



SUBJECT: RECOMMENDATION REPORT
Objection to Notice of Intention to Designate – Phase VI Properties

PREPARED BY: Evan Manning, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the Staff report, dated April 23, 2024, titled "RECOMMENDATION REPORT, Objection to Notice of Intention to Designate – Phase VI Properties", be received;
- 2) THAT the written objection to designation under the *Ontario Heritage Act* as submitted by the property owner of 7560 Ninth Line (Ward 7), be received as information;
- 3) THAT Council affirm its intention to designate 7560 Ninth Line (Ward 7) under Part IV, Section 29 of the *Ontario Heritage Act* in recognition of its cultural heritage significance;
- 4) THAT the Clerk’s Department be authorized to place a designation by-law before Council for adoption;
- 5) THAT the Clerk’s Department be authorized to publish and serve notice of Council’s adoption of the designation by-law as per the requirements of the *Ontario Heritage Act*;
- 6) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report provides information on an objection submitted for one property for which Council has stated its intention to designate under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”), in accordance with the Staff recommendations adopted by Council on January 31, 2024, and noted in the recommendations of this report.

BACKGROUND:

Notice of Council’s Intention to Designate has been provided to the Property Owners

On January 31, 2024, Council stated its intention to designate eight properties under Part IV, Section 29 of the Act. A notice of intention to designate was provided to the property owners and the Ontario Heritage Trust, and was published in accordance with the Act. The objection period ended on March 11, 2024. The City Clerk received a notice of objection from the owner of one of the eight properties within the timeframe as set out in the Act: 7560 Ninth Line (the “Property”). Refer to Appendix ‘A’ for images.

The Act requires that Council consider and decide on an objection within 90 days from the end of the objection period. Council may decide to withdraw, amend, or affirm its intention to designate. Council has until June 7, 2024, to decide on the objection. If Council decides not to withdraw a notice of intention to designate a property, Council may pass a by-law designating the property. Council has 120 days from after the date of publication of the notice of intention (February 8, 2024) to pass a designation by-law. Should Council not act within this timeframe, a notice of intention to designate is deemed to be withdrawn.

Properties are to be assessed using Provincial Designation Criteria

Ontario Regulation 9/06, as amended, (“O.Reg. 9/06”) prescribes criteria for determining a property’s cultural heritage value or interest for the purpose of designation. The regulation provides an objective base for the determination and evaluation of resources of cultural heritage value, and ensures the comprehensive, and consistent assessment of value by all Ontario municipalities. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets two or more of the prescribed criteria (excerpted from O.Reg. 9/06):

- 1. 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.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. 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.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

OPTIONS/ DISCUSSION:***Heritage Section Staff (“Staff”) considered the owner’s reasons for objection***

Staff received a letter via email from the Property owner outlining their objection to designation (refer to Appendix ‘C’). Below are excerpts from the letter that describe the Property owner’s concerns regarding designation followed by a response from Staff:

- 1. We first learned of the City’s intentions when we received the “Intention to Designate Letter” dated February 8, 2024, from the City Clerk on February 14th ... Despite the representations in the Recommendation Report dated January 23, 2024, at no time did City staff make an attempt to contact us or provide educational material.*

Staff Response

Information packages are mailed to property owners several weeks prior to DSC/Council consideration of a Staff recommendation in favour of designation. In this instance, Clerks Department mailed the information package to the Property owner on December 20, 2023. A digital copy of the information package was provided to the Property owner via email on March 1, 2024, once Staff were made aware that the physical copy had not been received.

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2. *Also, as stated in the Recommendation Report, “Section 6 of the legislation requires that all properties listed be either designated or removed from the designation list within a 2 year period beginning January 1, 2023”. Why were property owners not informed at that time?*

Staff Response

The process to identify significant “listed” properties for evaluation, conduct historical research, and then produce a Statement of Significance (this forms the core of a designation by-law) is time intensive. Staff notify property owners of proposed designation as soon as the relevant Research Report and Statement of Significance are prepared (refer to Appendix B and D for these reports).

