

Appendix 'C' – Photographs

1. 10295 Ninth Line



South Elevation (Front)



*North and West Elevations
Site Visit, July 4, 2023, (PC)*



2003/2004 (Heritage Section Photo Collection)

2. 7933 Fourteenth Avenue



Front Elevation July 4, 2023 (PC)



East Elevation, July 4, 2023 (RH) returned eaves



Photo No. 1: North and east elevations



Photo No. 2: North elevation - leaning to the west

WSP Building Condition Assessment, 2020



Undated, (Heritage Section Photo Collection)

3. 10676 Reesor Road



Rear Tail- July 4, 2023 (RH)

Below: WSP Building Condition Assessment Report



Photo No. 1: South elevation



Photo No. 2: West elevation



Photo No. 4: East elevation



Photo No. 5: Interior - west side

4. 8331 Fourteenth Avenue



South Elevation – July 4, 2023 (PC)



North and West Elevations- July 4, 2023 (RH)- view from 14th Avenue



North Elevation, 2003 (Heritage Section Photo Collection)

5. 8200 York Durham Line



South Elevation - July 4, 2023 (PC)



Photo No. 1: South Elevation



Photo No. 2: Northeast Elevation

WSP Building Condition Assessment, 2021



2003 (Heritage Section Photo Collection)- original vertical siding with vinyl installed in 2004

6. 11122 Reesor Road



Photo No. 1: East Elevation



Photo No. 2: South Elevation

Above Photos from WSP Building Condition – 2021



Photo No. 3: Addition - Hole in Roof



Rear Tail & Front, 2003
(Heritage Section Photo Collection)



7. 11190 York Durham Line



Front Elevation, July 4, 2023 (PC)



Rear Tail, July 4, 2023 (RH)



South Elevation (with tail), 2004 (Heritage Section Photo Collection)



Photo No. 3: East and south elevations



Photo No. 4: Collapsed ground-floor structure

8. 11223 Reesor Road



South Elevation with tail, July 4, 2023 (PC)



2003, Heritage Section Photo Collection





Photo No. 4: South elevation



Photo No. 5: Collapsed roof structure from exterior



Photo No. 1: Southwest view



Photo No. 2: West elevation

Appendix ‘D’ - Cultural Heritage Value Summaries

1. 10295 Ninth Line – Designated (By-law 2012-77)

STATEMENT OF SIGNIFICANCE

James Brison Johnson House

West Half Lot 22, Concession 9

10295 Ninth Line

c.1915

The James Brison Johnson House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The James Brison Johnson House is a two and a half storey frame dwelling located on the east side of Ninth Line, just north of Major Mackenzie Drive East. The house faces south, and is located a short distance from the road.

Design or Physical Value

The James Brison Johnson House is a good example of a frame farmhouse in the American Foursquare style. Its design and detailing are typical of the simplified character of Markham’s post-Victorian rural houses built in the early years of the 20th century. This frame example is noteworthy as most houses of this type that were constructed in Markham Township were faced in red pressed brick.

Historical or Associative Value

The James Brison Johnson House has historical value for its association with James Brison Johnson (who went by the name Brison), a farmer, whose lived on the property from the early 20th century until 1967. The Johnson family were established in the immediate area as early as 1827, when Cornelius Johnson purchased a neighbouring property. The present house at 10295 Ninth Line was probably built by the Johnson family some time between 1914 and 1925, and may have replaced an earlier house on the property.

Contextual Value

The house at 10295 Ninth Line remains in a rural setting, and is a significant remnant of the agricultural community on the outskirts of the historic neighbourhood of Milnesville.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the James Brison Johnson House include:

- Overall form of the building, including its two and a half storey height, cubic plan, one storey sidewing, and the volume of the structure;
- Frame wall construction with original wood siding underlying the existing vinyl cladding;
- Hipped roof with hipped roofed dormer and wide overhanging eaves;
- Gable-roof of the sidewing, with the slope continuing over a full-width veranda;
- Red brick chimney;
- Hipped roofed wrap-around veranda formerly supported on full-height, wood Tuscan columns;
- Flat-headed door and window openings now with replacement windows but previously with wood, one over one sash windows, based on the style of the house and the date of construction.

