jonas Fernandez, MSc Geomatics Specialist
<i>Report Reviewer:</i>	Lindsay Graves



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1.0 INTRODUCTION

ASI was contracted by LGL Limited to prepare a Cultural Heritage Evaluation Report (CHER) for 3440 Brock Road, located at the southwest corner of Brock Road and Highway 407 (Figure 1). ASI understands that this property is expected to be directly impacted by the proposed 407 Transitway. This CHER is part of the 407 Transitway TPAP from East of Kennedy Road to East of Brock Road study, and the subject property is expected to be demolished as part of this development. A Heritage Impact Assessment to assess potential impacts of the proposed development on 3440 Brock Road will be contained in a separate, stand alone report.

The subject property is located on the west side of Brock Road and south of Highway 407. The property contains a nineteenth-century farmhouse, a large gambrel roof barn, and several outbuildings. The property is actively farmed and is surrounded by agricultural fields on the south and west, by Highway 407 on the north, and Brock Road on the east. The property is currently owned by Infrastructure Ontario (IO). At the outset of this study, the property subject was identified as 3490 Brock Road. However, consultation with heritage staff at the City of Pickering revealed that this property is, in fact, 3440 Brock Road, which is listed on the Municipal Heritage Register as the Thomas Hubbard House. However, further consultation with IO indicated that the property is located on Elsa Storry Avenue.

While there are discrepancies in municipal address, for the remainder of this report the study area will be referred to as 3440 Brock Road.

This property was previously evaluated by Goldsmith Borgal & Company Limited (2015). In this report, the property was not found to meet either O.Reg 9/06 or 10/06 of the *Ontario Heritage Act*. The report concluded that the house located at 3440 Brock Road should be documented to create a record of the property for posterity.

This research was conducted under the senior project management of Lindsay Graves and project management of Heidi Schopf, both of ASI. The present report follows the *Standards and Guidelines for Conservation of Provincial Heritage Properties* (MTC 2010). Research was completed to investigate, document, evaluate, and assess impacts to the cultural heritage resources within the study area. This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance; and
- illustration of landscape context.



Figure 1: Location of study area in the City of Pickering
Base Map: (c) Open Street Map contributors, Creative Commons

2.0 CONTEXT AND METHODOLOGY

2.1. Provincial Policy Framework

Pursuant to the *Environmental Assessment Act*, applicable infrastructure projects are subject to assessment so as to determine related impacts on above ground cultural heritage resources (MTO 2006).

Infrastructure projects have the potential to impact cultural heritage resources in a variety of ways. These include loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible or atmospheric elements that are not in keeping with the resources and/or their setting.

When considering cultural heritage resources in the context of improvements to specified areas, a 40 year old threshold is used as a guiding principle when identifying cultural heritage resources. While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value. Similarly, if a resource is slightly younger than 40 years old, this does not preclude the resource from retaining heritage value.

The analysis used throughout the cultural heritage resource assessment process addresses cultural heritage resources under various pieces of legislation and their supporting guidelines:

- *Environmental Assessment Act* (R.S.O. 1990, Chapter E.18)

- *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (MCC – MOE 1992)
- *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (MCR – MOE 1981)
- *Ontario Heritage Act* (R.S.O. 1990, Chapter O.18) and a number of guidelines and reference documents prepared by the Ministry of Tourism and Culture (MTC):
 - *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MTC 2010)
 - *Ontario Heritage Tool Kit* (MCL 2006)
- *Planning Act* (R.S.O. 1990, Chapter P.13) and the 2014 *Provincial Policy Statement*
- The Ministry of Transportation has provided a number of technical and reference documents to ensure that cultural heritage resource management is integrated into the design and construction process:
 - *Environmental Reference for Highway Design* (2006)
 - *Environmental Standards and Practices User Guide* (2006)
 - *Cultural Heritage – Built Heritage and Cultural Heritage Landscapes: Technical Requirements for Environmental Impact Study and Environmental Protection/Mitigation* (2006)
 - *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007)
 - *Ontario Heritage Bridge Guidelines for Provincially-Owned Bridges* (MTO and the MCL 2007)

2.2. Municipal Policy Framework

The City of Pickering provides policies for conserving cultural heritage resources in Section 8 of its Official Plan (2010). Relevant policies are included below:

8.1 City Council shall respect its cultural heritage, and conserve and integrate important cultural heritage resources from all time periods into the community.

8.2 City Council shall,

- (a) identify important cultural heritage resources from all time periods, so that they can be appropriately conserved and integrated into the community fabric, including,
 - (i) significant heritage structures, features and sites;
 - (ii) buildings, sites, and artifacts of historical, archaeological and architectural significance including modern or recent architecture;
 - (iii) significant landscape features and characteristics, including vistas and ridge lines; and
 - (iv) other locally important cultural heritage resources;
- (b) foster public awareness and appreciation of the City's cultural heritage;
- (c) prevent the demolition, destruction or inappropriate alteration of important cultural heritage resources to the extent possible;
- (d) where possible, restore, rehabilitate, maintain and enhance important cultural heritage resources owned by the City, and encourage the same for those owned by others;



Built Heritage Resource	One or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (MTC 2010).
Cultural Heritage Landscape	A defined geographical area of heritage significance that has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place. Examples include farmscapes, historic settlements, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value (<i>Provincial Policy Statement</i> , MMAH 2005).
Cultural Heritage Resource	Any resource or feature of archaeological, historical, cultural, or traditional use significance. This may include archaeological resources, built heritage or cultural heritage landscapes (MCL 2006).
Displacement	The removal by demolition and/or disruption by isolation (MTO 2007: 11)
Disruption	The introduction of physical, visual, audible or atmospheric elements that are not in keeping with the character and setting of the cultural heritage resources (MTO 2007:11).
Heritage Attributes	Physical features or elements that contribute to a property's cultural heritage value or interest and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features and its visual setting (MTC 2010).
Visual Setting	Views or vistas to or from a heritage property (MTC 2010).

2.4. Cultural Heritage Evaluation Report

CHERs are prepared for cultural heritage resources potentially affected by proposed construction during the detailed design phase. CHERs are typically required based on recommendations outlined in the Cultural Heritage Resource Assessment Report (Ministry of Transportation 2007).

The scope of a CHER is outlined in the *Environmental Guide for Built Heritage and Cultural Heritage Landscapes* (2007), section 5.5.2. Generally, CHERs include the following components:

- A general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;
- A description of the cultural heritage landscape and built heritage resources;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.



Ontario Heritage Act Regulation 9/06 provides a set of criteria, grouped into the following categories which determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

Should the potential built heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under the *Ontario Heritage Act*.

Ontario Heritage Act Regulation 10/06 provides a set of criteria for determining cultural heritage value or interest of provincial significance. The criteria, listed below, consider the cultural heritage resource in a provincial context:

- i) The property represents or demonstrates a theme or pattern in Ontario's history;
- ii) The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- iii) The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- iv) The property is of aesthetic, visual or contextual importance to the province;
- v) The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- vi) The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and
- vii) The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.

Should the potential heritage resource meet one or more of the above mentioned criteria and when there is no longer provincial ownership, the heritage property may be considered for designation under section 34.5 of the *Ontario Heritage Act*.

Archival research was carried out by ASI to examine the land use history of the subject site and to determine the significance of the structures' design, associative, and contextual value within the context of nineteenth-century trends in residential design and historical development patterns within Pickering Township. A field review was then carried out to conduct photographic documentation and to collect on-site data necessary for establishing the site's heritage significance.

2.5. Municipal Consultation

The subject resource, 3440 Brock Road, is located in the City of Pickering, Ontario. A search of publically accessible heritage inventories, including the City of Pickering's *Municipal Heritage Register* (2008), and the Canadian Register of Historic Places, revealed that the 3440 Brock Road is not designated under Part IV of the *Ontario Heritage Act* but is a listed heritage property on the City of Pickering's Municipal Heritage Register. Heritage planning staff at the City of Pickering was consulted on 21 July



2016 and it was confirmed that this property is listed as the Thomas Hubbard House, which dates to 1870. Heritage staff at IO was also consulted as part of this assessment.¹

Further, the subject property was also been previously identified as a potential heritage resource in ASI's Cultural Heritage Resource Assessment of the 407 Transitway (2014).

3.0 HISTORICAL CONTEXT AND CONSTRUCTION

3.1. Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located in the south half of the north half of Lot 19, Concession 5, in the former Township of Pickering, Ontario County. The property features a one-and-a half storey frame farmhouse, one barn, eight outbuildings, and a number of landscape features including circulation routes, work areas, fields, pastures, tree lines, and fencing. It is located on the west side of Brock Road, immediately south of Highway 407. Brock Road is a historical thoroughfare and Highway 407 is a newly constructed transportation route.

