



Report to: Development Services Committee

Meeting Date: November 6, 2012

SUBJECT: Intention to Designate a Property under
Part IV of the *Ontario Heritage Act*
Reesor-Grove House
6330 Sixteenth Avenue

PREPARED BY: George Duncan, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report dated November 6, 2012, entitled “Intention to Designate a Property under Part IV of the *Ontario Heritage Act*, Reesor-Grove House, 6330 Sixteenth Avenue” be received;
- 2) That as recommended by Heritage Markham, the Reesor-Grove House – 6330 Sixteenth Avenue, be approved for designation under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest;
- 3) That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the *Ontario Heritage Act*;
- 4) That if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be authorized to place a designation by-law before Council for adoption;
- 5) That if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of this report is to recommend to Council that the “Reesor-Grove House” be designated under Part IV of the *Ontario Heritage Act*.

BACKGROUND:

The building is listed on the City of Markham Register

The subject building is located at 6330 Sixteenth Avenue, approximately half way between Main Street North and Ninth Line. It is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City’s inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

The Reesor-Grove House is an outstanding example of a Pennsylvania-German Mennonite farmhouse

The Reesor-Grove House, c.1850, is an excellent example of a Pennsylvania-German Mennonite farmhouse with a *gross doddy* addition. The style of the house is representative of the vernacular Georgian architectural tradition, but illustrates its Pennsylvania-German cultural influence in the asymmetrical four-bay front of the first phase of the house, being the larger eastern portion.

The Reesor-Grove Farmhouse has historical and associative value as the former home of John L. Reesor, a farmer who was a member of a prominent Pennsylvania-German Mennonite family. The Reesors, who trace their roots back to Lancaster County, Pennsylvania, settled in the south-eastern part of Markham Township in 1804.

John and Martha Reesor's daughter, Diana, married Joseph Grove in 1870. Following the Mennonite tradition, a *gross doddy* was constructed at the west end of the farmhouse to accommodate John and Martha when the next generation took over the farm. The farmhouse, and a remnant of the original farm property, remained in the ownership of the Grove family until the mid 2000s.

The Statement of Significance is attached as Appendix 'A'.

The building has been evaluated using the City's heritage evaluation system

The building was evaluated as a Group 1 heritage building by Heritage Markham and staff using the City's Heritage Building Evaluation System. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the *Ontario Heritage Act*.

The building has been assessed using the Ministry of Culture's Designation Criteria

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the criteria.

The subject property has cultural heritage value or interest as it meets the following criteria:

- The property has design value or physical value because it:
 - Is a rare, unique, representative or early example of a style, type expression, material or construction method (The Reesor-Grove House is

- an outstanding example of a Pennsylvania-German Mennonite farmhouse);
- Displays a high degree of craftsmanship or artistic merit (The design of the building exhibits classic features of Pennsylvania-German domestic architecture and retains a high degree of its original character);
- The property has historical value or associative value because it:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community (The property has a lengthy association with three founding Pennsylvania-German families in Markham: the Reesors, the Ramers, and the Groves);
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture (The form of the Reesor-Grove House, with its *gross doddy* addition, is characteristic of Pennsylvania-German Mennonite culture);
- The property has contextual value because it:
 - Is physically, functionally, visually or historically linked to its surroundings (The house is on its original site and the property retains aspects of its original site character);

Heritage Markham has recommended designation

The designation process under the *Ontario Heritage Act* requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. The historical research and heritage attributes related to this heritage resource were reviewed by Heritage Markham on August 11, 2010 and the committee has recommended that the resource be designated as a property of cultural heritage value or interest (See Heritage Markham Extract, Appendix 'B').

OPTIONS/ DISCUSSION:

The preservation of the heritage resource is consistent with City policies

Markham's Official Plan contains Cultural Heritage policies related to the protection and preservation of heritage resources and how they are to be treated within the development process of an area. These policies support the preservation of heritage resources on their original site, and the integration into new development proposals. The designation of this resource will ensure that its heritage attributes are addressed and protected.

Provincial planning policies support designation

The Ontario Government's current Provincial Policy Statement which was issued under Section 3 of the *Planning Act* and came into effect March 2005 includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

Designation will help facilitate the integration of the resource into the planning process

Heritage designation will strengthen the City's ability to provide for the appropriate integration of the heritage resource into the current planning proposal for a townhouse development by Stargrande Custom Homes. It will enhance the resource's status during changes in ownership and offer protection from potential alterations that may affect the heritage attributes and value.