2. 7933 Fourteenth Avenue- Designated (By-law 2003-156)

THE JAMES DIMMA HOUSE

7933 Fourteenth Ave.
Part Lot 5, Concession 10
Cedar Grove

Prepared For: Heritage Markham

Prepared By: Marie Jones

Historical Information

The James Dimma house located on Lot 5, Concession 10 was built on land, which was originally granted to Russell Olmstead. By 1801 Olmstead had successfully fulfilled his settlement duties as he received the patent to the full 200 acre property. (It is interesting that he is not listed in the Berczy Census of 1803.) In Nov. of 1811, Samuel Nash purchased the 200 acre parcel for 200 pounds. In 1836 when the property was sold again it was divided into the W ½ 100 acres, which went to William Robson and the E ½ 100 acres, which was sold to William Dunsheath, an Irishman. At this particular time the E ½ was more valuable than the W ½, which may indicate that any structure, which had previously been constructed, was on this section.

Dunsheath further divided the E ½ of Lot 5 into two 50 acre parcels. The E ½ of the E ½ 50 acres was sold, in 1838, to James Boyd and the W ½ of the E ½ was sold, in 1843 to James Dimma. Again, this parcel was purchased for a significantly higher amount than the adjoining 50 acres. It appears that the structure, which was located on this original parcel, was located on Dimma's property. It is possible that the present house incorporates this earlier building, which may date to before 1840. The Census of 1851 makes reference to the Dimma family living in a 1 ½ storey log building. As early as 1851 there was a cooperage on the property, which supplied barrels to the mills in this area. Robert Haney is listed in the Census of 1851 as being a cooper who lived on the property. The Assessment records for 1853 list the following: James Dimma Sr, age 61, listed as a farmer; James Dimma Jr., age 28, listed as a cooper and householder; Robert Dimma, age 26, listed as a teamster and householder. This same assessment book lists William Dunsheath as residing on 65 acres of the W. part of Lot 5, Concession 10.

Sometime after selling his property on the south side of 14th Avenue in 1843, William "Daddy" Dunsheath became the proprietor of the local inn in Cedar Grove. William and his family of seven ran the inn on the northeast corner of the Tenth Concession Road and Fourteenth Avenue (Lot 6, concession 10).

James Dimma was born in Sprouston Stead, Berkwickshire, Scotland on Oct. 13, 1788. He married Christina Cessford and together they had three sons, William, James and Robert. James was not a young man when he immigrated to Upper Canada in 1835. He was 47 years old and brought with him his wife and two youngest sons James and Robert. It seems that William, the eldest, joined the family sometime after 1851. James' sister Janet married William Dickson and

descendants of theirs went on to settle in the north part of the township, which was later called Dickson Hill.

The Dimma family arrived one year after the Robert Milroy family arrived from Scotland, their neighbours to the south. Together these Scottish Presbyterian families were instrumental in the organization of the early congregation of the Zion church, which first met for services at a log schoolhouse located on the south-east corner of the township. Construction of a frame church on the rear of Lot 1 took place in 1857. James Dimma was a church elder for many years. It was not until 1890 that the present red brick Gothic Revival church was constructed.

The Dimma property became known as Willowdale Farm and was eventually handed down to James Junior after his father's death in 1869. Together with 25 acres of property on the north side of 14th Avenue he continued to farm the land until his death in 1886. James Dimma junior was active in St Andrew's Presbyterian Church in Markham Village. He and his parents were buried at the St. Andrew's Presbyterian Church Cemetery.