3.2. Township Survey and Settlement

Pickering Township, when first laid out in the 1790s, was designated Township 8 although the name was changed shortly thereafter to Edinburgh. The first survey of this township was made in 1791. The first legal settler in Pickering, said to have been William Peak, arrived in 1798 (Armstrong 1985: 146). Peak was reputed to have been a trader and interpreter who settled along the lakeshore at the mouth of Duffins Creek. The westerly portion of the township was settled in part by German settlers attracted to the area through the settlement proposal of William Berczy. The remainder of the township was settled by Loyalists, disbanded soldiers, emigrants from the United Kingdom, and a large number of Quakers from both Ireland and the United States. The township population stood at 187 in 1809, at 375 in 1820, at 1,042 in 1828, at 3,752 in 1842, and at 5,285 in 1901.

In 1805, D'Arcy Boulton predicted that Pickering would become a township of some importance due to its proximity to York, "though at present no great advantage exists, at a future period it must be beneficial" (Boulton 1805: 86). In 1851, Smith noted that Pickering was "one of the best settled townships in the County, and contains a number of fine farms, and has increased rapidly in both population and prosperity, within the last few years" (Smith 1851: 22). Maps produced later in the nineteenth century, such as the 1860 Tremaine map and the 1877 *Historical Atlas* (Figures 2 and 3) show the township to be heavily settled and period census returns demonstrate that the township contained a wide variety of industries and small businesses as well as husbandmen engaged in mixed agriculture. The main settlements which were established in Pickering were located along Duffins Creek where early mills and various industries utilized the available hydraulic power of this watershed. One of the earliest roads

¹ An email was sent to Frank Dieterman on July 25, 2016. A response was received via email, following IO review of the draft report (September 7, 2016).



constructed across Pickering was the Kingston Road, built by Asa Danforth in 1796 along the south end of the township near the lake. This road was identified on several early township maps. The road network in Pickering developed slowly, and in 1850 the de Rottenburg map indicated just three major north-south arteries between the Kingston Road and Highway 7.

Pickering Township experienced a decline in population in the rural areas in the early- and mid-twentieth century. The township generally remained agricultural in nature with little change in the established, late-nineteenth century field patterns, fence lines, and hedgerows north of the lakeshore area, even with some loss of earlier farmsteads (Figures 4-6). A gradual subdivision of some farmland occurred in the latter half of the twentieth century.

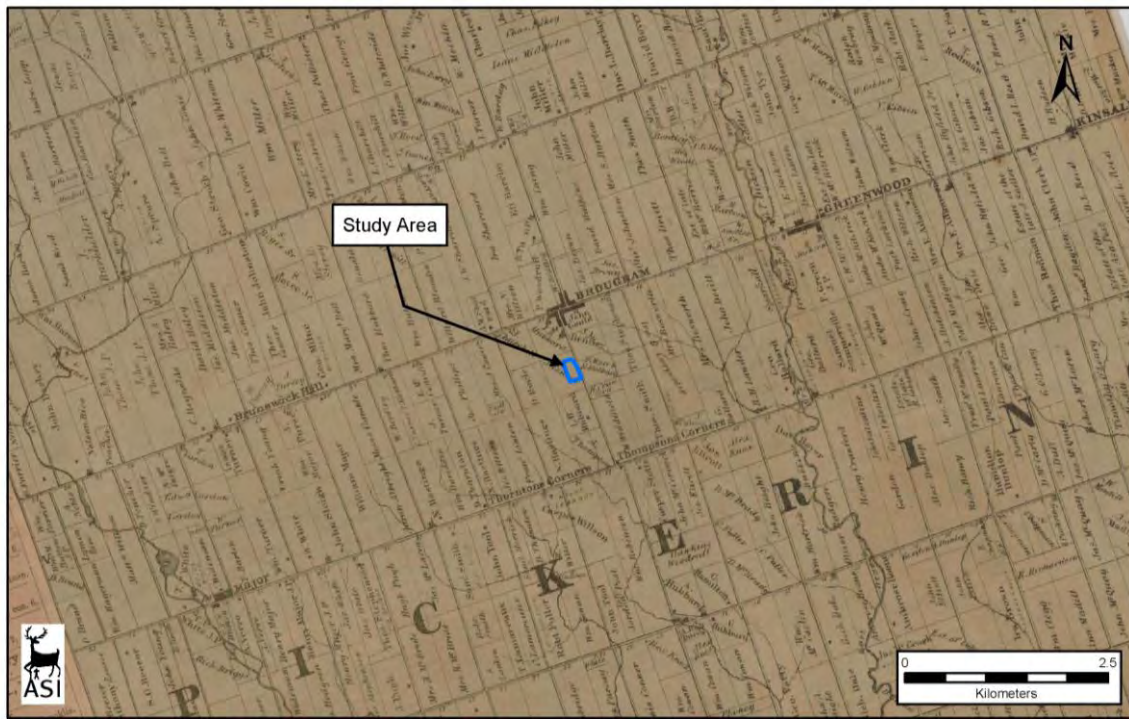


Figure 2: The subject property overlaid on the 1860 Tremain Map of Ontario County
Source: Tremain (1860)



Figure 3: The subject property overlaid on the 1877 map of the Township of Pickering
Source: J.H. Beers & Co. (1877)

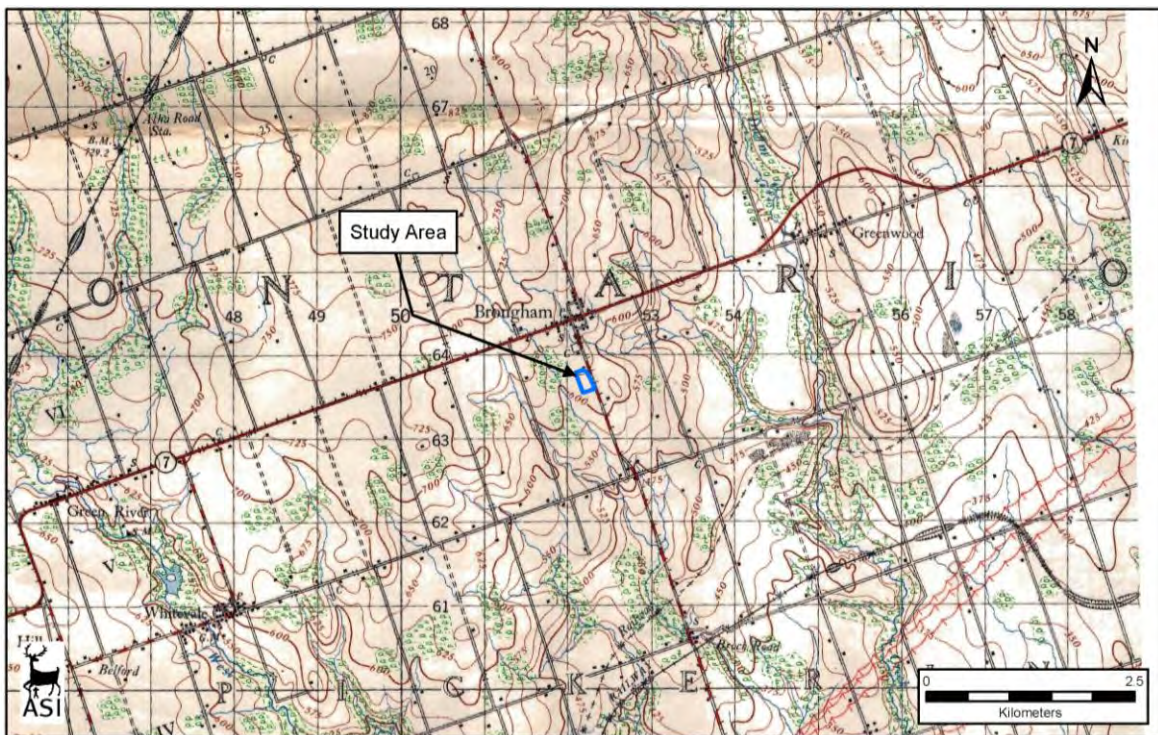


Figure 4: The subject property overlaid on the 1948 NTS map
Source: Department of National Defence (1948)



Figure 5: The subject property overlaid on the 1954 aerial of the Township of Pickering
Source: Hunting Survey Corporation Limited (1954)