3. *Our initial request to Mr. Manning on February 22 requesting answers to some questions did not result in any responses to our questions, but only an offer to talk.*

Staff Response

The designation process is complicated and the vast majority of property owners have little understanding of its impact. Staff found phone conversations to be an effective method of addressing concerns about designation, allowing property owners to seek clarification and ask follow-up questions in real time. Staff also received positive feedback from many property owners on this approach. The owner, Ms. Bortolussi, initially accepted the offer for a call and scheduled a time for a discussion, but later cancelled and requested a written response to her concerns. This request was made via email on February 27 and a written response was provided by Staff on March 1. Following receipt of the appended letter of objection, Staff reached out to Ms. Bortolussi via email on March 4 and 22 with an offer to discuss her concerns. At the time of writing, the owner has not yet scheduled a call with Staff.

4. *We have lived on Ninth Line for nearly 30 years ... While we knew (and valued) that the **north** portion of our home was part of a 19th century structure, there has never been any indication that this was anything other than a regular farmhouse in the area.*

Staff Response

It is a common misconception that a property must be of a certain age to be considered historic or that designation should be reserved for buildings of outstanding design/material quality. While the dwelling on the Property is modest in its construction, it forms part of a cross section of residential architecture within Box Grove that makes legible the historic composition of the community. Staff are of the opinion that a representative cross section of residential architecture should be conserved to ensure an accurate understanding of a community’s history.

5. *The further comment that the heritage attributes that convey the property’s contextual value as “the location of the building south of the core of the historic crossroads of Box Grove” is a bit of a stretch, as our home is located nearly a kilometre south of the crossroad, and is **surrounded** by modern homes.*

Staff Response

Archival maps clearly shows that the Property was part of the Box Grove community that historically extended in all directions from the intersection of Ninth Line and 14th Avenue. Further, Staff are of the opinion that a critical mass of historic structures should be conserved to maintain the legibility of Box Grove as a hamlet. The proximity of the Property to contemporary dwellings does not dilute its contextual value nor negate its contribution to an understanding of the broader historic community.

6. *We have cared for our home and property, and do not have any immediate plans to make huge changes. However, we would appreciate the freedom to make changes to our home, perhaps paint the*

siding, add dormers, raise the roof on the addition, and modify the home for our retirement needs (ie: ramps), without the restriction of a designation.

Staff Response

The purpose of designation is not to “freeze” a building in time. Rather, it provides a framework to manage change while conserving the significant attributes from which a building derives its heritage value. Designation of the Property does not prevent exterior repainting or modifications, such as the installation of ramps, to allow the Property owner to continue to enjoy their home in retirement. Note that designation in this instance places no restrictions on the ability of the Property owner to make interior modifications.

7. *We feel like designation will unfairly and substantially reduce the value of our home. It is very likely that a purchaser would want to take advantage of the large lot and privacy and build a home more in keeping with the current neighbourhood ... Could the City provide us with a severance of our property, so that the west portion of our property could be sold separately in future, if the designation proceeds?*

Staff Response

While designation precludes demolition, it does not prevent the construction of an addition to meet the preferences of contemporary buyers provided that it is complementary in design to the heritage building and conforms with development permissions in the zoning by-law. As with any other property owner in the City, relief from the zoning by-law can be sought through a Minor Variance application, if desired. The Property owner also retains the right to apply for a severance through the Committee of Adjustment.

The protection and preservation of heritage resources is consistent with City policies

Markham’s Official Plan 2014 contains cultural heritage policies related to the protection and conservation of heritage resources that are often a fragile gift from past generations. They are a non-renewable resource, and once lost, are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. Council’s policy recognizes their significance by designating individual properties under the Act to ensure that the cultural heritage values and heritage attributes are addressed and protected.

Provincial planning policies support designation

The Provincial Policy Statement, 2020, issued under Section 3 of the *Planning Act* includes cultural heritage policies that indicate significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection.