Architectural Description

The house located at 7933 Fourteenth Avenue is an example of an early 1 ½ storey house influenced by the Regency Style. The house is built on a rectangular plan 5 bays across by 1 bay deep. The exterior wall material is stucco and the foundation, which is present under only part of the house, is of fieldstone. The roof is a low pitch gable with returned eaves. The full width verandah has eaves, which project out through the entire length of the building. This detail was sometimes used in more primitive buildings and is only seen occasionally within Markham. (i.e. The Museum's Hoover House and the Philip Eckhardt House) The door opening is rectangular and offset left. The door has pilasters and entablature with side lights. The windows are rectangular in shape, some having 2/2 pane division and others having 6/6.

The windows have a moulded wood trim. There is a single chimney located on the exterior right side. There is a small gabled dormer on the front elevation, which appears to be a later addition. A simple one storey addition is located at the rear of the building. It appears that part of the existing structure could pre-date James Dimma's ownership of the property and may be as early as c.1840, when William Dunsheath was the owner.

Contextual Reasons

The James Dimma House is of contextual significance for its association with the historic agricultural community surrounding the village of Cedar Grove. It is a reminder of Markham's early settlers who constructed dwellings along the banks of the Little Rouge River system.

Significant Attributes

1. All wood double hung windows on all elevations;
2. All existing original exterior doors and storm doors;
3. The fieldstone foundation;
4. The front entrance with pilasters, entablature and side lights;
5. The original footprint of the front and rear of the dwelling;
6. The existing roofline.

3. 10676 Reesor Road – Designated (By-law 2012-73)

STATEMENT OF SIGNIFICANCE

Adam Betz House **East Half Lot 25, Concession 9** **10676 Reesor Road** **c.1871**

The Adam Betz House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Adam Betz House is a one and a half storey frame dwelling located on the west side of Reesor Road, just south of the crossroads of Elgin Mills Road and Reesor Road. The house faces east, and is set far back from the road.

Design or Physical Value

The Adam Betz House is a typical example of a frame, centre-gabled Classic Ontario Farmhouse. The house is simply detailed, with no decorative bargeboards or pointed-arched window in the Gothic Revival centre gable. The flat-headed door and window openings remain in their original size, but now contain modern doors and windows.

Historical or Associative Value

The Adam Betz House has historical value for its association with Adam Betz, a German immigrant that arrived in Markham in the 1870s. Adam Betz was a farmer. His descendants continued to own and farm the property until 1955.

Contextual Value

The house at 10676 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Adam Betz House include:

- Overall form of the building, including its one and a half storey height, rectangular plan with a one storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves and steep centre gable;
- Simple front door opening;

- Flat-headed windows openings, which would likely have originally had wood 2 over 2 sash windows based on the age and style of the house.

4. 8331 Fourteenth Avenue – Listed

Markham Register of Property of Cultural Heritage Value or Interest

Address: 8331 14TH AVE
Original Address:
Property Legal Description: CON 11 LOT 5
Historical Name: David Badgerow House
Heritage Conservation District:
Ward: 7
Year Built: 1840
Architect Style: Georgian Tradition
Heritage Status of Property: Listed
Designation Bylaw: No
Heritage Easement Agreement: No

History Description

In 1835, David Badgerow purchased this 30 acre lot from the Canada Company in 1830. The 1851 Census lists David Badgerow and his wife Keziah and 5 children in a 1 ½ -storey log home on Lot 5 Concession 11. The 1861 Census lists, David Keziah and their youngest child on Lot 5, Concession 11 describing their residence as a one-storey log home constructed in 1840. The Badgerow's are the only settlers of French origin known to have settled in Markham Township, who arrived in circa 1800. The Badgerows were active in the first Markham Baptist Church.

5. 8200 York Durham Line – Listed

Markham Register of Property of Cultural Heritage Value or Interest

Address:	8200 YORK DURHAM LINE
Original Address:	
Property Legal Description:	CON 11 PT LOT 8 PT LOT 9
Historical Name:	William Boyd House
Heritage Conservation District:	
Ward: 7	
Year Built:	1890
Architect Style:	Gothic Revival, Ontario Classic
Heritage Status of Property:	Listed
Designation Bylaw:	No
Heritage Easement Agreement:	No

History Description

Located at the northeastern corner of Lot 8, Concession 11, a broken lot containing approximately 20 acres which was originally granted to Henry Major in 1856. In 1870, J Henry Major sold the northern 1 ½ to William Boyd. Boyd sold this lot, along with adjoining 7+ acres he owned in Lot 9, Concession 11 to Joseph Lapp in 1884. In 1890, Lapp sold to John Ireson.