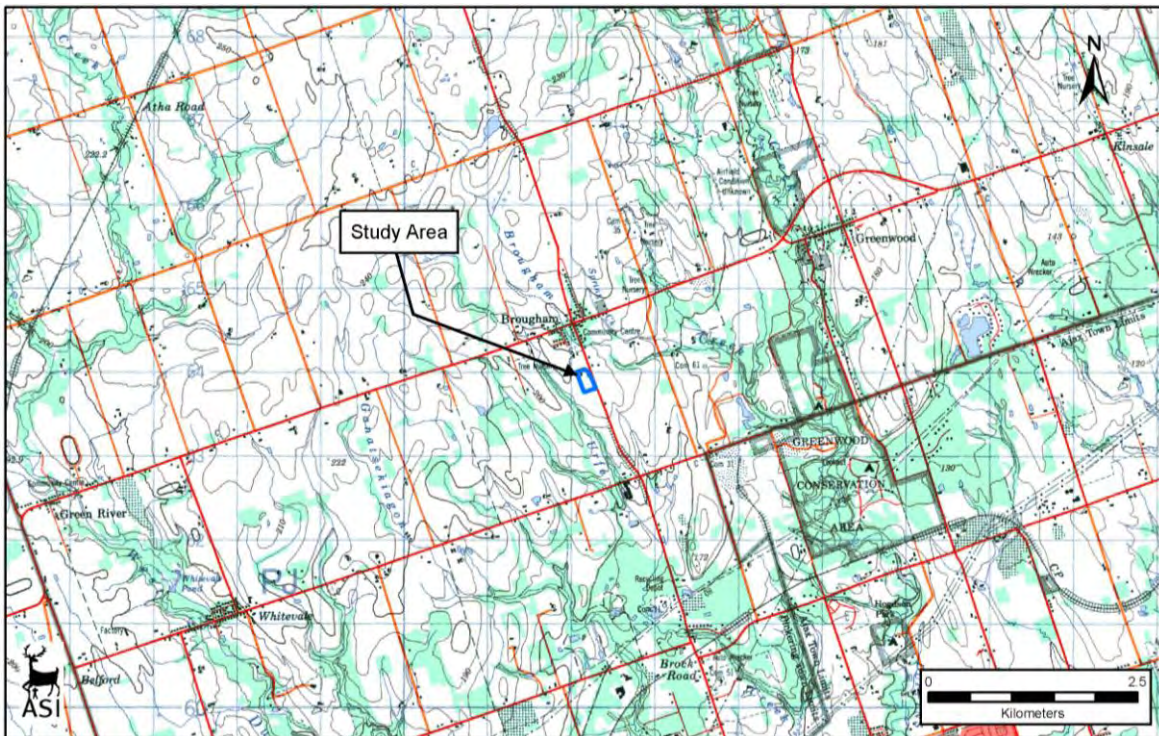


Figure 6: The subject property overlaid on the 1994 NTS map of Markham
Source: Department of Energy, Mines, and Resources (1994)

3.3. Land Use History

The following land use history is based on a combination of land registry records, historic mapping, census records, assessment/collector rolls, newspapers, and secondary sources. For ease of description, this section has been divided into time periods which correspond to property ownership.

3.3.1. 1799–1877

The Crown Patent for Lot 19, Concession 5 in the Township of Pickering was granted to Henry Smith in 1799. The original grant was for 200 acres. Henry Smith held onto the property until 1821, when he sold the entire 200 acres to Thomas Hubbard.

Thomas Hubbard, born 1759, was one of the earliest settlers in Pickering Township. He became an active member in municipal politics and was a member of the combined Pickering-Whitby Township Council and was the first Clerk of the Township in 1811. Thomas Hubbard helped establish the settlement of Brougham when he built his log cabin there in 1807. Thomas Hubbard married three times. He had two sons with his first wife (David and Ichabod), one son with his second wife (Andrew), and had seven children with his last wife (James, Brock, Stephen, Isaac, Esther, Hulda, and Mary Ann). Thomas Hubbard died in 1853 at the age of 94 (Wood 1911, McKay 1961:213). Andrew Hubbard was a militiaman in the War of 1812 and he took part in the engagement against the Americans at Lake Erie (McKay 1961:213). He received a decoration for valor and was mentioned in Dr. Scadding's Memorial Volume, "Toronto" (McKay 1961:213). After the War of 1812, Andrew became the first postman in the Township of Pickering and delivered mail via horseback along the Brock Road to Uxbridge (McKay 1961:213). Andrew Hubbard married Content Webb and had two children George, Thomas. Thomas Hubbard married Harriet Churchill and produced three children (Charlotte, Isabella, and Charles).

The subject property (south half of the north half of Lot 19, Concession 5) passes in-and-out of the ownership of the Hubbard family over the course of the nineteenth century. For the purpose of this report, and to ease understanding of the chronology of the property, Thomas Hubbard, born 1759 and an early settler, will be referred to as Thomas Hubbard Sr. and Thomas Hubbard, born 1819 to Andrew Hubbard and Content Webb, will be referred to as Thomas Hubbard Jr.

Thomas Hubbard Sr. subdivided Lot 19, Concession 5 in 1821 with the north half going to Cornelius Johnson. Johnson held on to the property until 1837, when he sold it back to Thomas Hubbard Sr. Thomas Hubbard Sr. sold the south half of the north half of the lot to Mary A O'Connor in 1840. O'Connor sold the property to Thomas Hubbard Jr. in 1868. In the following year, Thomas Hubbard Jr. sold the western edge of the part of the south half of the north half of Lot 19, Concession 5 to David Hogle. Thomas Hubbard Jr. passed away in 1870 and the subject property was left to his wife, Harriet Hubbard. Harriet Hubbard is listed as a widow in the 1871 census and Mrs. T.C. Hubbard is depicted as the property owner on the 1877 map of the Township of Pickering (Figure 7). The small portion belonging to David Hogle is also depicted on the 1877 map, demonstrating that the subject property and farmhouse belonged to the Hubbard family. Harriet Hubbard sold the subject property to John Phillips in 1877.



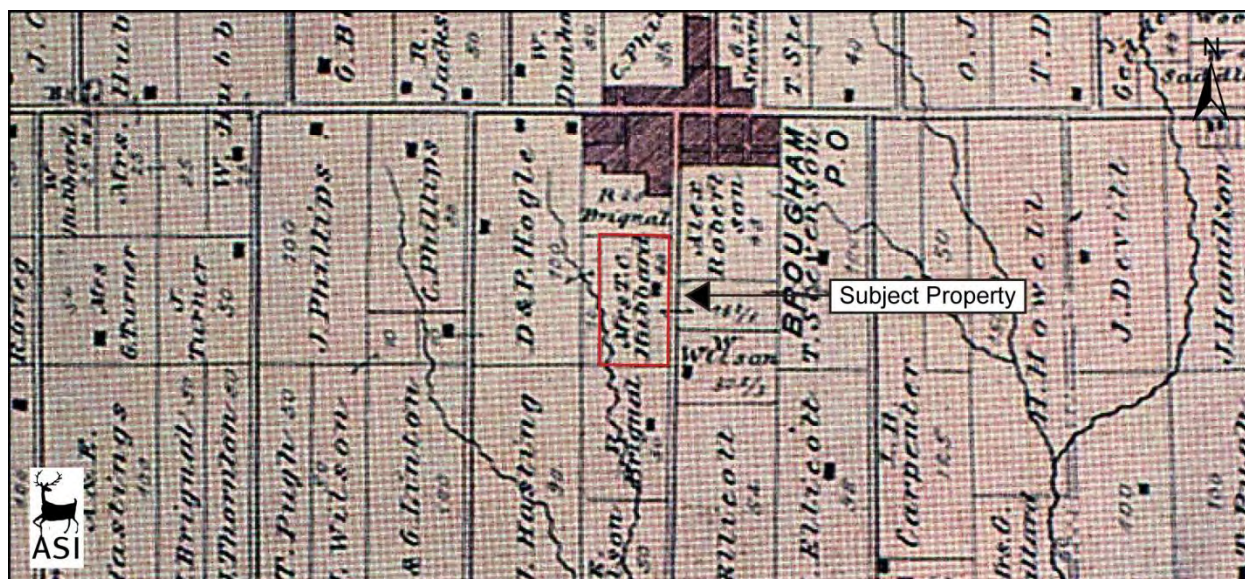


Figure 7: The subject property overlaid on the 1877 map of the Township of Pickering showing Mrs. T.C. (Harriet) Hubbard as the property owner.

Source: J.H. Beers & Co. (1877)

3.3.2. 1877-1972

John Phillips acquired the subject property from Harriet Hubbard in 1877. John Phillips was married to Mary and together they had seven children (Nancy, Selena, George, Emma, Jessey, John, and Mina). In 1886, a \$1200 mortgage was drafted between Robert and Loantha Phillips and John Phillips regarding the south half of the north half of Lot 19, Concession 5 (minus the portion granted to David Hogle in 1870). Presumably at this time the property was purchased by Robert and Loantha Phillips from John Philips. The section of the land registry record detailing this period is effectively illegible so it must be assumed that the ownership of the subject property was transferred to Robert and Loantha between 1877 and 1911 although this likely occurred around 1886 at the time of the mortgage. The 1891 census identifies that Robert and Loantha had two children, Frank Russel and Carrie Maud. Robert is identified as a farmer.

