



By-law 2024-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“William and Sarah Reynolds House”

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “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 Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the William and Sarah Reynolds House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

2432194 Ontario Inc.
108 Arjay Crescent
Toronto, Ontario
M2L 1C7

and upon the Ontario Heritage Trust, notice of intention to designate the William and Sarah Reynolds House, 7482 Highway 7 East, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY 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 cultural heritage value or interest:

“William and Sarah Reynolds House”
7482 Highway 7 East
City of Markham
The Regional Municipality of York

2. THAT the City 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 January 31, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

**SCHEDULE ‘A’ TO
BY-LAW 2024-xx**

In the City of Markham in the Regional Municipality of York, the property municipally known as 7482 Highway 7 East, Markham, Ontario, and legally described as follows:

CON 9 PT LT11 RP 65R13464 PT 1, MARKHAM

PIN: 700140032

SCHEDULE 'B' TO BY-LAW 2024-xx

STATEMENT OF SIGNIFICANCE

William and Sarah Reynolds House

7482 Highway 7 East
c.1840

The William and Sarah Reynolds House is recommended for designation under Part IV, Section 29 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 William and Sarah Reynolds House is a one-and-a-half storey fieldstone and frame dwelling located at the north-west corner of Reesor Road and Highway 7. The property is located west of the historic hamlet of Locust Hill.

Design Value and Physical Value

The William and Sarah Reynolds House is a locally rare example of a one-storey fieldstone farmhouse in the Ontario Cottage style. Most other remaining examples of this typology in Markham were built of brick. The Ontario Cottage style is a form of domestic architecture characteristic of old Ontario, with links to other British colonies, but most particularly those with warm climates. The numerous large 12/12 paned windows provide a hint of Regency stylistic influence.

Historical Value and Associative Value

The William and Sarah Reynolds House has historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution. Notably, there is a direct association with the Reynolds family. Samuel Reynolds and his wife, Margaret Van Rensselaer, were from Dutchess County, New York. During the American Revolution, Samuel Reynolds joined the Royal Standard with the Dutchess County Company of New York. As Loyalists, the Reynolds family first went to New York City in 1777, and then to Grand Lake, New Brunswick in 1783, before coming to Markham Township around 1800. They settled on Lot 10, Concession 10, for which they received the Crown patent in 1813. A son, William Reynolds, acquired the east half of Markham Township Lot 11, Concession 9, from King's College in the 1840s, where he built a dwelling of local fieldstone. In addition to this property, William Reynolds inherited the family homestead after the death of Samuel Reynolds in 1843. In 1855, William Reynolds donated an acre of land for a Wesleyan Methodist chapel and cemetery in Locust Hill, demonstrating the ongoing contributions made by the descendants of early settler families to the development of their communities.

Contextual Value

The William and Sarah Reynolds House has contextual value for being a landmark at the north-west corner of Reesor Road and Highway 7. It has additional contextual value for being historically linked to its location to the west of the historic hamlet of Locust Hill, where it has stood since c.1840. The property has further contextual value for being historically linked to the former site of the Locust Hill Wesleyan Methodist Church, and the remaining cemetery, established on land donated by the Reynolds family in 1855, and for being historically linked to the Justus Reynolds House at 7635 Highway 7, constructed in the early nineteenth century by William Reynold's younger brother. It is also historically significant within Markham township for its relatively early date of construction.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the William and Sarah Reynolds House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property's design value and physical value as a locally rare example of a one-storey, fieldstone farmhouse in the Ontario Cottage style:

- Rectangular main block of the dwelling constructed of locally-sourced multi-coloured fieldstone trimmed with splayed red brick arches over the door and window openings, and informal fieldstone quoins;
- Low-pitched hipped roof with wide, overhanging eaves;
- 12/12 single-hung wood windows with projecting sills;
- South wood entrance door with panelled design and multi-paned transom light;
- East-facing entrance door opening with multi-paned transom light above;
- 8-paned wood basement windows.

Heritage attributes that convey the property's historical value and associative value, representing the theme of immigration to Markham Township, particularly the arrival of United Empire Loyalists following the American Revolution:

- The dwelling is a tangible reminder of the Reynolds family that historically resided on this property from the early nineteenth century to 1878.

Heritage attributes that convey the property's contextual value as a building that is historically linked to its surroundings:

- The location of the building at the north-west corner of Reesor Road and Highway 7, where it has stood since c.1840.

Heritage attributes that convey the property's contextual value as a landmark:

- The location of the building at the north-west corner of Reesor Road and Highway 7, at the western gateway to the Rouge National Urban Park.

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- Hip-roofed dormers;
- Frame addition to the west side.