Designation acknowledges the importance of a cultural heritage resource

Designation signifies to an owner and the broader community that the Property contains a significant resource that is important to the community. Designation does not restrict the use of the Property or compel restoration. However, it does require an 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 Process and Procedures for Designation under Part IV of the Act are summarized below

- Staff undertake research and evaluate the property under O.Reg. 9/06 to determine whether it should be considered a significant cultural heritage resource worthy of Part IV designation;

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- Council is advised by its municipal heritage committee with respect to the cultural heritage value of the Property;
 - Council may state its Intention to Designate the property under Part IV of the Act and is to include a statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property;
 - Should Council wish to pursue designation, notice must be provided to the owner and the Ontario Heritage Trust that includes a description of the cultural heritage value of the Property. A notice, either published in a local newspaper or posted digitally in a readily accessed location, must be provided with the same details (i.e. the City's website);
 - **Following the publication of the notice, interested parties can object to the designation within a 30-day window. If an objection notice is received, Council is required to consider the objection and make a decision whether or not to withdraw the notice of intention to designate;**
 - Should Council proceed with designation, it must pass a by-law to that effect within 120 days of the date in which the notice was published. There are notice requirements and a 30-day appeal period following Council adoption of the by-law in which interested parties can serve notice to the municipality and the Ontario Land Tribunal ("OLT") of their objection to the designation by-law. Should no appeal be received within the 30-day time period, the designation by-law comes into force. Should an objection be received, an OLT hearing date is set to examine the merits of the objection and provide a final decision.

FINANCIAL CONSIDERATIONS:

External heritage consultants may be required to provide evidence at the OLT in support of designation if property owners appeal. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection and preservation of cultural heritage resources is part of the City's Growth Management strategy.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham, Council's advisory committee on heritage matter, was consulted on the designation proposals. Clerks and Planning and Urban Design Department (Heritage Section) will be responsible for future notice provisions. An appeal to the OLT would involve staff from the Planning and Urban Design (Heritage Section), Legal Services, and Clerks Department.

RECOMMENDED BY:

Giulio Cescato, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development Services

APPENDICES:

Appendix 'A': Location and Image of the Property

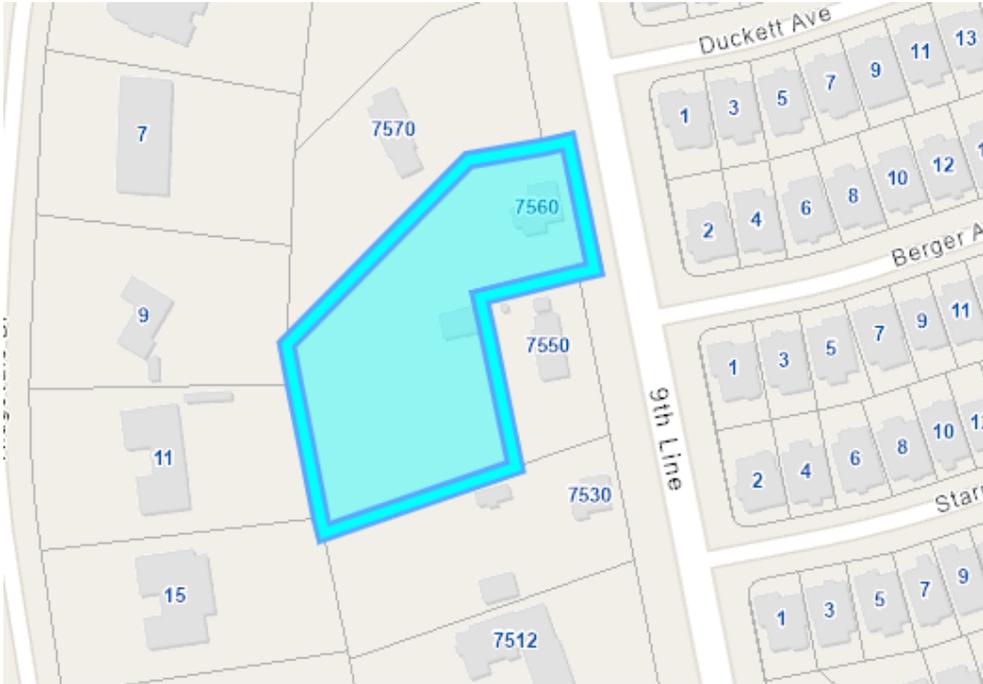
Appendix 'B': Statement of Significance

Appendix 'C': Letter of Objection

Appendix 'D': Research Report

APPENDIX ‘A’
Location and Image of the Property

7560 Ninth Line (Ward 7): “Reesor-Spears House”
Primary Elevation and Property Map



APPENDIX 'B': Statement of Significance

Reesor-Spears House

7560 Ninth Line

c.1877 & c.1949

The Reesor-Spears 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 Reesor-Spears House is a one-and-a-half storey frame dwelling located on the west side of Ninth Line, south of the historic crossroads community of Box Grove.

Design Value and Physical Value

The Reesor-Spears House has design and physical value as a unique variation of the Colonial Revival style from the late 1940s. The architectural character of this evolved building primarily reflects midcentury alterations despite its original construction date of the late nineteenth century. Its design is a unique variation of the Colonial Revival style combined in an uncharacteristically asymmetrical form and without a prominent, centrally-placed entrance. The wide clapboard siding, rectangular multi-paned windows, prominent fireplace chimney, and gable-roofed dormer are typical features of suburban postwar Colonial Revival residences constructed prior to the shift to modernism in the 1950s. The six-over-six windows in the north section of the dwelling may date from the nineteenth century and were therefore retained when the house was altered to its current form.

The north portion of the Reesor-Spears House may be the relocated and repurposed first Box Grove Schoolhouse, and if that is the case, the arrangement of window and door openings has been changed to suit the later residential use.

Historical Value and Associative Value

The Reesor-Spears House has historical value for its association with Frederick K. Reesor, a school teacher at Box Grove School Section No. 18 who purchased the property in 1871 and built a modest frame residence to replace an old log house occupied by tenants. The property has historical value as the site of the first schoolhouse at Sparta/Box Grove. It is possible that the core of the house was originally the first Box Grove schoolhouse which was made redundant when a new brick school was constructed across the road in 1877. The east quarter of Markham Township Lot 4, Concession 8, was purchased by Peter Reesor in 1806. The eastern portion of this parcel was sold to his son Josephus S. Reesor in 1853. Josephus Reesor, who farmed across the road, continued to rent the land to a tenant until 1871 when he sold to his nephew Frederick K. Reesor, a teacher at Box Grove Public School. Frederick K. Reesor either built a new house to replace the old log house on the property or relocated the first Box Grove School and converted it into a dwelling. In 1949, the property was purchased by Vernon and Bernice Spears who remodeled the home in the Colonial Revival style.

Contextual Value

The Reesor-Spears House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the Reesor-Spears 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 remodeled nineteenth century village dwelling in the Colonial Revival style:

- Irregular plan;
- One-and-a-half storey height;
- Fieldstone foundation;
- Wide beveled clapboard siding with mitred corners;
- Cross-gabled roof with open overhanging eaves and gable-roofed front dormer;
- Red brick single-stack chimney and red brick fireplace chimney on the east wall;
- Single-leaf main entrance on the south wall with bracketed gable-roofed canopy;
- Flat-headed, rectangular, single-hung windows with a six-over-six pane division and projecting lugsills.
- Box bay window on the south wall with three-part picture window.

Heritage attributes that convey the property's historical value for its association with the first schoolhouse at Sparta/Box Grove:

- The dwelling is a tangible reminder of the first schoolhouse at Sparta/Box Grove.

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 Box Grove:

- The location of the building south of the core of the historic crossroads hamlet of Box 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:

- Rear addition on west side of dwelling, including sunroom;
- Accessory building.

