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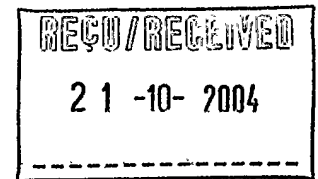
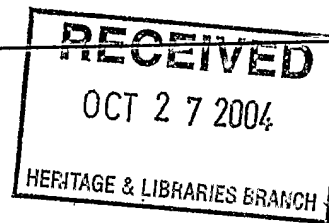
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Clerk's Department
Corporate Services Commission

October 19, 2004

Angus Glen Development Ltd.
10080 Kennedy Road
Markham, ON
L6C 1N9




Dear Angus Glen Development Ltd.:

Re: By-law 2004-212- To designate certain properties as being of historic and/or architectural value or interest (The Eleanor Lynn Casely House - 4077 Major Mackenzie Drive East)

This will advise that Council at its meeting held on August 31, 2004, passed By-law 2004-212, which designated "The Eleanor Lynn Casely House", 4077 Major Mackenzie Drive East, 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,


for Sheila Birrell
Town Clerk

Encl.

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

10/28/04
✓
RA



BY-LAW 2004-212

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The Eleanor Lynn Casely 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:

Angus Glen Farm Ltd.
10080 Kennedy Road
Markham, ON
L6C 1N9

and upon the Ontario Heritage Foundation, notice of intention to designate The Eleanor Lynn Casely House, 4077 Major Mackenzie Drive East 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:

The Eleanor Lynn Casely House
4077 Major Mackenzie Drive East
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
31ST DAY OF AUGUST, 2004.

"Patricia Miller"

PATRICIA MILLER, DEPUTY CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2004-212

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

Pt Lts 19&20 Con 5 Markham, Pt 9 65R17399 except Pt 2 PL D923, Markham

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

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SCHEDULE 'B' TO BY-LAW 2004-212

The Eleanor Lynn Casely House

STATEMENT OF HERITAGE ATTRIBUTES

The Eleanor Lynn Casely House is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes

The Casely House was built *circa* 1875 on the west half of Lot 19, Concession 5, Markham Township. The 200 acres of Lot 19 were granted to one John Stamm in 1816. John (Johann) Stamm was a Berczy settler and a founding member of St. Philip's Lutheran Church in Unionville. It is not certain if this property was patented by Johann or his son, John. Interestingly, a John Stamm is listed as a Reformer and supporter of William Lyon Mackenzie in a document from 1834 quoted in Markham, 1793 to 1900.

In 1821, John Stamm sold the east 100 acres to John Hunter. The west 100 acres were bought and sold several times in the 1830s, but reverted to Stamm in 1843. Some time in the 1840s, he left Markham Township to settle in Middlesex County. Stamm retained ownership of the land, which was first leased to Augustus Spears, then to Charles Lynn, who ultimately purchased it in 1851. According to family tradition, Charles Lynn was born in Edinburgh, Scotland and his father served in the British army.


Charles Lynn married Canadian-born Hannah Julianna Buckendahl (a daughter of George Buckendahl and niece of John Stamm Jr. and Maria Buckendahl Stamm) in March of 1847, but died in the fall of the same year. Julianna (or Julia or Julia Ann) was destined to marry two more times. From this first marriage, she had a daughter, Eleanor (1848-1933).

Julia Ann married her brother-in-law, William Lynn, a native of England, and continued to reside on Lot 19, Concession 5. The 1851 Census described their home as a one-storey log house. Unfortunately, William Lynn passed away in 1854. Julia Ann married William Granger in 1856, and remained on the family farm.

The 1861 Census contains a long list of children in the household, consisting of the offspring of Julia Ann's three marriages, plus two step-children born to the late William Lynn in a previous marriage. Their residence was noted as a one-storey log house.

The property later passed to Eleanor Lynn, Julia Ann's oldest child. In January, 1875, Eleanor married James Casely, a native of England. The existing house, replacing the older log dwelling noted in the 1851 and 1861 Census returns, is believed to have been built to coincide with the Casely-Lynn marriage in 1875. Ownership of the farm was transferred to James Casely in 1880. His name still appears as the owner on a map of 1920, with an E. McMullen listed as a tenant.

Eleanor Lynn Casely died in 1933. She and her husband James did not have any children. In the mid 20th century, the Casely farm became part of the late Arthur Stollery's Angus Glen Farm.



Architectural Attributes

Architectural Description:

Exterior

The Casely House is a brick-veneered frame building, one and a half storeys in height. It has a south-facing L-plan. There is a partially enclosed verandah in the angle formed by the intersection of the wings, and a recent, single-storey board and batten clad frame addition on the north wall. The older part of the building rests on a fieldstone foundation that provides a full basement.

The walls are finished in red brick veneer trimmed with white (buff coloured) brick. The walls are fairly thick, suggesting that the brick veneer may have been added to update an older frame building. The white brick accents consist of a four-course projecting plinth, alternating corner quoins, "eyebrow" style voussoirs (i.e. radiating voussoirs with additional side pieces), and a pendant belt course positioned six brick courses below the eaves. The decorative pendant detail is absent from the north wall and the west-facing gable wall.

There is a notable difference in the colour of the brick in the gables. There is also wood clapboard infilling in the gable peaks, and the paired, second floor windows have been stretched in height. This is evidence that the pitch of the roof has been increased to provide greater headroom on the second floor. The knee walls, however, do not appear to have been altered in height.

The roof is a steep cross-gable clad in wood shingles. The eaves are projecting and closed, with a wide ogee shingle moulding and a robust reverse ogee cornice moulding. There are no historic chimneys remaining.