In 1911, Robert and Loantha Phillips sold the subject property (90 acres) to Walter Bayles for \$5850. The 1911 census identifies Walter Bayles as an unmarried labourer/farmer. In 1959 Walter Bayles and his wife granted the subject property to William Bayles for \$20,000. William Bayles owned the property until 1972 when he sold it to the Crown, referred to as “Her Majesty the Queen” in the land registry records, for the sum of \$2.00.

3.3.3. 1972-Present Day

The subject property was transferred to the Crown in 1972. In 1973, the Crown gave notice of its intention to expropriate lands in the general area, including the Village of Brougham. These lands were expropriated as part of the Seaton lands, which included and lands in Pickering that were intended for the construction of a new airport. The Seaton airport never materialized but the lands have remained in possession of the Crown since the 1970s. The last owner listed in the land registry record in 2015 is “Her

Majesty the Queen in right of Ontario as represented by the Minister of Economic Development, Employment and Infrastructure”.

3.3.4. Land Use Summary History

The farm complex at 3440 Brock Road is located in the south half of the north half of Lot 19, Concession 5 in the former Township of Pickering, Ontario County; now the City of Pickering, Regional Municipality of Durham. The subject property was first granted to Henry Smith, who received a grant for 200 acres in 1799. Smith sold the entire property to Thomas Hubbard Sr. in 1821. Thomas Hubbard Sr. then subdivided the property with the north half of the lot going to Cornelius Johnson in 1821. Johnson eventually sold it back to Thomas Hubbard Sr. in 1837. Hubbard Sr. sold the property to Mary O'Connor in 1840, who held on to it until 1868 when she sold it to Thomas Hubbard Jr. The subject property stayed in the Hubbard family until Harriet Hubbard, Thomas Jr.'s wife, sold the property to John Phillips in 1877.

The subject property stayed in the Phillips family until 1911, when it was sold to Walter Bayles and his wife. The Bayles' granted the land to William Bayles in 1959. William Bayles retained ownership of the property until 1972, when it was expropriated by the Crown for the purpose of building the Pickering Airport on the Seaton lands. The airport never materialized but the subject property remains in possession of the Crown to present day.

4.0 EXISTING CONDITIONS

A field review was undertaken by John Sleath and Heidi Schopf, ASI, on July 20, 2016 to conduct a cultural heritage assessment of the property and to collect data relevant for completing a cultural heritage evaluation report. Results of the field review and archival research were then utilized to describe the existing conditions of the property. The following sections provide a general description of the dwelling, outbuildings and the surrounding rural context. At the time of the site visit, the subject property was not occupied but was actively farmed by a tenant farmer.

Outputs of the field review, including site plans and photographic plates are provided in Appendices A and B, respectively.

The subject property at 3440 Brock Road in the City of Pickering is located on the west side of Brock Road and south of Highway 407 (Figures 8 and 9). The roughly rectangular shaped property is bounded by agricultural fields on the west and south, by Brock Road on the east, and by Highway 407 on the north. The subject property and surrounding landscape are altered from the construction of Highway 407 on the north side of the property. The construction of this highway has disrupted the historical connection between the subject property and the settlement of Brougham, which is located directly north at the intersection of Brock Road and Highway 7. The subject property contains one farmhouse, one barn, three drivesheds, one piggery, one chicken coop, and three outbuildings.



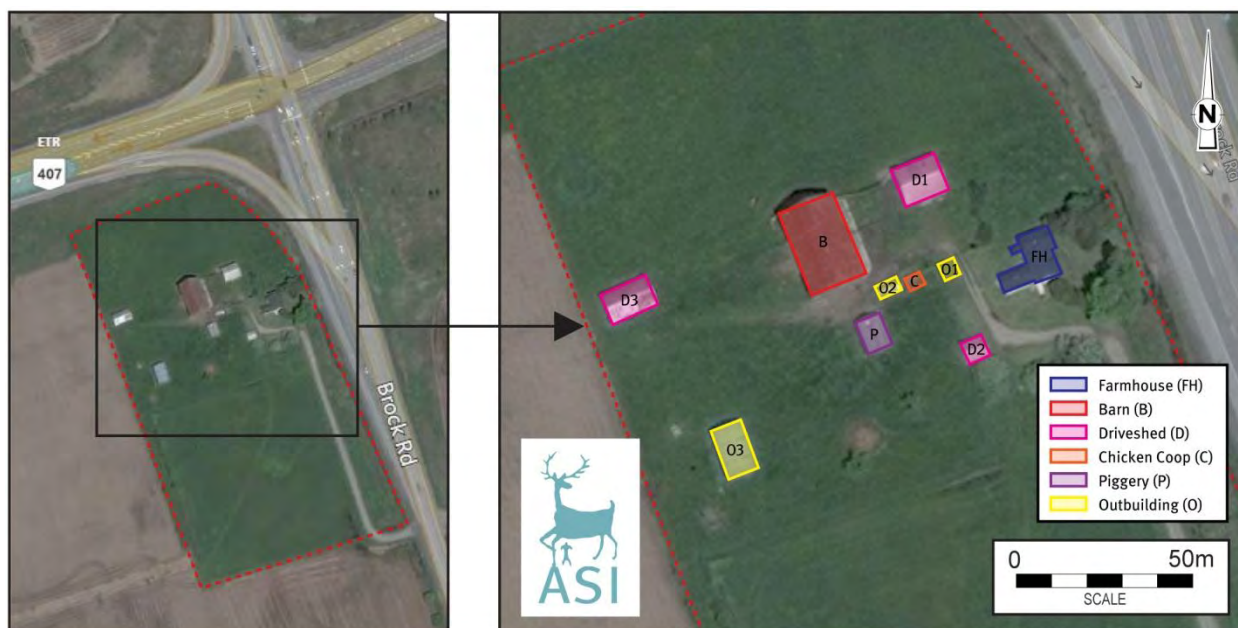


Figure 8: Aerial view of the subject property showing built resources and landscape features
Source: Bing Maps © 2005

4.1. Architectural Features

4.1.1. Residence: Exterior Description

The farmhouse is a one-and-a-half storey frame structure consisting of an original L-shaped structure with a kitchen tail and basement entrance (Plates 1-4). The front façade faces east, towards Brock Road. For ease of description, the different sections of the house are described as: the original south section, original north section, and the kitchen tail, which was added onto the rear (west elevation of the original structure). Elevation photos, showing exterior plate locations are provided in Figures 11-14.

The original section of the house sits on a stone foundation (Plate 5). The exterior walls of the residence vary between the different sections of the house. The original north section of the house feature shiplap siding on the east, north, and south elevations (Plates 6 and 7) and clapboard siding on the east, west and south elevations (Plates 8-10). In essence, the original north section of the house is mainly clad in shiplap siding and the rest of the house is clad in clapboard siding.

The residence features a cross gable roof with a centre gable dormer on the front (east) elevation (Plates 11-13). The kitchen tail and basement entrance, both located at the rear (west elevation) also have gable roofs (Plates 14 and 15). All roofs are clad in asphalt shingles and have projecting eaves/verges with plain fascia. All roof lines have simple projecting eaves with no embellishments. The residence features two interior chimneys, one located in the north section and one located in the kitchen tail. Both chimneys are made of red brick, single stack, and feature no embellishments (Plates 16 and 17).

The residence has five points of entry: two doors on the front façade (east elevation) (Plates 18 and 19), one on the south elevation (Plate 20), and two on the west elevation (Plates 21 and 22). The doors on the front façade appear to be original and consist of two panel doors with two-by-three pane windows. The

rest of the exterior doors appear to be relatively recent. A storm entrance is located on the south elevation (Plate 23).

The residence has six windows on the front façade (east elevation), six windows on the south elevation, two on the west elevation, and four on the north elevation. The majority of windows on the original north and south sections of the residence appear to be original and consist of two-over-two sash windows. The windows on the first storey of the original north and south sections of the house also have their original wood storm covers (Plates 24 and 25). The windows on the second storey of the original north and south sections of the house appear to be original but the storm covers have been replaced with aluminum frames (Plate 26). The front façade features a semi-circular window opening that has been largely covered and replaced with a recent one-by-one window (Plate 27). There is a small, single pane window and a recent skylight located to the right of the semi-circular window on the front façade (Plate 28). The kitchen tail features a total of five windows. The windows in this section of the house are two-over-one casement windows that open inwards (Plate 29). All windows feature plain trim and plain lugsills.