The owner is aware of Heritage Markham's recommendation

The owner is aware of the recommended designation of the Reesor-Grove under Part IV of the *Ontario Heritage Act* through the development application and commenting process for the property (Stargrande Custom Homes, File No.s ZA 11 119446 & SC 11 119447). The owner supports the proposed designation.

A Heritage Easement agreement will also be secured as a condition of site plan approval for the proposed development.

Designation acknowledges the importance of the heritage resource

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

The designation of this cultural heritage resource is supported by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not Applicable

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Acceptance of this recommendation to designate the property located at 6330 Sixteenth Avenue under Part IV of the *Ontario Heritage Act* will require the Clerk's Department to initiate the following actions:

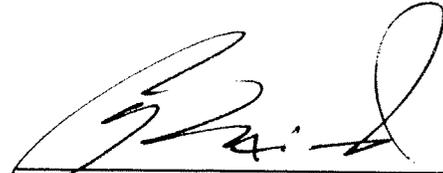
- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and

- prepare the designation by-law for the property

RECOMMENDED BY:



Rino Mostacci, M.C.I.P., R.P.P.
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS

- Figure 1: Owner/Agent and Location Map
Figure 2: Building Photographs

- Appendix 'A': Statement of Significance
Appendix 'B': Heritage Markham Resolution

FIGURE 1

FILE: q:\development\heritage\property\sixtnth\6330\dscnov62012.doc

OWNER: Anthony Martelli
Stargrande Custom Homes Corp
8700 Dufferin Street
Concord ON L4K 4S6

AGENT: Frank Principe
Greenpark
8700 Dufferin Street
Concord ON L4K 4S6

Email: fprincipe@greenparkhomes.com
Tel.: 416-736-4096
Fax.: 905-660-0746

LOCATION MAP:

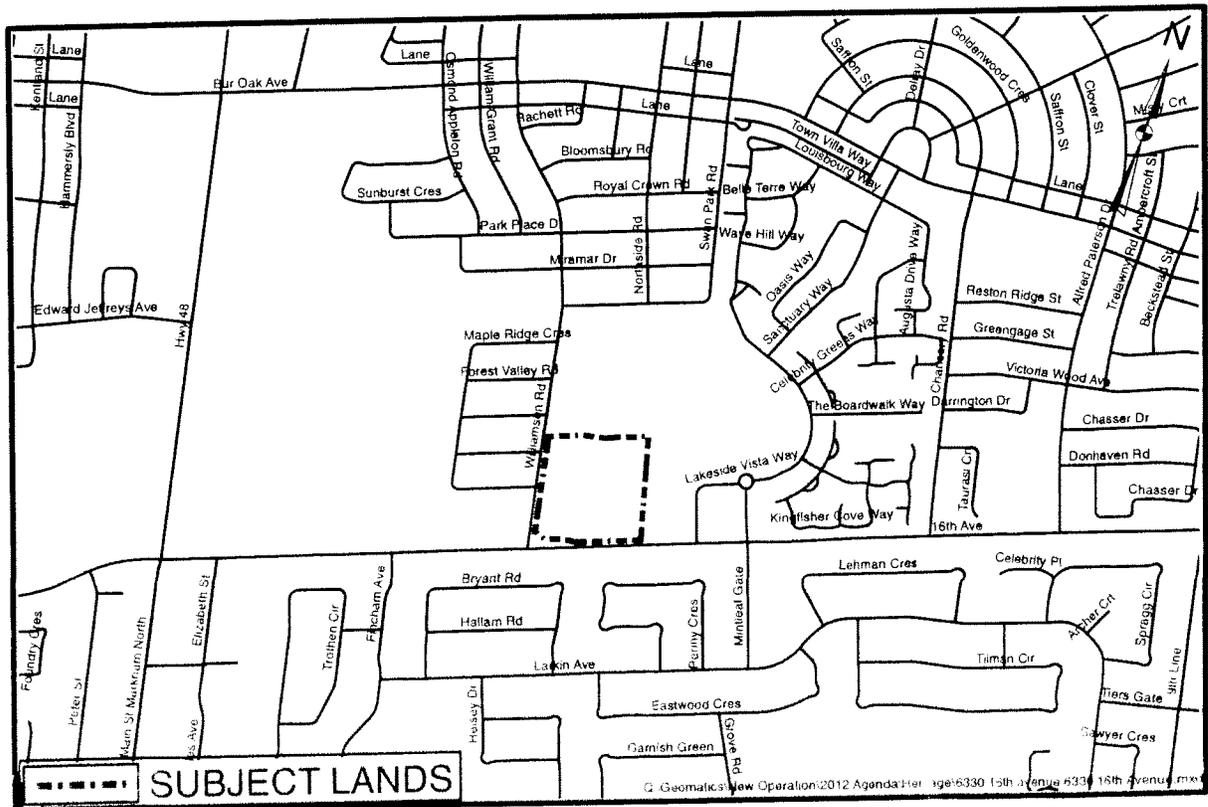
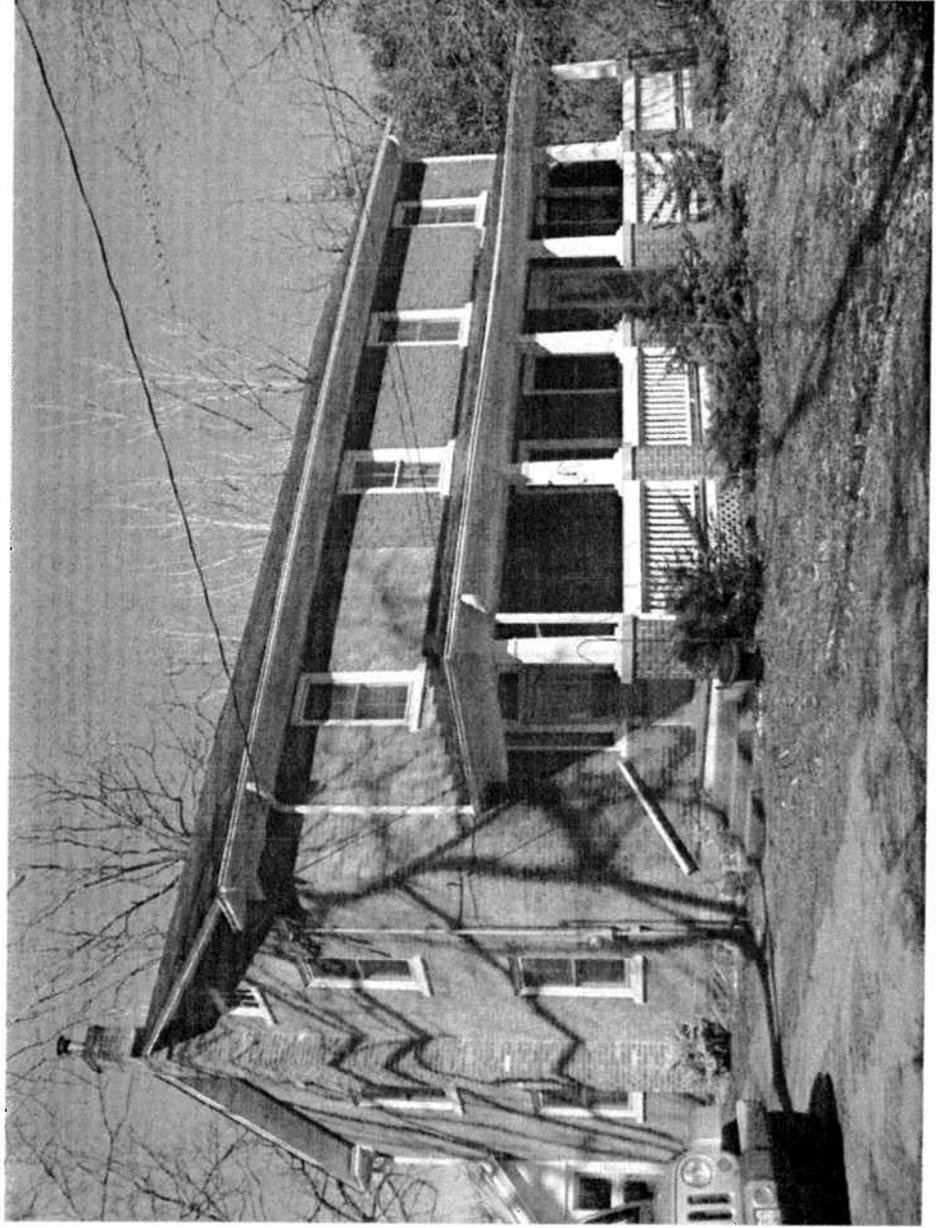