The house was designed to face south, however the front door, contained within the partially enclosed porch, is on the west-facing wall. Outlines within the area occupied by the existing porch indicate that there was once a bellcast-roofed corner porch within this area. The existing porch appears to be a modified early 20th century open porch, with a generous depth and a low-pitched shed roof. It is supported on a single fluted wood column that looks like a relatively recent renovation. The floor of the porch is poured concrete. A portion of the space has been enclosed and clad in board and batten to form an entrance vestibule.

Original openings are segmentally-headed, including the front door within the porch enclosure. The door itself has been replaced with a wooden French door. Another exterior door has been added to the west facing gable end. Where original windows remain on the ground floor, they are wooden sash style with 2 over 2 glazing and segmental heads. The window openings have wood lugsills. A large, three-part, flat-headed window has been added to the east wall, replacing an original window. A portion of the white brick trimming of the earlier window remains on the north side of the opening to indicate its position.

The original window on the front-facing gable end has been closed up (as shown by markings on the inside wall surface) and an exterior fieldstone fireplace built against the wall. On the same wall is an exterior cellarway with a fieldstone foundation and gable-roofed, frame upper section.

The north addition, dating from comparatively recent times, covers part of the north wall of the brick portion of the house. It appears that the western window on the north wall was converted to a door, and another opening, possibly an original door, remains in use within the addition.

Interior

The interior of the Casely House has been updated and altered but still retains much of its original wood trim and basic room layout. The south wing of the ground floor contains a large living room with a modern stone fireplace. An enclosed stairway is located behind the north wall of this room. A large dining room is located in the west wing. The most altered area of the ground floor is the north east corner, where a bathroom has been partitioned off of what was probably once a ground floor "parlour" bedroom.

Upstairs, there are four bedrooms arranged around a centre hall. On this level, the straight-run stairway is open on one side, with a turned newel post, moulded handrail, and plain pickets.

The style of interior trim and four-panelled doors is consistent with the 1870s period of construction, however on some of the upstairs door openings, mid 19th century architrave mouldings are seen. These may have been salvaged from the log house on the property and re-used when the new house was constructed.

Flooring throughout the historic portion of the house is tongue and groove pine plank. On the ground floor, the width of the planks varies and the wood is lighter in colour than the flooring found on the second floor. It is possible, but not confirmed, that the flooring on the ground floor has been replaced.

Stylistic Analysis:

The Casely House is a good example of a late Victorian Picturesque dwelling. The Picturesque style is succinctly described in the Parks Canada publication The Buildings of Canada:

Picturesque houses, often relatively small and reflecting the individual tastes of the owners or builders, have decorative elements of Gothic Revival origin...

The L-plan form and steep roof pitch of the Casely House hint of the Gothic Revival, but the pointed arch windows and decorative wood fretwork that would tie it more closely with that style are absent. In spite of this, the abundant patterned brickwork and irregular outline add considerable decorative interest and a Gothic Revival character to this building. This effect would have been enhanced when the bellcast-roofed corner porch was in place. No historical photographs have been found to show the house in its early condition.

In Macrae and Adamson's classic study of Upper Canadian domestic architecture, The Ancestral Roof, the authors had this to say about the impact of the L-plan on Ontario's houses:

During the 1850's the most popular plan was the L-plan [in vernacular buildings the date should read the 1870s and 1880s]. This allowed for a choice of gable and roof pitch, a piece of verandah with the front door entered off it, a kitchen tail – an asymmetrical house which could be extended in every direction, and which obviated the necessity to balance room-sizes around a centre hall in order to give Classical order to a façade.

Although the Casely House was built to serve as a farmhouse on a large acreage, its compact form is reminiscent of the types of houses built in a village or town setting. The discrete position of the front door, and its current state of being concealed within the porch enclosure at first glance makes it difficult to determine what the front elevation of the house was intended to be. The fact that the builder intended the front to face south becomes obvious when the focus of the decorative brickwork on the south-facing walls is taken into account, and the front window in the location of the present fireplace chimney is restored in the mind's eye.

One detail of the Casely House that is not completely clear is the position of the now-absent kitchen wing. It may have been on the north wall in the approximate location of the existing modern kitchen. Markings on the west wall that at first seem to suggest an vanished roofline are more likely stains that remain from former rain water leaders.

Although a number of changes have been made to the exterior, the alterations have been done in a sensitive manner and do not detract from the essential character of the Casely House as a heritage building.

Contextual Attributes

The Casely House, at the time of writing, is located in a rural setting little changed by the urbanization and golf course development that has occurred around it. The house is sited at the end of an avenue of old sugar maples. On its south or front side it overlooks the Rouge River valley. The house was originally reached by a long lane running east off of Warden Avenue. The York County Atlas map of 1878 illustrates the house and lane accompanied by an orchard to the north east of the farmstead.

The Casely Barn complex is located to the west of the house, and is an English style barn that has been subject to some careful restoration work and upgrading as part of the Angus Glen Farm holdings. Decorative elements on the barn date from this comparatively modern period. A research report prepared by Heritage Section staff proposed a construction date ranging from the mid 19th century to the third quarter of the 19th century. The barn is not part of the Reasons for Designation of the Eleanor Lynn Casely House.

Significant Heritage Attributes

1. L-plan form
2. Patterned brick with red brick body trimmed with a projecting plinth, quoins,
Radiating voussoirs and pendant belt course.
3. Gable roof with closed eaves, wood soffits and fascias, and Classical bed mould and shingle mould.
4. Original front door opening with segmental head.
5. Original 2 over 2, segmentally headed sash style windows with wooden lugsills.
6. Markings on the south and west walls indicating the former presence of a bellcast-roofed corner verandah.