The front façade of the house features an open verandah that extends across the east elevation of the original south section of the house (see Plate 1). The verandah has a partially hipped roof, turned columns, and decorative fretwork and bargeboard (Plate 30).

In general, the exterior of the house needs general repair but appears to be in sound structural condition. The original footprint of the building was altered with the addition of the kitchen tail and the basement entrance on the west elevation. Both additions are sympathetic to the original design and feature the same materials and aesthetic.

In summary, the house exterior features notable elements, exhibiting either original form/materials or direct associations with the nineteenth-century vernacular Ontario farmhouse, which include:

- Stone foundations in the original north and south sections;
- One-and-a-half storey scale;
- Cross gable roof;
- Wood clapboard and shiplap siding;
- Two-over-two wood sash windows with accompanying wood frame storm windows;
- Semi-circular window opening located in the centre gable (front façade);
- Front verandah with decorative bargeboard and turned columns;
- Original three panel doors with six pane windows (front façade); and,
- Projecting eaves/verges with plain fascia.

4.1.2. Residence: Interior Description

Investigation of the interior of 3440 Brock Road was carried out for all sections of the house. For ease of description, the description of the interior of the house will be divided into: the original north and south sections, the kitchen tail, and the basement.

Original North and South Sections

The main floor of the original north and south sections of the house includes four rooms: living room one, living room two, an office, and a washroom. Living room one is located in the south section of the



original structure. The room features wood panel wainscoting, four windows, three interior doors, one exterior door, cast iron radiators, and a chandelier (Plates 32-37). The room also has a vent (possibly for a former wood burning stove) and exposed lath and plaster in the ceiling (Plates 38 and 39). The floor in living room is bare and consists of untreated sheets of plywood, or subfloor.

Living room two is located in the north section of the original structure and is accessed through a hallway located between living room one and living room two (Plates 40 and 41). Living room two includes an exterior door, two windows, two door frames (that lead to living room one and the office, respectively), an overhead light fixture, a cast iron radiator, moulded baseboards, and moulded door frames and window frames (Plates 42-47). The windows in living room two are the same as living room one (two-over-two sash windows with moulded trim). Living room two has painted wood floors, which may be original to the house (Plate 47).

The office is a small room located off the east side of living room two. It is located in the original north section of the house and features one window, a framed doorway (which leads to living room two), moulded baseboards, window frame and door frame, an overhead light fixture, and a cast iron radiator (Plates 48-50). The window in the office is the same as the windows in living rooms one and two (two-over-two casement window).

The main floor also features a washroom, which is accessed through a doorway on the north side of living room one. The washroom features a toilet, sink, wainscoting, an overhead light fixture, plain window and door trim, and a cast iron radiator (Plates 51-54). The washroom floor is bare plywood/subfloor. The washroom includes a door that leads to the basement on the east wall.

The second floor of the residence is accessed via a narrow hallway/stairway, which is located between living rooms one and two (Plates 55 and 56). The stairway consists of one flight of wood stairs with a small landing at the top, which leads to two other small sets of stairs (Plate 57). Bedroom one, or the master bedroom, is located on the second storey of the original south section of the house. The master bedroom features sloped ceilings, moulded baseboards, window frames, and door frames, cast iron radiators, built-in storage and a closet with a built in dresser (Plates 58-62). A second floor washroom is located adjacent to the master bedroom and is accessible from the hallway/stairwell (see Plates 57 and 63). The washroom features a skylight, toilet, sink, and a bathtub. The room also features baseboards, linoleum flooring, and a closet that contains a water faucet (Plates 64-67).

The north section of the house contains two bedrooms (bedrooms two and three). These rooms are accessed via the central staircase, on the opposite landing to the master bedroom and washroom (see Plate 57). Bedroom two features one window, a closet, moulded baseboards and window sills, a brass overhead light fixture, wood flooring and a linoleum “carpet” (Plates 68-71). Bedroom three is located across the hall from bedroom two (Plate 72). Bedroom three is a small room that features a window, cast-iron radiator, wood floors with a linoleum “carpet” and an overhead ceiling fixture (Plates 73-75).

Kitchen Tail

The west elevation of the house features a kitchen tail, which contains a kitchen and a mud room. The kitchen is located off of living room one. The kitchen features a built-in wood kitchen, built-in storage, wainscoting, baseboards, linoleum flooring, and cast-iron radiators (Plates 76-79). The kitchen has three windows, which are all two-over-one casement windows (see Plate 77). A mudroom is located on the west end of the kitchen (see Plates 79-81). The mudroom has one exterior door, two windows, wainscoting, and a rail with hooks. In general, the kitchen tail appears to be a relatively recent addition to



the residence and was most likely built during the 1920/30s. The style of the built-in kitchen, windows, and doors suggest that the kitchen tail was constructed sometime in the early twentieth century and was an addition to the original north and south sections of the house.

Basement

The basement is located under the original north and south sections of the house. There are three points of entry to the basement: one interior access point (located in first floor washroom) and two exterior access points (located on the northwest corner of the west elevation and the storm door on the south elevation). The basement under the south section of the house is accessed through the interior entryway and the storm door on the south elevation (Plates 82-84). This section of the basement features stone foundations/walls that are thinly parged, a hand hewn summer beam and sawn joists, exterior windows, and a dirt floor (Plates 85-87). The south section of the basement also features an internal door, which leads to the north section of the basement (Plate 88). The section of the basement under the north section of the house is similar to the south section but contains the heating and electrical systems. This section of the basement features parged walls, a dirt floor, sawn joists, pipes, and a window (Plates 89-91). The window in this section of the basement is a three-over-three wood frame window and appears to be original.

Summary

The interior of the house features a number of elements that are either original and/or older, and contribute to the character of the house as a nineteenth-century vernacular dwelling with twentieth-century alterations. These include:

- Moulded window and door casings;
- Floor boards;
- Wood baseboards with moulded lip;
- Intact frame-and-panel doors with original hardware; and
- Hewn summer beam in the basement.

4.1.3. Outbuilding Description

In addition to the house, the property contains one barn (B), three drive sheds (D1-D3), one piggery (P), one chicken coop (C), and three outbuildings (OB1-OB3). Aerial photographs of the property illustrate the location of each structure described below (see Figures 8 and 9). Date ranges for the construction of outbuildings are inferred from available historic aerial photographs (See Figures 6-8).

The barn (B) is a rectangular structure that measures approximately 22m x 14m. The barn is banked, with the entrance to the lower level on the east elevation and the entrance to the upper level on the west elevation (Plates 92-94). The barn has a gambrel roof clad in metal sheeting. The exterior of the barn is clad in vertical board and the foundations are made of stone. The barn has numerous windows that are typically four-over-four casement windows. The interior of the lower section of is used to house cattle and is equipped as a dairy barn (Plate 95). Some of the beams in the lower section of the barn are heavily worn from use (i.e. cattle passing through) (Plate 96). The upper section of the barn features an open space with a vaulted ceiling with interior braces made of hand hewn beams (Plates 97 and 98). The upper

section of the barn is used to store farm equipment and hay bales. The barn appears to date to the late nineteenth century based on its architectural features.

The property contains three drive sheds (D1-D3). Drive shed one (D1) is located in a fenced area on the east side of the barn. D1 is a rectangular structure that measures approximately 11m x 9m and has a gable roof (Plates 99-100). D1 has concrete foundations and the roof and cladding consists of metal sheeting. The interior of D1 features hand hewn beams and is used to store farm equipment (Plate 101). Drive shed two (D2) is a modern structure with a rectangular plan that measures approximately 6m x 5m (Plate 102). The exterior is clad in vertical wood slats. D2 is used to store farm equipment (Plate 103). Drive shed three (D3) has a rectangular plan and measures approximately 12m x 8m. This is a modern building that has a concrete foundation, metal cladding, and uses newer construction techniques (Plates 104 and 105).. D3 is used to store large farm equipment. Insert discussion of dates. Based on architectural features, drive shed one (D1) appears to date to the late nineteenth century/early twentieth century. Drive sheds two and three (D2 and D3) are both recent structures that use modern materials.

The property contains one piggery (P), which is located in close proximity to the barn. The piggery has a rectangular plan and measures approximately 9m x 7m. The exterior of the piggery shows that the structure has coarse concrete and stone foundations, a gable roof, and is clad in board-and-batten siding (Plates 106-108). The main entry of the building is on the east elevation but is boarded up since the building is in poor condition and does not appear to be structurally sound. Small entryways are located on the south elevation, which would have provided interior access to pigs. An interior inspection of the piggery was not carried out since the building was in poor condition and was not deemed safe for entry. The piggery appears to be contemporary with the barn. The piggery (P) appears to be contemporary with the barn and likely dates to the late nineteenth or early twentieth centuries.