Figure 2: Reesor-Grove House, 6330 Sixteenth Avenue, c.1850,



STATEMENT OF SIGNIFICANCE

Reesor-Grove Farmhouse

c.1850

6330 Sixteenth Avenue

The Reesor-Grove Farmhouse 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 Reesor-Grove Farmhouse is a two storey brick building located on the north side of Sixteenth Avenue, approximately half way between Highway 48 and Ninth Line. It is a former farmhouse located to the east of the historical community of Mount Joy.

Design or Physical Value

The Reesor-Grove House is an excellent example of a Pennsylvania-German Mennonite farmhouse with a *gross doddy* addition. The style of the house is representative of the vernacular Georgian architectural tradition, but illustrates its Pennsylvania-German cultural influence in the asymmetrical four-bay front of the first phase of the house, being the larger eastern portion. Eave returns with Classical mouldings add a touch of refinement to the otherwise simple architectural character of the building.

Constructed c.1850, with its *gross doddy* added c.1870, it is a substantial, two storey brick house with fine Flemish bond brickwork on the front. An early 20th century veranda, which replaced a smaller mid-19th century veranda, represents a third phase of construction on the building. It is likely that the original multi-paned windows were updated with 2/2 glazing when the *gross doddy* was added.

Historical or Associative Value

The Reesor-Grove Farmhouse has historical and associative value as the former home of John L. Reesor, a farmer who was a member of a prominent Pennsylvania-German Mennonite family. The Reesors, who trace their roots back to Lancaster County, Pennsylvania, settled in the south-eastern part of Markham Township in 1804. John Reesor married Martha Ramer in 1845, and it is believed that the first phase of the house was constructed a short time after that. The Ramer family were also Pennsylvania-German Mennonites and among the earliest settlers in the vicinity of Markham Village-Mount Joy.

The original 80 acre farm at the centre of Lot 16, Concession 8 was owned by Martha Ramer's father, Peter Ramer, who deeded the property to her in 1879. John and Martha Reesor's daughter, Diana, married Joseph Grove in 1870. Following the Mennonite tradition, a *gross doddy* was constructed at the west end of the farmhouse to accommodate John and Martha when the next generation took over the farm and moved into the main part of the house. Diana (Reesor) Grove was deeded the property by her mother in 1883, one year after the death of her father. The farmhouse, and a remnant of the original farm property, remained in the ownership of the Grove family until the mid 2000s.

Contextual Value

The Reesor-Grove Farmhouse has contextual value as a farmhouse on its original site within an evolving urban landscape. Its large size and architectural character contribute to the building's landmark status on Sixteenth Avenue.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Reesor-Grove Farmhouse include:

- The form and volume of the original building, with its rectangular plan, *gross doddy* addition and two storey height;
- Fieldstone foundation;
- Red brick walls, with Flemish bond brickwork on the front;
- Panelled wood east front door, glazed and panelled wood west front door, with transom and sidelights;
- Original, flat-headed window openings with 2/2 windows, radiating brick arches, projecting wood sills, and wood brickmouldings;
- Attic windows on the gable ends;
- Low-pitched gable roof with overhanging eaves and eave returns with Classical wood mouldings;
- Reconstructed gable-end brick chimneys;
- Front veranda with its low-pitched hipped roof supported on tapered, square wood columns resting on brick and concrete-capped piers, and the simple wood railing;

HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: August 17, 2010

TO: R. Hutcheson, Manager of Heritage Planning
M. Wouters, Senior Project Coordinator

EXTRACT CONTAINING ITEM #7 OF THE EIGHTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON AUGUST 11, 2010

7. REQUEST FOR FEEDBACK
6330 16TH AVENUE, MARKHAM
THE JOHN L. REESOR HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed restoration plan for the Reesor-Grove House located at 6330 16th Avenue and delegates final approval of any Site Plan, Building Permit, Demolition Permit, or Minor Variance application necessary to carry it out, to Heritage Section Staff provided that there are no significant changes to the plan reviewed by the Committee;

AND THAT Heritage Markham recommends the property be designated pursuant to the Ontario Heritage Act.

CARRIED