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Planning and Urban Design

May 31, 2024

TO: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,
REESOR-SPEARS HOUSE, 7560 NINTH LINE**

To: [REDACTED]

This will confirm that at a meeting held on May 29, 2024, Markham City Council adopted By-law 2024-99 to designate the Reesor-Spears House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on May 31, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at emanning@markham.ca

Kimberley Kitteringham
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

Received

JUN 04 2024

Ontario Heritage Trust



By-law 2024-99

A BY-LAW TO DESIGNATE A PROPERTY AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST
“REESOR-SPEARS HOUSE”
7560 NINTH LINE

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “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 Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the Reesor-Spears House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on January 31, 2024, has caused to be served on the owners of the lands and premises at:



and upon the Ontario Heritage Trust, notice of intention to designate the Reesor-Spears House, 7560 Ninth Line, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

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

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“Reesor-Spears House”
7560 Ninth Line
City of Markham
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed May 29, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2024-99

In the City of Markham in the Regional Municipality of York, the property municipally known as 7560 Ninth Line, Markham, Ontario, and legally described as follows:

PART LOT 4; CONCESSION 8; PART 1, PLAN 65R15380; MARKHAM

PIN - 029370012

SCHEDULE 'B' TO BY-LAW 2024-99

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.