



By-law 2024-36

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“Silver Springs Farmhouse”
7960 Reesor Road

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 Silver Springs Farmhouse;

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:

1000503212 Ontario Inc.
15 Richard Person Drive
Markham, Ontario
L6C 1B1

and upon the Ontario Heritage Trust, notice of intention to designate the Silver Springs Farmhouse, 7960 Reesor Road, 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:

“Silver Springs Farmhouse”
7960 Reesor Road
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 2024-36

In the City of Markham in the Regional Municipality of York, the property municipally known as 7960 Reesor Road, Markham, Ontario, and legally described as follows:

PT LT 7, CON 9 (MKM) AS IN R658473 (SECONDLY) EXCEPT PTS 1 & 2
65R30497, MARKHAM

PIN: 030653655

SCHEDULE 'B' TO BY-LAW 2024-36

STATEMENT OF SIGNIFICANCE

Silver Springs Farmhouse

7960 Reesor Road
c.1875

The Silver Springs Farmhouse 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 Silver Springs Farmhouse is a two-storey brick dwelling located on the west side of Reesor Road, north of Fourteenth Avenue, in the historic community of Cedar Grove. The house faces eastwards and is set well back from the road.

Design Value and Physical Value

The Silver Springs Farmhouse has design and physical value as a locally unique example of a Late Victorian Italianate villa with Georgian and Gothic Revival influences. Elements typical of Italianate architecture include the half-round headed windows and broad eaves. The house, however, is a conservative expression of this style as it relies on Georgian principles of symmetry and composition, and avoids the more flamboyant features of the Italianate style such as a tower or large ornamental brackets. The house also exhibits Gothic Revival influences as seen in the bargeboards that ornament the gables and in the steep centre gables of the rear wings. The first section of the rear wing, when looked at by itself, is in the form of an Ontario Classic vernacular farmhouse with a half-round headed Italianate window.

Historical Value and Associative Value

The Silver Springs Farmhouse has historical and associative value, representing the nineteenth century trend whereby improvements were made to farmsteads as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962. Markham Township Lot 7, Concession 9, was purchased in 1805 by Christian Reesor, a Pennsylvania German Mennonite from Lancaster County, Pennsylvania who arrived in Markham Township in 1804. The property passed through the ownership of four generations of his descendants. A modest frame house was built on the farm in 1826. By the mid-1870s, Christian Reesor's great-great-grandson David Reesor Jr. was the owner. A spacious brick farmhouse was constructed on the property, which was named Silver Springs Farm after a spring-fed pond located to the west of the house. It is possible that the family's earlier dwelling was retained during the construction of the large new house. The beautifully landscaped grounds of Silver Springs Farm were the site of large garden parties held in the 1880s in support of church-related building projects, including a new rectory for Grace Anglican Church in Markham Village, and for Zion Presbyterian Church in Cedar Grove. After 157 years, Silver Springs Farm was sold out of the Reesor family in 1962.

Contextual Value

The Silver Springs Farmhouse has contextual value because it is physically, functionally, and visually linked to its surroundings having stood on this property since c.1875. The house is historically linked to its surroundings for its association with the Reesor family whose long-standing presence and contribution to civic life was important to the development of Markham Township. The property is historically linked to the Robert Reesor House at 8042 Reesor Road, which was the former home of David Reesor Jr.'s older brother.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Silver Springs Farmhouse 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 locally unique example of a vernacular Late Victorian Italianate villa with Georgian and Gothic Revival influences:

Main Block (Easternmost Section)

- Rectangular plan and two-storey height of main block;
- Fieldstone foundation;
- Brick walls with projecting plinth, belt course, and the projecting, radiating arches of door and window openings;
- Medium-pitched gable roof with projecting eaves decorated with kingposts and bargeboards;
- Single-stack gable end brick chimneys, including later exterior fireplace chimney on south wall;
- Front doorcase with single leaf door, segmentally-headed three-part transom light, and half-round headed sidelights;
- Paired half-round headed one-over-one single-hung wood windows;
- Louvered wood shutters with half-round tops;
- Bracketed projecting lugsills;

Centre Rear Section

- One-and-half storey rear wing with rectangular plan;
- Medium-pitched gable roof with projecting eaves and front and rear gables containing two-over-two wood windows with half-round arched heads, and decorated with a kingpost and bargeboards;
- Heavy single-stack brick chimney at the west end of roof;
- Three-bay facade facing south with single-leaf centre door flanked by segmentally-headed two-over-two wood single-hung windows;
- Shed-roofed south side porch supported on Classical wood columns.

Westernmost Rear Section

- Low one-and-a-half storey westernmost wing with asymmetrically placed, segmentally-headed two-over-two wood single-hung windows on ground floor;
- Medium-pitched gable roof with projecting eaves and front gable containing a half-round headed wood single-hung window, and decorated with kingpost and bargeboards.
- West gable end flat-headed two-over-two wood single-hung window on the second floor.

Heritage attributes that convey the property's historical and associative value, representing the nineteenth century trend whereby farmsteads were improved as the agricultural community progressed past the early settlement phase to a period of prosperity, and for its association with the Reesors, a prominent Pennsylvania German family in Markham who owned the property from 1805 to 1962:

- The dwelling is a tangible reminder of five generations of the Reesor family who owned this property from 1805 to 1962.

Heritage attributes that convey the property's contextual value as a building that is physically, functionally, and visually linked to its surroundings:

- The location of the building facing east, where it has stood since c.1875 within the historic community of Cedar Grove.

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

- Projecting frame front addition;
- Two-storey front deck;
- Modern gable roofed dormers;
- Modern bay window on south wall of the westernmost wing;

- Modern doors and windows on the north wall of westernmost wing;
- Addition to the north wall of the westernmost wing;
- Painted finish applied to the brick masonry.