



By-law 2014-86

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Carl Reesor James 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 Cultural Heritage Value or Interest;

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

Donald R. Sorel
Divisional Operations Services
Operational Support
Toronto Water
City of Toronto
545 Commissioners Street
Toronto, ON M4M 1A5

and upon the Ontario Heritage Trust, notice of intention to designate the Carl Reesor James House, 8127 Bayview Avenue 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 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:

Carl Reesor James House
8127 Bayview Avenue
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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed on June 24, 2014.


Kimberley Kitteringham
City Clerk


Frank Scarpitti
Mayor

**Schedule 'A' to
By-law 2014-86**

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

PT LT 8 CON 2 MARKHAM PT 1 EXPROP PL MA56578 EXCEPT AS IN
MA79372 & EXCEPT AS IN MA59722: PT LT 9 CON 2 MARKHAM PT 1,
EXPROP PL MA59658 & Pt 1 EXPROP PL MA56578 EXCEPT PT 1, 64R6111,
MA79372 & MA59722; MARKHAM

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

Schedule 'B' to By-law 2014-86

STATEMENT OF SIGNIFICANCE

Carl Reesor James House 8127 Bayview Avenue c.1912

The Carl Reesor James 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 Carl Reesor James House is located on the east side of Bayview Avenue, approximately half way between Green Lane to the south and Highway 407 to the north. The building faces south, and is well set back from Bayview Avenue. To the immediate north on the same property is the Bayview Underground Reservoir.

Design and Physical Value

The Carl Reesor James House has design and physical value as a superior example of the spacious, simply detailed farm residences built by prosperous farmers in Markham in the first quarter of the 20th century. Its architecture reflects the Edwardian Classicism that was locally popular from the 1910s through the 1920s. Houses of this type, with the overall form and many of the characteristics of Edwardian Classicism but without any obvious Classical decorative detailing, represent a transition from Edwardian Classicism to more modern forms such as the Prairie and Craftsman styles.

The house was constructed in a modified form of an American Foursquare, with its functional, compact shape ornamented with a two storey cutaway porch. The red pressed brick cladding and two and a half storey form of the house, with a broad hipped roof and hipped roofed dormers, is representative of up-to-date farm residences that were locally built in the early part of the 20th century. The building exhibits a high degree of craftsmanship and architectural integrity, with only minor changes having been made since the time of its construction c.1912.

Historical and Associative Value

The Carl Reesor James house has historical and associative value for its association with the James family of Thornhill that played a significant role in the agricultural economy of the community from the 1870s to the 1940s and the political administration of Markham Township from 1877 to 1886. Carl Reesor James (1884-1952) took over the management of Prospect Park, the James family farm, when his father, David James retired in 1908. At this time, the farm specialized in Holstein cattle. In 1912, Carl Reesor James moved to the family's other farm property on the west half of Lot 8, Concession 2 (8127 Bayview Avenue) where the family remained until the mid 1940s, when they retired to Unionville.

The property has additional historical and associative value for having been part of Gordon C. Leitch's Leitchcroft Experimental Farm, established in 1938. This property was added to the Leitch land holdings in 1949.

Contextual Value

The Carl Reesor James house is of contextual value as a remnant of the area's agricultural past in the context of the evolved urban environment of the Thornhill community.

Significant Architectural Attributes

Character-defining attributes that embody the cultural heritage value of the Carl Reesor James House include:

- Rectangular, nearly cubic, plan shape;
- Red brick walls with cast concrete lintels over window openings;
- Raised masonry foundation;
- Medium pitched hipped roof with patterned shingles and wide, overhanging, boxed eaves and hipped roofed dormers;
- Two storey cutaway porch with brick column at the corner, brick railings with cast concrete copings, upper level sunporch with banked one over one windows and flared apron sided in patterned shingles;
- Slab style wood entrance door with three rectangular lights in the upper third, within the cutaway porch.
- One over one single hung windows with cast concrete sills;
- Box bay windows on the south and west walls;
- Decorative leaded glass windows on the south and east walls.