APPENDIX 'C': Letter of Objection

Provided under separate cover

APPENDIX ‘D’: Research Report

RESEARCH REPORT



Reesor-Spears House

**East Half Lot 4, Concession 8, Box Grove
7560 Ninth Line**

c.1877 & c.1949

**Heritage Section
City of Markham Planning & Urban Design
2023**

History

The Reesor-Spears House is located on a part of the eastern half of Markham Township Lot 4, Concession 8, at the southern end of the historic crossroads hamlet of Box Grove.

Elijah Bently, an Anabaptist preacher, received the Crown patent for the entire 200 acres of Markham Township Lot 4, Concession 8 in 1801. He also owned Lot 24, Concession 7 and the western halves of Lots 4 and 5, Concession 6 in the early nineteenth century. Bently was a sympathizer with the American forces that attacked Upper Canada during the War of 1812 and occupied the Town of York in 1813. He was tried, convicted and sentenced to six months' imprisonment by the colonial government. In 1805, several years

before the events of the War of 1812, Elijah Bently sold his property on Lot 4, Concession 8 to Samuel Lawrence.

In 1806, Samuel Lawrence sold the eastern quarter, comprising 50 acres, to Peter Reesor. The Rouge River runs through this part of Lot 4, which provided the opportunity for the establishment of a mill. By the early 1850s, a sawmill operated by Abraham Raymer was located on the property. The larger portion of Lot 4 to the west was sold by Samuel Lawrence in 1809 and by the early 1820s was in the ownership of John Raymer.

Peter Reesor did not reside on this property. It was tenanted for many years by John Glen, a Scottish-born weaver. The earliest indication of his presence on this site is in Brown's Directory of Markham Township, 1846-47, but he may have been living here earlier than that. According to the 1851 census, John Glen resided in a one-storey log house with his wife Sarah and their five children.

In 1853, Peter Reesor sold the portion of his land east of the Rouge River to his son Josephus S. Reesor. This parcel contained 31 ¼ acres. John Glen and his family remained tenants on the property. According to the 1861 census, the log house they occupied was constructed in 1830. At that time, John Glen's occupation was given as "Farmer" rather than "Weaver." Perhaps his weaving was a secondary business by that time; however, in the 1871 census, his occupation was given as "Weaver" once again. In 1871, John Glen was 71 years old.

Josephus Reesor did not reside on the property purchased from his father in 1853. He farmed the western halves of Lots 3 and 4, Concession 9 in the same area, another property purchased from his father in 1853. His large stone house still stands at 15 Bewell Drive within a subdivision built in the 2000s. Josephus Reesor was married first to Susannah Baker and then to Elizabeth Pike Hoover. The 1861 Census listed him as "Doctor," while the 1871 Census listed him as "Farmer." Josephus Reesor was known as a skilled herbalist and many of his remedies reportedly learned from First Nations sources were passed down after his death. When Josephus Reesor retired from farming he moved into the hamlet of Box Grove.

The first public school in the Sparta/Box Grove community stood at the north-east corner of Lot 4, Concession 8. It was noted in this location in lists of Common Schools in Markham Township dating from 1831 and 1838. In 1831, the teacher was Terrance McKenna; in 1838 the teacher was James Philips. The one-half acre school site was formally purchased from Josephus Reesor by the Trustees of School Section No. 18 in 1857. In 1861 the teachers were Judith Jones and Julia Mins, who lived in the house next door to the north of the subject property, now addressed 7662 Ninth Line.

In 1871, Josephus Reesor sold the 31¼ acre property to Frederick K. Reesor, less the school site. Frederick K. Reesor was the son of Peter Reesor Jr. and Anna (Hamilton) Reesor, and therefore the nephew of Josephus Reesor. He was married to Mary (McCreight) Reesor. A photographic portrait of Frederick K. Reesor is found on page 194 of *Markham 1900-2000*. In 1877, the Trustees of School Section No. 18 decided to build a new schoolhouse out of brick on the opposite side of Ninth Line. That school still stands at 7651 Ninth Line and now forms part of the Box Grove Community Centre. At the time of the 1881 census, Frederick K. Reesor was the teacher at the new school. It is not known how long he taught there. According to *The Reesor Family in Canada 1804-2000*:

“Frederick was a school teacher and warden of York County in 1900. He was also in the milling business with Glen Rouge Mills in Markham. Later in life, he was a real estate agent.” Page 382.