The property contains one chicken coop, which is located between outbuildings one and two. The chicken coop is a small structure that measures approximately 4m x 3m. The chicken coop has a shed roof and is clad in horizontal boards (Plate 109). The window openings are covered in chicken wire and there are two openings that provide access to the interior of the structure to birds. The interior of the structure has numerous roosting boxes for hens. The date of construction is unknown.

The property contains three addition outbuildings of undetermined use. Outbuilding one (O1) is a new structure that measures approximately 4m x 3.5m. The building has a concrete foundation, gable roof and is used to store farm tools and small equipment (Plate 110). Outbuilding two (O2) measures approximately 6.5m x 4m and is located on the west side of the chicken coop. Outbuilding 2 has a gable roof and is clad in vertical board (Plate 111). The south elevation has four windows, which appear to be recent/replaced. Outbuilding three (O3) is located in the southwest portion of the farmyard and is an exceptionally plain building (Plate 112). The building measures approximately 8m x 13m and features a gable roof. The exterior is clad in plywood sheets and there are no windows or notable exterior features. Access to the interior of the outbuildings was not granted at the time of the property inspection. All three outbuildings appear to be recent buildings that use modern materials and construction techniques.

The outbuildings feature notable elements, which include but may not be limited to:

- Fieldstone foundations (B, P);
- Hewn and sawn structural members (B, D1);
- Vertical plank exterior (B);
- Board and batten exterior (P);
- Original sash multi-pane windows (B, P); and



- Original structural openings, including trim and sills (B, P).

4.2. Context and Landscape Features

The subject property is located at the southwest corner of Highway 407 and Brock Road and is bordered by a highway on the north, roadway on the east, and agricultural fields on the south and west (Plates 113 and 114). The topography of the property is generally flat. The farm complex is located in the northeast portion of the property, with agricultural fields located on the west and south (Plates 115 and 116). The property contains numerous electric and/or post-and-wire fences, which are used to keep cattle contained and to divide pasture areas from work areas (Plates 117-120). Chain link fences are used to define the property limits on the north and east (see Plates 114 and 121).

The property contains a number of circulation routes, which have been formed through use (Plates 122-125). These circulation routes connect work areas and pasture areas and are present throughout the core of the farm complex. There is also a formally defined gravel circulation route, or driveway, which connects the farm complex to Brock Road (see Plates 114, 126 and 127). The gravel pathway extends from the core of the farm complex, past the house, and along the eastern edge of the property before connecting with Brock Road. A number of mature trees are located along the driveway in the vicinity of the house.

The subject property is situated in a relatively disturbed landscape. Historically, this farm complex would have been associated with the settlement of Brougham, which is located directly north at the intersection of Brock Road and Highway 7. The construction of Highway 407 has physically, functionally, and visually severed this connection. Further, the highway construction activities have disturbed the surrounding context of the farmhouse, particularly to the east. The landscape to the south and west of the farm complex is relatively intact and offers views of rolling agricultural fields from the core of the property (Plate 128).

Notable landscape features associated with this property include but may not be limited to:

- Intact core and landscape of nineteenth-century farm complex;
- Established circulation routes and work areas;
- Mature plantings in the vicinity of the house;
- Established pastures and agricultural fields; and,
- Views to the west and south.

5.0 HERITAGE EVALUTION OF 3440 BROCK ROAD

Tables 1 and 2 contain the evaluation of 3440 Brock Road against criteria as set out in Ontario Regulations 9/06 and 10/06 in the *Ontario Heritage Act*.

Table 1: Evaluation of 3440 Brock Road using Ontario Regulation 9/06

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique,	No	This cultural heritage resource is a representative example of an evolved



Table 1: Evaluation of 3440 Brock Road using Ontario Regulation 9/06

1. The property has design value or physical value because it :

representative or early example of a style, type, expression, material or construction method;		<p>agricultural landscape with mid-nineteenth-century roots as expressed through its intact arrangement of buildings, pastures, and work areas. The residence is a late nineteenth-century vernacular farmhouse with an early twentieth century addition.</p> <p>While the nineteenth-century farmhouse, barn and outbuildings are intact on the subject property, none are notably early, unique, or an excellent representation of a style, type, or material. Accordingly, the subject property does not meet this criterion.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	No	This cultural heritage resource contains many original elements as outlined above; however, these elements do not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	This cultural heritage resource does not display a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	<p>The subject property is associated with nineteenth and twentieth-century agricultural land use activities with the Smith, Hubbard, Johnson, O'Connor, Phillips, and Bayles families. Thomas Hubbard Sr., who first acquired the property in 1821, is a significant early settler in Pickering Township. His son, Andrew, was a decorated militiaman from the War of 1812 and was the first postman in the Township of Pickering. It is likely that the house was built in the 1870s by Thomas Hubbard Jr., who was Andrew Hubbard's son and a farmer in the late nineteenth century. The Hubbard family actively farmed in the general vicinity throughout the nineteenth century.</p> <p>This property meets this criterion due to its associations with the Hubbard family who played a significant role in the early history of the Township of Pickering and the establishment of the settlement of Brougham.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	<p>The subject property has a history of agricultural land use under the direction of the Hubbard, Johnson, O'Connor, Phillips, and Bayles families. It was most closely connected with the settlement of Brougham, located north at the intersection of Brock Road and Highway 7. While the agricultural history of the property is well established, it does not yield any information on the settlement of Brougham beyond its associations with the families that occupied the property.</p> <p>The expropriation of the property by the Crown in the 1970s served to disassociate the subject property from its agricultural roots. Further, the</p>

Table 1: Evaluation of 3440 Brock Road using Ontario Regulation 9/06

1. The property has design value or physical value because it :

		construction of Highway 407 between Brougham and the subject property has isolated the property and detracts from its ability to support the agricultural origins of the settlement of Brougham. Accordingly, this property does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	This cultural heritage resource is an example of an evolved agricultural landscape, which is the result of successive generations of the Hubbard, Johnson, O'Connor, Phillips, and Bayles families who have occupied the farmstead. However, no known architect, artist, building, designer, or theorist significant to the community is known to have been associated with the construction and evolution of this cultural heritage landscape. As such, this cultural heritage resource does not meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	No	The subject property forms part of the agricultural landscape that is characteristic of the City of Pickering. However, the construction of Highway 407 at the north end of the property has largely severed property's associations with other agricultural properties, including the settlement of Brougham. The surrounding context of the property is largely disturbed, which detracts from the nineteenth-century character of the subject property. Accordingly, the property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The subject property is located within a rural, agricultural setting that has been altered and disturbed by the construction of Highway 407. The property's connection to the settlement of Brougham have been physically, functionally, and visually severed since Brock Road has been terminated at Highway 407 and no longer connects to Brougham and other nineteenth century agricultural properties. However, the subject property remains in-situ in and is still actively farmed. It also retains significant views to the west and south. Accordingly, this property meets this criterion since it is physically, functionally, visually and historically linked to its surroundings despite the contextual disturbance caused by the construction of Highway 407.
iii. is a landmark.	No	The subject property is not considered to be a landmark.

Table 2: Evaluation of 3440 Brock Road using Ontario Regulation 10/06

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. The property represents or demonstrates a	No	The property retains associations with themes of early township, rather than provincial themes of settlement and development.

Table 2: Evaluation of 3440 Brock Road using Ontario Regulation 10/06

theme or pattern in Ontario's history;		
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	No	This property retains associations with early farming practices and settlement patterns which are important elements in Ontario's early history. However, this property is not known to be an outstanding example of provincial significance.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	No	The property is not known to demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage.
iv. The property is of aesthetic, visual or contextual importance to the province;	No	The property is not known to demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	No	The property is not known to illustrate any technical or scientific achievements which are of provincial significance.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use; and	No	The property is not known to meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of		The subject property has direct associations with a number of individuals who either owned or occupied the subject property since the mid-nineteenth century. None, however, are known to have had any important provincial associations.

Table 2: Evaluation of 3440 Brock Road using Ontario Regulation 10/06

importance to the province or with an event of importance to the province.		
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The subject property at 3440 Brock Road met at least one of the criteria contained in Ontario Regulation 9/06 of the *Ontario Heritage Act*. The heritage significance of the property primarily resides in the historical associations of the property with the Hubbard family and its contextual value as an active farm with strong physical, functional, visual and historical associations with its surroundings.

