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York

File

Clerk's Department
Corporate Services Commission

March 8, 2006

Bayview Country Club Ltd.
25 Fairway Heights Drive
Thornhill, ON
L3T 3X1

REGU/RECEIVED
10 -03- 2006

Dear Bayview Country Club Ltd.:

Re: By-law 2005-262- To designate certain properties as being of historic and/or architectural value or interest (John Cameron Jr. House - 25 Fairway Heights Drive)

This will advise that Council at its meeting held on September 21, 2005, passed By-law 2005-262, which designated "John Cameron Jr. House", 25 Fairway Heights Drive, as being of historic and/or architectural value or interest.

A copy of the by-law, with the pertinent registration data, is attached for your information.

Sincerely,

Sheila Birrell
Town Clerk

Encl.

cc: The Ontario Heritage Trust
R. Hutcheson, Manager, Heritage Planning

✓ 3/29/07
RA



BY-LAW 2005-262

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
John Cameron Jr. 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 historic and/or architectural value or interest;

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

Bayview Country Club Ltd.
25 Fairway Heights Drive
Thornhill, ON
L3T 3X1

and upon the Ontario Heritage Foundation, notice of intention to designate John Cameron Jr. House, 25 Fairway Heights Drive 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 designations are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real properties, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

John Cameron Jr. House
25 Fairway Heights Drive
Town of Markham
The Regional Municipality of York

2. THAT the Town 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 THIS
1ST DAY OF SEPTEMBER, 2005.

"Sheila Birrell"

SHEILA BIRRELL
TOWN CLERK

"Don Cousens"

DON COUSENS
MAYOR

SCHEDULE 'A' TO BY-LAW 2005-262

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

Part of Lot 3, Concession 2, designated as Part 1, Plan 65R-28807

**TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK**

SCHEDULE 'B' TO BY-LAW 2005-262

John Cameron Jr. House 25 Fairway Heights Drive

The John Cameron Jr. House at 25 Fairway Heights Drive is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and significance, containing the following heritage attributes:

Historical Attributes:

The frame farmhouse at 25 Fairway Heights Drive is located on a portion of Markham Township Lot 3, Concession 2. This property originally consisted of a 200 acre lot that ran between Bayview Avenue to the Leslie Street road allowance. It was leased from the Crown by John Cameron beginning in 1812, and renewed in 1837. Cameron was an early resident of the Thornhill area. In 1806, John Cameron was the owner of a grist mill on the Don River, which he sold in that year to John Lyons. This mill, located on Lot 32, Concession 1, Vaughan Township, was built by Jeremiah Atkinson in 1801.

John Cameron's descendants believe that he was a United Empire Loyalist. It is not known when he arrived in Upper Canada, but his son, John Cameron Jr. was born in the United States c.1803. Both father and son are listed on Lot 3, Concession 2, in the Directory of 1837. In 1855, John Cameron (probably John Jr.) received the patent from for the east 100 acres of the farm property previously leased from the Crown. The north west quarter of Lot 3 was patented by Thomas Morgan in 1842. The south west quarter of Lot 3 was patented by Mary Harper. The pattern of ownership indicates that the Cameron home was on the east 100 acre of Lot 3.

In addition to the property on Lot 3, Concession 2, John Cameron also owned the former site of the historic German Mills. In 1842 and 1843, he purchased parcels on Lot 4, Concession 2, labelled "Old Mills" on McPhillips's map of Markham Township dated 1853-54. This strip of land was on the south side of John Street. On the north side of John Street on the same map is another strip of land labelled "Melbourne Village Lots." In 1856, John Cameron purchased 37 acres located on the western part of Lots 3 and 4, Concession 3. and 90 acres in the west half of Lot 2, Concession 2.

The purchase of the old mill site and some of the surrounding property suggests that Cameron may have contemplated a renewal of the milling industry at German Mills, which makes sense given the family's former interest in the grist mill at Thornhill. Although old records indicate that some of the mill complex was still standing in 1828, (though boarded up and unused) it is not known if any of the industrial structures remained by the time of John Cameron's purchase in the early 1840s. According to available historical records, John Cameron Sr. and his son remained farmers during their time on the property, and did not re-establish the industrial complex.

John Cameron Jr. and his wife, Nancy (Spring) were listed among the first members of the Congregational Church established at Unionville in 1844. During the mid 1840s, the family lived on the east side of Unionville, on Lot 13, Concession 6, according to a directory of the period. By the time of the census of 1851, they were once again residing at German Mills. John, aged 48 and born in the United States, lived in a frame house with his Canadian-born wife, Nancy, aged 36. They were listed as members of the Congregational Church, and had seven children ranging in age from 3 to 17.

