



By-law 2024-32

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Frederick and Laura Reesor House”
7846 Highway 7 East

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 Frederick and Laura Reesor House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on November 15, 2023, has caused to be served on the owners of the lands and premises at:

Stephen Maynard & Priscila Masuello
7846 Highway 7 East
Locust Hill, Ontario
LOH 1J0

and upon the Ontario Heritage Trust, notice of intention to designate the Frederick and Laura Reesor House, 7846 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:

“Frederick and Laura Reesor House”
7846 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 February 28, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-32

In the City of Markham in the Regional Municipality of York, the property municipally known as 7846 Highway 7 East, Markham, Ontario, and legally described as follows:

PT LT 11 CON 10 MARKHAM AS IN MA41863 EXCEPT PT 5 EXPROP PL
MA60467; MARKHAM

PIN: 700140012

SCHEDULE 'B' TO BY-LAW 2024-32

STATEMENT OF SIGNIFICANCE

Frederick and Laura Reesor House

7846 Highway 7 East
c.1905

The Frederick and Laura Reesor 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 Frederick and Laura Reesor House is a two-and-a-half storey red brick dwelling located on the north side of Highway 7 East, in the historic hamlet of Locust Hill. The house faces south.

Design Value and Physical Value

The Frederick and Laura Reesor House has design and physical value as a representative example of an early twentieth century village dwelling that combines elements of the Queen Ann Revival style and Edwardian Classicism. The large, deep wrap-around veranda and street-facing gable are dominant features. Although the windows have been altered with the installation of modern window units, the openings remain unchanged in their proportions with the exception of the attic window in the closed gable. This house is typical of the spacious, simply detailed houses built on farms and in villages in Markham Township in the first quarter of the twentieth century. Its architectural detailing reflects Edwardian Classicism, a style that was popular from the early 1900s through the 1920s. The house was constructed with a functional, compact shape. The red brick cladding, two-and-a-half storey form, prominent closed gable, and spacious wrap-around veranda are all elements that represent a simplified early twentieth century version of the Queen Anne Revival style.

Historical Value and Associative Value

The Frederick and Laura Reesor House has historical and associative value for its association with the economic development of Locust Hill as the former residence of Frederick E. N. Reesor and Laura Reesor. Fred Reesor was a farmer who, in 1905, joined his brother Albert in the operation of the Locust Hill Creamery. He continued to operate the creamery for twenty more years after his brother's death in 1920. The property has additional historical and associative value, as it is part of the formative period of late nineteenth and early twentieth century growth that defines the character of Locust Hill. The house was built in 1905-1906 on a building lot severed from Lot 11, Concession 10, a farm property purchased by Frederick Reesor's father Christian Reesor in 1853. The property remained in the ownership of Frederick and Laura Reesor's descendants until the 2010s.

Contextual Value

The Frederick and Laura Reesor House has contextual value as one of a number of late nineteenth and early twentieth century residences that help to define the character and extent of the historic hamlet of Locust Hill. The Frederick and Laura Reesor House also has contextual value because it is physically, functionally, visually and historically linked to its surroundings, having stood on this property since 1905-1906. Further, it is historically linked to the Albert and Bertha Reesor House at 7880 Highway 7 East.

Heritage Attributes

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

Heritage attributes that convey the property's design and physical value as a representative example of an early twentieth century village dwelling that combines elements of the Queen Ann Revival style and Edwardian Classicism:

- Rectangular plan;
- Two-and-a-half storey height;
- Moulded concrete block foundation;
- Brownish-red brick masonry;
- Medium-pitched combination gable and hip roof with wide, projecting eaves;
- Single-stack brick chimney;
- Closed front gable with pent eave;
- Single-leaf front door;
- Canted bay windows on south and east elevations;
- Flat-headed, rectangular window openings with brick arches and concrete lugsills;
- Small, square accent windows on the west elevation,
- Wrap-around veranda with hip roof, closed gables with false half timbering, grouped Tuscan columns resting on brick pedestals with poured concrete caps, simple wood railings, and brick base with checkerboard pattern.

Heritage attributes that convey the property's historical value as the former residence of Frederick E. N. Reesor, owner and operator of the Locust Hill Creamery, and the development of the hamlet of Locust Hill in the late nineteenth and early twentieth centuries, as the former residence of Frederick and Laura Reesor and their descendants:

- The dwelling is a tangible reminder of the Reesor family that historically resided here, and for their role in the economic and physical development of Locust Hill.

Heritage attributes that convey the property's contextual value as a building that is important in defining, maintaining and supporting the character and extent of the historic hamlet of Locust Hill:

- The location of the building facing south, sited prominently within the historic hamlet of Locust Hill.

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

- Modern replacement windows within original window openings;
- Picture window and horizontal siding in front gable;
- Rear addition;
- Accessory building.