The property at 3440 Brock Road did not meet any of the criteria contained within Ontario Regulation 10/06, and therefore may not be considered for designation heritage property with provincial significance under the *Ontario Heritage Act*.

5.1. Statement of Cultural Heritage Value

The property at 3440 Brock Road retains historical associations with the Hubbard, Johnson, O'Connor, Phillips, and Bayles families, all farmers in the Township of Pickering. The Hubbard family were early settlers in the township and both Thomas Hubbard Sr. and his son Andrew Hubbard held noteworthy positions in the township. Andrew's son Thomas Hubbard Jr. likely built the farmhouse in the 1870s.

The contextual value of the property is related to its intact arrangement of buildings, pastures, and agricultural fields that date to the nineteenth century. The landscape surrounding this property has been largely disturbed by the construction of Highway 407. The fact that this farm complex remains in-situ and is still actively farm gives it contextual value since it is historically, physically, visually and functionally linked to the landscape.

Notable design features include:

Exterior

- Stone foundations in the original north and south sections;
- One-and-a-half storey scale;
- Cross gable roof;
- Wood clapboard and shiplap siding;
- Two-over-two wood sash windows with accompanying wood frame storm windows;
- Semi-circular window opening located in the centre gable (front façade);
- Front verandah with decorative bargeboard and turned columns;
- Original three panel doors with six pane windows (front façade); and,
- Projecting eaves/verges with plain fascia.

Interior

- Moulded window and door casings;
- Floor boards;
- Wood baseboards with moulded lip;
- Intact frame-and-panel doors with original hardware; and
- Hewn summer beam in the basement.

Outbuildings

- Fieldstone foundations (B, P);
- Hewn and sawn structural members (B, D1);
- Vertical plank exterior (B);
- Board and batten exterior (P);
- Original sash multi-pane windows (B, P); and
- Original structural openings, including trim and sills (B, P).

The historical and contextual value of this cultural heritage resource is reflected through:

- Intact core and landscape of nineteenth-century farm complex;
- Established circulation routes and work areas;
- Mature plantings in the vicinity of the house;
- Established pastures and agricultural fields; and,
- Views to the west and south.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of archival research, a field review and heritage evaluation, the property at 3440 Brock Road was determined to retain local cultural heritage value following application of Ontario Regulation 9/06 of the *Ontario Heritage Act*. Application of Ontario Regulation 10/06 confirmed that the subject property was not determined to be of provincial significance at this time. Its local heritage significance revolves around its historic and contextual.

The subject cultural heritage resource located at 3440 Brock Road is currently owned by Infrastructure Ontario (IO) and is expected to be directly impacted by the 407 Transitway from east of Kennedy Road to east of Brock Road. The Ministry of Transportation (MTO) is proposing a 18 km segment of a transitway facility along the Highway 407 corridor through York Region and Durham Region, from east of Kennedy Road in the City of Markham to east of Brock Road in the City of Pickering (407 Transitway).

The following recommendations have been made based on the determined heritage values of the resource and should be used to inform detailed designs for the technically-preferred route:

1. The cultural heritage resource should be retained in situ. This approach would entail: protection of vehicular access; protection during construction; and protection of context through the use of sympathetic landscaping techniques. A heritage impact assessment with more detailed recommendations will be carried out in a separate report.
2. Finally, this report should be submitted to the following stakeholders for review and comment: Cristina Celebre, Senior Planner at the City of Pickering; Frank Dieterman, Manager of Heritage Projects at Infrastructure Ontario.



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APPENDIX A: LANDSCAPE CONTEXT



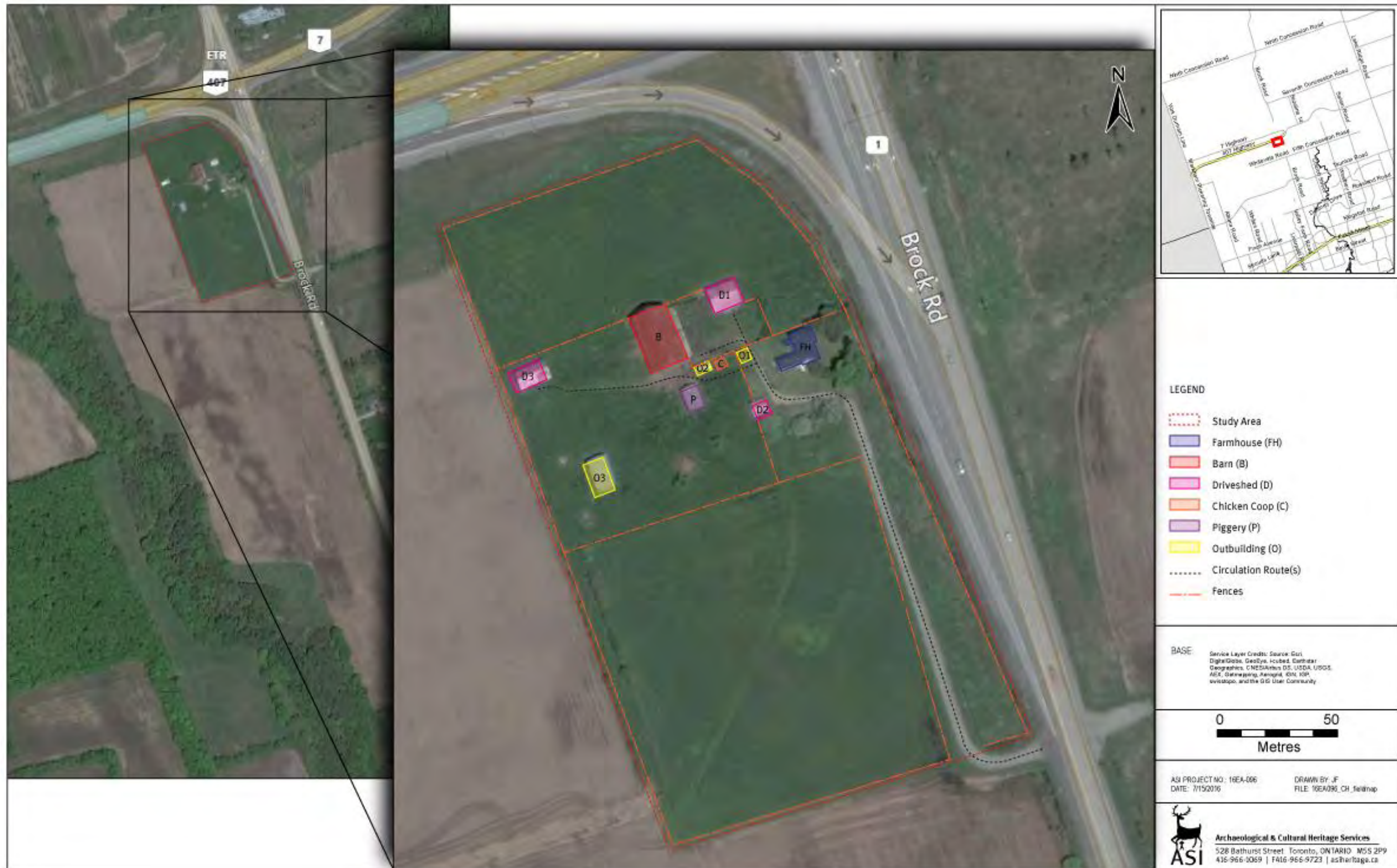


Figure 9: Site context plan showing cultural heritage landscape features



APPENDIX B: PHOTOGRAPHIC PLATES



Plate 1: Front facade
(east elevation) of
the farmhouse.



Plate 2: South
elevation of the
farmhouse.



Plate 3: West elevation of the farmhouse.



Plate 4: North elevation of the farmhouse.



Plate 5: Detail of the stone foundation (northeast corner).



Plate 6: Photo of the shiplap cladding on the east and south elevations.



Plate 7: Photo showing shiplap siding on the north elevation and clapboard siding on the west elevation.



Plate 8: Photo of clapboard siding on the west elevation.



Plate 9: Photo showing the clapboard siding on the south elevation.



Plate 10: Photo showing clapboard siding on the east (front) elevation.



Plate 11: Photo of the gable roof on the north section of the residence (west elevation).



Plate 12: Gable roof on the south section of the residence (south elevation).



Plate 13: Centre gable dormer, located on the south section of the residence (front facade/east elevation).



Plate 14: Gable roof of the kitchen tail (west elevation).



Plate 15: Gable roof on the basement entrance (west elevation). The door leads to the basement.



Plate 16: Photo of the interior, red brick chimney located in the north section of the residence.



Plate 17: Photo of the interior, red brick chimney located in the kitchen tail.



Plate 18: Door on the front façade (east elevation).



Plate 19: South facing door on the front porch.



Plate 20: Door on the south elevation.