The William Boyd House is located at the intersection of the Town Line (York Durham Line) and the 5th line of Pickering. This intersection was the site of former crossroads village of Bedford. A store and a post office were located in the hamlet as well as a hotel operated by Alfred Oxford. The arrival of the Ontario and Quebec Railway Line north of Belford through present day Locust Hill in 1884 led to the demise of Belford and the creation of Locust Hill, which was originally known as Green River.

William Boyd operated a general store and a post office in Belford during the early 1880s. Further research may reveal that this structure was the general store /post office.

6. 11122 Reesor Road – Designated (By-law 2012-75)



Noble Tenant Farmer's House
c.1840
East Half Lot 28, Concession 9
11122 Reesor Road

Historical Background:

- Originally a Crown reserve lot, patented by King's College (forerunner of the U. of T.) in 1828.
- Ambrose Noble purchased the east 100 acres of Lot 28, Concession 9, in 1840.
- Ambrose Noble lived at the north east corner of Highway 48 and 16th Avenue, in the community of Mount Joy. He was an American immigrant from Massachusetts who arrived in Markham in 1816.
- Ambrose Noble and his son, Charles, operated a tannery at Mount Joy in the mid 19th century. By 1861, Ambrose Noble's occupation was given as 'farmer.'
- Based on a review of census returns and Township directories, it appears that this farm was rented to tenant farmers. In the 1851 census, the farm was occupied by John Smith, an English- born farmer, and his family. They lived in a one storey frame house. In the 1861 census, the farm was occupied by Isaac O'Neil, a labour, and his family.
- In 1868, Ambrose Noble sold to his son, Charles T. Noble Sr., who in turn sold to, Martin Noble, in 1869. Martin Noble lived in the United States, according to the Township Directory of 1892. The property was under his ownership until 1927.

Architectural Description and Style:

- The Noble Tenant Farmer's House is a modestly-scaled frame house in the vernacular Georgian Tradition. Census takers sometimes classified one and a half storey houses as one storey dwellings.
- The house has an asymmetrical façade, a characteristic often seen in vernacular architecture, where the interior arrangement of rooms and walls dictated the position of doors and windows, rather than a strict adherence to architectural conventions.
- The front veranda is an early 20th century type.

- The house has been updated with vinyl siding installed over narrow clapboard with an early 20th century profile. In this case, 2/2 windows remain.
- There is a one storey kitchen wing offset on the rear wall, with wide, overhanging eaves.
- It is possible that the rear wing was the first stage of construction of this building. A detailed physical examination of the structure would be required to confirm this idea.

Context:

- This property is close to the crossroads of the historic hamlet of Mongolia, originally known as California Corners.
- The house is in a rural setting, and is one of several buildings remaining in the vicinity of the hamlet.

STATEMENT OF SIGNIFICANCE

Noble Tenant Farmer's House

East Half Lot 28, Concession 9

11122 Reesor Road

c.1840

The Noble Tenant Farmer's House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The Noble Tenant Farmer's House is a one and a half storey frame dwelling located on the west side of Reesor Road, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces east, and is set far back from the road.

Design or Physical Value

The Noble Tenant Farmer's House is a typical example of a modest tenant farmer's house in the vernacular Georgian architectural tradition. The asymmetrical arrangement of the door and window openings on the front façade is an indication of an early date of construction and a common element of vernacular architecture where the practicality of the interior plan took precedence over the exterior design. The front veranda is an early 20th century addition. A barn associated with the house is located to the west.