In 1877, the same year the new school was built, the Trustees of School Section No. 18, John McCaffrey (postmaster and general store owner) *et al* sold the old school site to Frederick K. Reesor. According to a history of Box Grove written by Paul Burkholder in 1966, the old school building was “moved away” once the new one was completed. In nineteenth century Markham Township it was common for old school buildings to be repurposed to become farm outbuildings, dwellings and chapels. The schools of frame construction were often moved to other locations in the same general area. Paul Burkholder did not provide any information about where the old Box Grove schoolhouse was moved to, but it is possible that it was relocated from the corner of Frederick K. Reesor’s property to a site to the south on the same property and converted into a dwelling to replace the log house once inhabited by John Glen. The first Box Grove school may therefore form the core of the existing house at 7560 Ninth Line. It is also possible that Frederick K. Reesor replaced the old log house on the property with a new frame dwelling at some point during his ownership from 1871 to 1884.

Frederick K. Reesor sold the property to Anne Raymer in 1884. She was the unmarried daughter of Abraham Raymer and Elizabeth (Byer) Raymer. Anne Raymer became Annie (Raymer) Steinhoff when she married. In 1919 she sold the property to her brother Abraham Raymer Jr., then in 1939 the executors of Abraham and Phoebe Raymer sold to Cameron Graham.

Cameron and Alice Graham sold their property in two parts in 1947 and 1948. The larger part of the property, which likely contained the dwelling at 7560 Ninth Line, was sold to Arnon W. Burt, who sold to Vernon and Bernice Spears in 1949. The old frame house on the property was added to and remodeled in the Colonial Revival style that was popular in the 1940s and early 1950s. The Spears family likely carried out the transformation that created the house seen today at 7560 Ninth Line.

Architecture

The Reesor-Spears House is a one-and-a-half storey frame dwelling with an irregular plan. The siding is wide mid-twentieth century style clapboard with mitered corners. The oldest part of the building is the north section which has a rectangular plan and a medium-pitched gable roof on an east-west axis. The structure rests on a fieldstone foundation set close to grade, but with at least a partial basement since there is a basement window on the front wall. This is possibly the first Box Grove Schoolhouse, converted to residential use in 1877 by Frederick K. Reesor. A site visit would be required to closely examine the structure to determine its age. The date of construction provided by MPAC is 1851. The gable end facing Ninth line has a balanced composition with two flat-headed single-hung windows with six-over-six panes on the ground floor and two smaller six-over-six windows vertically aligned above. An exterior single-stack red brick chimney runs up the middle of the wall. The north side wall has a single six-over-six window positioned near the rear corner. The west wall has an asymmetrical arrangement of openings on the ground floor with a single-leaf door to the left of centre, a six-over-six window to its right, and a smaller one-over-one window to the right of that.

A side wing extends from the south side of the dwelling's northern section. Its roofline is set slightly lower than that of the north wing. The pitch of its gable roof changes to a lower slope on its east or front side, suggesting that this area of the house could be an infilled ell. There is a small, gable-roofed dormer near the intersection of the sidewing's roof with the roof of dwelling's north section. On the front wall is an exterior red brick fireplace chimney. To the right of that there is a single six-over six-window, set lower in the wall compared with the ground floor windows on the north section. On the south wall there is a single-leaf side door with a bracketed gable-roofed canopy positioned near the front corner, and a box bay window containing a three-part picture window. The door on this wall functions as the main entrance. It may be that before the ell was infilled the main door was on the east wall of the side wing.



Rear and north side of 7560 Ninth Line showing volume of the oldest portion of the house and a later one-storey addition.

There is a one-storey addition on the west side of the side wing. On its south wall is a sunroom, and on its west wall, an open veranda. The addition appears to date from a later phase of the dwelling's evolution.

