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May 1, 2014

ONTARIO HERITAGE TRUST

MAY 02 2014

Jim Leonard
Registrar, Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, ON M5C 1J3

Dear Jim Leonard,

Re: Notice of Intention to Designate a Property, Ontario Heritage Act

The Council of the City of Markham intends to designate the following property for reasons of cultural heritage value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990*, Chapter O.18, Part IV:

Carl Reesor James House
8127 Bayview Avenue
Markham, ON

Notice of objections will be received **on or before 4:30 p.m. on Monday, June 2, 2014** at the following address:

Clerk's Department, City of Markham
Attention: Judy Carroll
101 Town Centre Boulevard
Markham, ON L3R 9W3
Fax, 905-905-479-7771

A statement of significance/reasons for the designation is attached.

Yours truly

A handwritten signature in blue ink, appearing to read 'Kimberley Kitteringham'.

Kimberley Kitteringham
City Clerk

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.