Plate 21: Door leading to the kitchen, west elevation.



Plate 22: Interior door leading to the basement, west elevation.



Plate 23: Photo of the storm door located on the south elevation.



Plate 24: Two-over-two sash window located on the first storey of the original north section of the house (north elevation). Note the original storm cover.



Plate 25: Two-over-two sash window located on the first storey of the original north section of the house (east elevation). Note the original storm covers.



Plate 26: Two-over-two sash windows located in the original south section of the house (south elevation). The original wood storm covers have been replaced with aluminum frame covers.



Plate 27: Semi-circular window opening that has been filled and replaced with a modern window.



Plate 28: Skylight and single pane window located to the right of the semi-circular window opening.



Plate 29: Example of a two-over one casement window located in the kitchen tail (south elevation).



Plate 30: Photo of the turned columns and decorative vergeboard located on the front façade (east elevation).



Plate 31: View of Living Room One. Taken from the doorway to west end of the room.



Plate 32: Photo of the wainscoting in living room one.



Plate 33: Photo of the chandelier in living room one.



Plate 34: Four panel door leading to the verandah located in living room one.



Plate 35: Detail photo of door hardware in living room one.



Plate 36: Photo of a two-over-two sash window in living room one. Note the moulded trim around the window and door frames.



Plate 37: Cast iron radiator in living room one. The kitchen is visible through the door on the right.



Plate 38: Photo of a vent or possible wood stove chimney hole in the ceiling of living room one.



Plate 39: Exposed lath and plaster construction in living room one.



Plate 40: Photo of living room two.



Plate 41: Photo of living room. Note the cast iron radiator and blocked window.



Plate 42: Cast iron radiator in living room two.



Plate 43: Detail of moulded baseboards in living room two. These baseboards are likely original.



Plate 44: Exterior door in living room two. This door leads to the front verandah. Note four panel construction and brass hardware.



Plate 45: Detail of moulded door trim in living room two.



Plate 46: Photo of overhead light fixture in living room two.



Plate 47: Photo of the painted wood floor boards in living room two and the office.



Plate 48: View of the small office from the door frame leading to living room 2.



Plate 49: View of the small office on the main floor. Note the moulded baseboards, painted floor boards, cast iron radiator, and moulded window frame.



Plate 50: Photo of the overhead ceiling fixture in the small office on the main floor.



Plate 51: View of the main floor washroom showing the toilet and wainscoting.



Plate 52: Photo of the sink in the main floor washroom.



Plate 53: Photo of the overhead light fixture, plain trim room divider, and plain trim door frame in the main floor washroom. The door on the right leads to the basement.



Plate 54: Photo of the window, wainscoting, and radiator in the main floor bathroom.



Plate 55: The narrow stairway between living rooms one and two. This stairway leads to the second floor (looking up).



Plate 56: the narrow staircase between living rooms one and two (looking down).



Plate 57: Photo of the landing at the top of the narrow stair case. The landing leads to two other sets of stairs, which lead to the bedroom one (master bedroom) and bedrooms two and three, respectively. Note the washroom in the foreground on the right.



Plate 58: View of bedroom one (master bedroom) on the second floor of the residence.



Plate 59: Photo of the built-in storage unit in the master bedroom. Note the over head light fixture in the foreground.



Plate 60: Photo of the master bedroom. Note the two-over-two sash window, baseboards, and cast-iron radiator.



Plate 61: The closet located in the northwest corner of the master bedroom.



Plate 62: Built-in dresser located in the master bedroom closet.



Plate 63: The second floor washroom looking towards the hallway.



Plate 64: The skylight in the second floor washroom.



Plate 65: The bathtub in the second floor washroom.



Plate 66: The closet in the second floor washroom.



Plate 67: The faucet and water pan second floor washroom closet. Use unknown.



Plate 68: View of bedroom two from the hallway door.



Plate 69: Photo of the moulded window sill and baseboard in bedroom two.



Plate 70: The brass overhead light fixture in bedroom two.



Plate 71: Photo of the closet in bedroom two. Note the linoleum "carpet" in the bedroom.



Plate 72: View to bedroom three from bedroom two. Note the wood flooring and linoleum “carpet”.



Plate 73: Photo of bedroom three. Note the moulded baseboards and cast-iron radiator.



Plate 74: Photo of bedroom three. Note the four panel door, wood floor, and linoleum "carpet".



Plate 75: Photo of the two-over-two casement window in bedroom three. The window has a plain sill and apron.



Plate 76: Photo of the kitchen. Note the built-in wood cabinets, wainscoting, baseboards, and linoleum flooring.



Plate 77: Photo of one of the two-over-one casement windows in the kitchen tail.



Plate 78: Photo of the exterior door on the south side of the kitchen tail. Note the cast-iron radiator, wainscoting, linoleum floor, and baseboards.



Plate 79: Photo of the kitchen tail looking towards the mud room.



Plate 80: Photo of the mudroom. Note the wainscoting, casement windows, and interior door.



Plate 81: Photo of the hooks in the mudroom.



Plate 82: Photo of the basement under the original south section of the house looking towards the stairs that lead to the main floor washroom.



Plate 83: Looking up the basement stairs to the main floor washroom.



Plate 84: Photo of the basement stairs that lead to the exterior storm door on the south elevation.



Plate 85: The basement under the original south section of the house. Note the stone foundations, dirt floor, and relatively new/replaced subfloor.



Plate 86: The summer beam in the basement (original south section). Note that the summer beam is hand hewn but that some of the cross beams appear to be newer/replaced.



Plate 87: Photo of an exterior window in the basement (original south section).



Plate 88: Photo of the door connecting the basements under the south and north sections of the house.



Plate 89: Photo of the basement under the north section of the house. Note the parged walls, dirt floor, and home heating/electrical systems.



Plate 90: Basement window in the basement of the north section of the house. The window opening and three-over-three wood pane window appear original.



Plate 91: Photo of the beams in the north section of the basement. The beams here are sawn.



Plate 92: East elevation of the barn.



Plate 93: South elevation of the barn.



Plate 94: West elevation of the barn.



Plate 95: Interior of the barn (lower level).



Plate 96: A beam in the lower level of the barn. The contours of the wood are pronounced due to heavy wear from livestock.



Plate 97: The upper level of the barn. This level is used to store farm implements and hay bales.



Plate 98: The interior of the barn. Note the hand hewn beams.



Plate 99: South elevation of drive shed one (D1).



Plate 100: West elevation of drive shed one (D1).



Plate 101: Interior of drive shed one (D1). Note the hand hewn beams.



Plate 102: East elevation of drive shed two (D2). This is a relatively new building that is used to store farm equipment.



Plate 103: The interior of D2 showing relatively new beams and construction techniques.



Plate 104: South elevation of drive shed three (D3).



Plate 105: Interior of drive shed three (D3).



Plate 106: East elevation of the piggery (P). Note the board-and-batten siding and coarse concrete foundations.



Plate 107: South elevation of the piggery (P). Note the small entryways at the base which would be used to give pigs access to the interior.



Plate 108: West elevation of the piggery (P). Note the crumbling foundation at the lower left base.



Plate 109: South elevation of the chicken coop (C).



Plate 110: South elevation of outbuilding one (O1).



Plate 111: South elevation of outbuilding two (O2).



Plate 112: South elevation of outbuilding three (O3).



Plate 113: West view of the subject property showing proximity to Highway 407 (on right).



Plate 114: North-northwest view up the access road to the subject property. Brock Road is located on the right. Note the electric fence on the left and chain link fence on the right.



Plate 115: Northeast view of the property showing the outbuildings and barn.



Plate 116: Northwest view of the property showing outbuildings and the barn. The house is located in the centre of the photo in the distance.



Plate 117: Electric fence on the southern end of the property, looking west.



Plate 118: Electric fences that define the southern end of the property and divide pasture space from workspace.



Plate 119: Post-and-wire fence within the property that divides pasture land from work areas.



Plate 120: Electric fence on the west end of the property, looking north.



Plate 121: West view of the northern end of the property showing chain link fences that define the property limits.



Plate 122: Use-related circulation route running through the middle of the farm complex, looking east.



Plate 123: Use-related circulation route connecting the house to the barn, outbuildings, and pasture areas, looking east.



Plate 124: Use-related circulation route connecting the barn to pasture areas located south of the farm complex, looking northeast.



Plate 125: Use-related circulation route connecting a work area to the farm complex, looking south.



Plate 126: Formally defined gravel circulation route that connects the farm complex to Brock Road, looking north.



Plate 127: Formally defined gravel circulation route that connects the farm complex to Brock Road, looking north-northwest.



Plate 128: View west and south from the centre of the farm complex.