The architectural character of this evolved building primarily reflects the alterations and additions of the mid-twentieth century. Its design is a unique variation of the Colonial Revival style, notable for its uncharacteristically asymmetrical form, including the absence of a prominent, centrally-placed entrance. The wide clapboard siding, rectangular, multi-paned windows, prominent fireplace chimney, and gable-roofed dormer are features typical of suburban post-war Colonial Revival residences constructed prior to the emergence of large-scale suburban development in the 1950s. The six-over-six windows in the north section of the house may be nineteenth century windows that happened to be compatible with the renovations of c.1949 and were therefore retained when the house was altered to its current form.

The Colonial Revival style originated in the United States but was influential in Canada as well. The nostalgic style was derived from the Georgian houses of early New England and the Southern United States built during the 1700s to early the 1800s. The Colonial Revival style reflected a desire for tradition and a sense of continuity, particularly after the tumultuous times of the Second World War. In Markham,

very few examples of this style were built in rural areas. Most remaining examples are in or close to historic village settings in Thornhill and Markham Village, and another just outside of Unionville.

If the north portion of the Reesor-Spears House is indeed the relocated and repurposed Box Grove Schoolhouse, the arrangement of window and door openings has been changed to suit its later residential use. It is unlikely that a schoolhouse would have an upper storey, so the windows in the gables would have been added, and perhaps the pitch of the roof was increased to create a higher ceiling when a second floor was added.

Context

The Reesor-Spears House is one of a grouping of nineteenth century buildings within or in the immediate vicinity of the historic crossroads hamlet of Box Grove. These buildings are important in defining, maintaining and supporting the character of the historic hamlet. This property is just south of the southernmost limit of Plan 19, the Tomlinson-Beebe plan of village lots dating from 1850. Although modern residential infilling has occurred, enough of the older building stock remains for Box Grove to be recognizable as one of Markham's historic hamlets.

The property at 7560 Ninth Line is historically linked to the Part IV-designated Box Grove Schoolhouse at 7651 Ninth Line (refer to By-law 2005-78) and the Part IV-designated Josephus Reesor House at 15 Bewell Drive (refer to By-laws 2021-96 and 2003-239).

Sources

Abstract Index of Deeds for Markham Township Lot 4, Concession 8.

Canada Census: 1851, 1861, 1871, 1881, 1891, 1901, 1911, and 1921.

Directories of Markham Township: Walton (1837), Brown (1846-47), Rowsell (1850-51), Mitchell (1866), Nason (1871), 1892 Directory.

Maps of Markham Township: McPhillips (1853-54), Tremaine (1860) and Historical Atlas of the County of York, Ontario (1878).

Property File 7560 Ninth Line, Heritage Section, City of Markham Planning & Urban Design.

Research Report on the Josephus Reesor House, 15 Bewell Drive (formerly 7449 Reesor Road), Heritage Section, City of Markham Planning & Urban Design.

The Reesor Family in Canada 1804-2000, pages 382, 470.

Brydon, Catherine. *Markham 1900-2000 – Our Past Inspires Our Future*. Markham: Markham Historical Society, 2017. Page 382.

Burkholder, Paul. "Box Grove." *Pioneer Hamlets of York*. Kitchener. Pennsylvania German Folklore Society of Ontario, 1977. Page 92.

Champion, Isabel (ed.). *Markham 1793-1900*. Markham: Markham Historical Society, Second Edition, Revised, 1989. Pages 38, 161, and 169.

Compliance with Ontario Regulation 9/06, as amended – Criteria for Determining Cultural Heritage Value or Interest

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-Spears House has design and physical value as a unique variation of the Colonial Revival style from the late 1940s.

The property has historical value and associative value because it has direct associations with a theme, event, person, activity, organization or institution that is significant to a community.

The Reesor-Spears House has historical value and associative value representing the theme of education, for its association with Frederick K. Reesor, a school teacher at Box Grove School Section No. 18, and for the property's association with the first schoolhouse in Sparta/Box Grove.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

The Reesor-Spears House has contextual value as one of a grouping of nineteenth century buildings that are important in defining, maintaining and supporting the character of the historic crossroads hamlet of Box Grove.