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Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

# MARKHAM

G.F. Roseblade, A.M.C.T., C.M.C.  
Town Clerk

Christine Palmer, A.M.C.T.  
Deputy Clerk

REGISTERED LETTER

January 31, 1984

The Ontario Heritage Foundation  
77 Bloor Street West  
Toronto, Ontario  
M5S 1M2

Dear Sirs:

Re: By-law 331-83 Being a By-law to Designate a Certain Property  
in The Town of Markham under the provisions of The Ontario  
Heritage Act.

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Pursuant to the provisions of Section 29 of The Ontario Heritage  
Act, I forward herewith a copy of By-law 331-83 which was  
registered on Title on January 30th, 1984, as Instrument Number  
336745 on the following property:

The Heintzman House, 135 Bay Thorn Drive, Thornhill

Yours truly,

THE CORPORATION OF THE TOWN OF MARKHAM



Christine Palmer, (Mrs.)  
Deputy Clerk.

CP/ilh  
Encl: /

THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NUMBER 331-83

A by-law to designate certain properties  
as being of Historic and/or Architectural  
value or interest.

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WHEREAS Section 29, subsection 6 of The Ontario Heritage Act, Chapter 337, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate 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:

The Heintzman House, 135 Bay Thorn  
Drive, Thornhill

and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS the reasons for designation are set out in Schedule 'B', attached hereto and forming part of this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality with respect to The Heintzman House, 135 Bay Thorn Drive, Thornhill

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

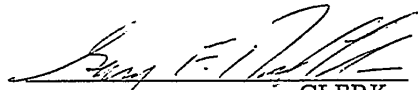
1. THAT the following real property, more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The Heintzman House, 135 Bay Thorn Drive, Thornhill

2. AND THAT the Town 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 proper Land Registry Office.
3. AND THAT the Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having a general circulation in the Town of Markham.

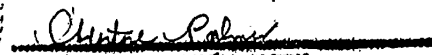
READ a first and second time this 13th day of December, 1983.

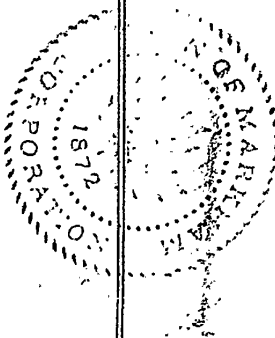
READ a third time and passed this 13th day of December, 1983.

  
CLERK

  
PRESIDENT OFFICER      MAYOR

I HEREBY CERTIFY THE FOREGOING  
TO BE A TRUE COPY.

  
MUNICIPAL CLERK  
Deputy



SCHEDULE "A" TO BY-LAW NUMBER 331-83

DESCRIPTION OF LANDS

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The Heintzman House, 135 Bay Thorn Drive, Thornhill

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Markham, in the Regional Municipality of York and being composed of all of Block S as shown on a plan filed in the Registry Office for the Registry Division of the East and West Riding of the Regional Municipality of York as No. 7686.

SCHEDULE "B" TO BY-LAW NUMBER 331-83

REASONS FOR DESIGNATION (The Heintzman  
House, 135 Bay Thorn Drive, Thornhill)

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Significance:

The Heintzman House, or Sunnyside Manor Farmhouse, is one of the most historic buildings in the Town of Markham. Part of its structure is adobe bricks which were part of the original house built before 1816. Each of the major owners of the house enlarged and modified it to suit their needs but they retained important architectural aspects contributed by earlier owners. The house's prominent owners included Colonel Cruikshank, the area's first Justice of the Peace, Samuel and Mary Francis, and Charles T. and Marion Heintzman of the Heintzman Piano Company.

Architectural Description

The Heintzman House is the earliest mudhouse on record in the Province of Ontario. Two storeys in height under a low hipped roof, its principal facade faces west. Resting on a shallow base of red brick and uniformly clad in stucco, the structure of the house includes adobe bricks, fired bricks and frame construction. The central five bays are the oldest portion of the house and this section includes the adobe bricks. Extensions have been made to either side and to the rear of the original building, however, the external cladding material of stucco and other architectural features have been repeated on the newer sections so that an overall harmony has been preserved.

The main entrance is centrally located in the front facade. The wooden panelled door is surrounded by partial sidelights and a rectangular transom. The sidelights and transom are divided into rectangular and square panes by narrow wooden mullions. The natural colour of the wood is preserved. The door is reached by climbing three limestone steps, on either side of which are located wrought iron shoe-scarpes and carriage lamps.

There are two first storey windows in the central five bays placed symmetrically on either side of the central doorway. These casement

windows extend the full height of the first storey and are five panes high and two panes wide. An ornate wrought iron railing sits on the narrow ledge which extends from the base of the windows. A continuous band of wooden molding delineates the upper extent of the first floor and a second molding runs parallel marking the lower extent of the second floor windows.

Above each of the ground floor windows in the central five bays is a double hung sash window with six over six window panes. The windows are trimmed by solid wood shutters decorated by a small cutout. The second floor windows on the southern and northern additions and on the addition to the rear of the house are of the same design with matching shutters.

A two storey portico extends from the central bay of the front facade and includes a balcony on the second floor level. Two pairs of Corinthian columns support the gable roof and pediment which is embellished with a triangular carving of flowers and abstract decorations. Six carved brackets support the balcony and a handrail with turned wooden posts rings its edge.

Extending from the south facade is a one storey fan-shaped conservatory. It rests on a brick base.

The hip roof is ringed by a copper trim which forms the gutter in most areas. The downspouts in the front facade are similarly copper and the overflow basin is decorated by a floral design. Regularly placed flat brackets are located under the wide eaves and painted a contrasting colour. One large brick chimney is located at the north edge of the central portion of the house. The natural, unpainted wooden panelling has been retained in the entrance hall, on the principal stairs and in the northern lounge. The art deco tiling and the domed painted ceiling in the bathrooms on the second floor are also of significance.