At the time of the 1861 census, John Cameron was still on Lot 3, Concession 2, but was now a widower. His oldest son, Thomas, was 24 years of age. The family resided in a one and a half storey frame house. In 1860, 40 acres of the farm were sold to

Thomas Cameron, and in 1861, 60 acres were sold to Christian Henricks. Henricks was a member of a family associated with the Berczy settlers, but it is believed that the Henricks family joined the group in the United States rather than in Germany. Thomas Cameron sold his 40 acres of Lot 3, Concession 2 to Christian Henricks at the same time, so by 1861 (presumably after the census data was collected) the entire 100 acres of the Cameron farm were owned by Christian Henricks. Henricks also acquired other portions of the Cameron holdings in the vicinity of German Mills, including the former site of the mills.

Christian Henricks appears to have run into financial difficulty, perhaps overextending himself in the acquisition of the various pieces of property at German Mills. The Court of Chancery awarded John Lane the Henricks property on Lot 3, Concession 2 in 1870. Lane was a prominent Thornhill cooper who resided on John Street within the village area. He did not live on the German Mills farm, but held it as an income property. In 1893, Thomas A. Lane and the other executors of John Lane's will sold the 100 acres to another Thomas Lane, a nephew of John Lane. In 1908, Thomas Lane opened a sand and gravel pit in the Don Valley, which was later greatly expanded and known as the Sabiston Pit.

The next owner of the former Cameron farm was Peter Duncan, a farmer who lived most of his life in the German Mills area. He purchased the property in 1912. The farmstead, which consisted of the existing dwelling at 25 Fairway Heights Drive and a now demolished barn complex to the north west of the house, overlooked the valley. The wooded area and flood plain were known as Duncan's Bush and Duncan's Flats respectively, and were used as a recreational area by the local population. Peter Duncan died in 1935 as the result of an automobile collision with a radial railway streetcar on Yonge Street. His son, Edmund Duncan, resided on the farm until his passing in 1948. He was retired from farming at the time of his death, and was survived by his wife Jean (Oliver) and their two sons Bruce and Eric.

In the early 1950s, the farm was purchased by James Sabiston, who developed a large sand and gravel pit in the valley. It was at this time that the last vestiges of the historic German Mills were obliterated for all time as the landscape became dramatically altered. Further changes came with Hurricane Hazel in 1954, which washed out the arched concrete bridge over the Don River. In more recent times, the property has been owned by the Bayview Country Club Ltd. At present, the old house that still overlooks the former site of the German Mills is one of only two remaining structures that recall the post-Berczy settler history of the old German Mills community.

Architectural Attributes:

The Cameron House is a one and half storey frame building with a simple rectangular plan. There is a 20th century porch centred on the east (front) wall. The building rests close to grade level on a fieldstone foundation that provides a full basement. The current cladding is wood board and batten, which is the most recent exterior finish in a series that began with unpainted wood clapboard, followed by stucco, followed by insul-brick, followed by the existing cladding. A photograph from 1953 (Weaver Collection) shows the house with the insul-brick but other features much the same as at present. A lean-to addition (since removed) was on the south side of the building.

The building has a simple vernacular Georgian design, with a balanced, symmetrical 3-bay façade and an ordered arrangement of window openings on the side walls. There is an additional exterior door on the south wall which at one time was covered by the lean-to. The front entrance in its current form has no ornamental surround or transom light. The door itself has been replaced with a mid 20th century type. The front windows have a 4 over 4 glazing pattern, while the side windows are 2 over 2. At the rear, the window openings are asymmetrically arranged. Two windows have 4 over 4 glazing; one has 2 over 2 glazing. The sashes have been updated from the small paned style typical of the date of construction.

The roof is a medium pitched gable, with projecting eaves. The trim (fascias and soffits) seems to have been renewed at the same time as the board and batten siding

was applied. There are gable-end brick chimneys with simple corbelled caps. These chimneys are old, as they are internal rather than external, but are probably not as old as the house. In addition to the modifications of the eaves, trim around window and door openings is relatively recent and built out to relate to the board and batten siding.

Inside, the house has a box hall plan, with a straight-run staircase directly opposite the front door. In a number of areas, original Classical mouldings remain in place. There are a few four panelled doors on the ground floor. Floor joists visible in the basement show the marks of the upright or "muley" saw, indicating that the timber was sawn prior to 1860.

Contextual Attributes

Most traces of the old German Mills community that grew up near the early site established by the Berczy settlers have been eliminated due to the intensive suburban development of the 1970s. A review of the Weaver Collection of historical photographs provides an indication of how much the landscape in the area has changed from its former rural character. Prior to heritage conservation efforts in the Town of Markham, numerous heritage houses were demolished to make way for development. Historic road patterns were altered as well.

The John Cameron Jr. House and the German Mills Schoolhouse are the only 19th century structures surviving to serve as reminders of old German Mills. The Cameron House, as the last historic residence, overlooks the former mill site and the Town of Markham's Settler's Park. Although it is located on private lands, its location at the valley edge near the property boundary makes it visible from public property.

Significant Architectural Features to be Conserved

- overall form of the building;
- fieldstone foundation;
- size and placement of door and window openings;
- 2 over 2 wood windows;
- gable roof;
- gable end brick chimneys;
- original clapboard under later claddings.