Historical or Associative Value

The Noble Tenant Farmer's House has historical value for its association with Ambrose Noble, an American immigrant from Massachusetts who came to Markham in 1816. Ambrose Noble and his son, Charles, operated a tannery from their home farm at Mount Joy in the mid-19th century. By 1861, the family concentrated on farming. The Noble family did not at any time

reside on this property; rather it was occupied by tenant farmers. The rear wing may be the initial phase of construction of the existing house, perhaps dating from as early as c.1840, when the land was purchased from King's College.

Contextual Value

The house at 11122 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Noble Tenant Farmer's House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves;
- Simple front door opening;
- Flat-headed windows openings, with wood 2 over 2 sash windows;
- Hipped-roofed front veranda supported on simple wood posts.

7. 11190 York Durham Line – Designated (By-law 2012-74)

STATEMENT OF SIGNIFICANCE

John Boyles House

East Part Lot 28, Concession 10

11190 York-Durham Line

c.1870

The John Boyles House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The John Boyles House is a one and a half storey frame dwelling located on the west side of the York-Durham Line, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces east, and is sited close to the road.

Design or Physical Value

The John Boyles House is a good example of a frame, centre-gabled, Classic Ontario farmhouse. It is noteworthy due to the presence of canted bay windows on the north and south gable ends. Originally the door and window openings on the ground floor were segmentally-headed, which was typical for the period of construction. A portion of the one-storey rear wing may be the original kitchen tail.

Historical or Associative Value

The John Boyles House has historical value for its association with John Boyles, an American immigrant of German origin, who purchased the property in 1839. During the mid-19th century there were a number of frame houses on the property. John Boyles was a labourer, sawyer, and later, a farmer. He lived on another lot in the area until the early 1870s, when his son, Leonard Boyles took over the family farm. After that, John Boyles moved to this property and constructed a new house for his retirement.

Contextual Value

The house at 11190 York-Durham Line remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the John Boyles House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Steeply-pitched gable roof with overhanging eaves and steep front gable;
- Simple front door opening;
- Segmentally-headed windows openings on the ground floor, which may have originally contained wood, 2 over 2 sash windows based on the style of the house and its period of construction;
- Flat-headed window openings on the second floor, which may have originally contained wood, 1 over 1 sash windows based on the style of the house and its period of construction.
- Canted bay windows on the north and south gable ends.

8. 11223 Reesor Road – Designated (By-law 2012-78)

STATEMENT OF SIGNIFICANCE

James Collins House

**West Part Lot 29, Concession 10
11223 Reesor Road
c.1850**

The James Collins House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The James Collins House is a one and a half storey frame dwelling located on the east side of Reesor Road, approximately half way between Elgin Mills Road East and Nineteenth Avenue. The house faces west, and is set back from the road.

Design or Physical Value

The James Collins House is a typical example of a modest tradesman's house in the vernacular Georgian architectural tradition. The effect of the building's design relies more on balance and proportion than upon decorative elements. A small barn associated with the house may have also contained a carpentry shop when originally constructed.

Historical or Associative Value

The James Collins House has historical value for its association with James Collins, an Irish immigrant who purchased a one acre parcel of Lot 29, Concession 10 in 1849. Collins was a carpenter by trade, and is believed to have built the modest frame house on this property c.1850. After James Collins sold the property in 1865, it became part of the Vanzant family land holdings. The Vanzants were of Dutch descent, and came to this area of Markham Township from New York State about 1800.

Contextual Value

The house at 11223 Reesor Road remains in a rural setting, and is a significant remnant of the agricultural community surrounding the historic crossroads hamlet of Mongolia, originally known as California Corners.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the James Collins House include:

- Overall form of the building, including its one and a half storey height, L-shaped plan incorporating a one and a half storey rear wing, and the volume of the structure;
- Frame wall construction with the original finish concealed beneath later claddings;
- Medium-pitched gable roof with overhanging eaves;
- Simple front door opening;
- Flat-headed windows openings, which may have originally contained wood, 6 over 6 sash windows based on the style of the house and its period of construction;
- Frame barn with wood board and batten siding and a gable roof.

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