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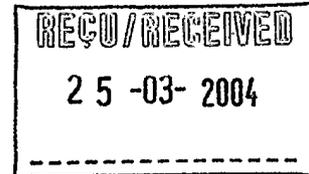
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March 23, 2004

Director of Municipal Subsidies
12th Floor
777 Bay Street, Suite 301
Toronto, Ontario
M5G 2E5



Dear Sirs:

Re: By-law 2002-170 - Heritage Designation
The Thomas Ravis House – 7996 Kennedy Road

This will advise that Council at its meeting held on June 26, 2002, passed By-law 2002-170, which designated The Thomas Ravis House - 7996 Kennedy Road, as being of historic and/or architectural value or interest.

The reason for the delay in the registration of this by-law was the requirement that a plan of subdivision must be approved for the immediate area that would establish the correct property description for the heritage property. This has now been finalized, and a copy of the by-law with the pertinent registration data is attached for your information.

If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,


Sheila Birrell
Town Clerk

Encls.

c: Ontario Heritage Foundation
Ontario Realty Corporation
Mr. R. Hutcheson, Manager, Heritage Planning

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2002-170

A by-law to designate a certain property as being of
Historic and/or Architectural Value or Interest
The Thomas Ravis 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:

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and upon the Ontario Heritage Foundation, notice of intention to designate The Thomas Ravis House, located at 7996 Kennedy Road, Markham, having a general circulation in the municipality;

AND WHEREAS the reasons for designation 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 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 Thomas Ravis House
7996 Kennedy Road
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 property described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF JUNE, 2002.

"Sheila Birrell"

TOWN CLERK

"Frank Scarpitti"

MAYOR

SCHEDULE 'A' TO BY-LAW 2002-170

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

PT. LOT 8, CON. 5 MARKHAM
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2002-170

STATEMENT OF REASONS FOR DESIGNATION

The Thomas Ravis House is worthy for designation under Part IV of the Ontario Heritage Act because historical, architectural, contextual reasons.

Historical Reasons

The house at 7996 Kennedy Road was built c.1855 by Thomas Ravis (also known as Ravis or Rives), a farmer born in England. It is possible that the present structure incorporates an earlier log house built at the latest in the mid-1840s and possibly as early as 1826.

The land on which the house was built was first leased by the Crown in 1803 to John Charles Ritter. In 1838, the Crown granted the East 100 acres of the property at Lot 8, Concession 5 to Archibald Barker. In the same year, Barker granted the entire property to William Willson. Five years later Willson granted the land to Thomas Ravis

According to the census of 1851, Thomas Ravis was identified as a yeoman, born in England, then aged 37 and a member of the Wesleyan Methodist Church. He is identified as living on the property at what is now 7996 Kennedy Road in a "log house" with his wife Ann (Fairless), then aged 33 and children Sarah (aged 14), Elizabeth (aged 13), Rachel, (aged 10), Ann aged 7 and (Jane aged 1). Also living on the property was Daniel Martin, aged 16. Daughter Elizabeth is identified as being born in Canada, whereas Daughter Sarah is identified as being born in England. Given this information is probable that the Ravis family came to Canada in about the year 1837.

According to the census of 1861, Thomas Ravis was identified as a farmer, born in England who was at that time 56 years of age. According to the census of that year Ravis was living in a 1½-storey brick house, which is likely the house, which stands on the site today. Thomas Ravis was living on the property with his wife Ann (Fairless) aged 42 and their daughters Elizabeth (aged 21), Rachel (aged 19), Ann (aged 16), Jane (aged 10), Ruth (aged 7), Mary (aged 5) and Maria (aged 1 born 1860). The eldest daughter, Sarah had married John Hagerman, of the nearby community of Hagerman's Corners and had presumably moved there to live. The youngest daughter, Maria had apparently died at an early age.

According to the last will and testament of John Ravis, who died on April 10, 1867, John Ravis is identified as a Yeoman who had farmed the land on the east half of Lot 8, Concession 5 for over 20 years. According to the terms of the will, the Ravis farm was to be sold and the proceeds put towards establishment of a home elsewhere for his wife and daughters. James Fairless of Markham, presumed to be the brother-in-law of John Ravis, was the executor of the will and presided over the sale of the property to Samuel Carr in 1869 for \$5300.

In the following year, the Toronto and Nipissing Railway was proposing to construct a line through the property, to the rear of the house and as a result a strip of land was sold to the railway in that year. By the time of the census of 1881, the property was being farmed by John T. Carr, presumably a son of Samuel, who was aged 35 years. John T. Carr was born in England and was a member of the Primitive Methodist faith. He was living on the property with his wife Sarah A. Carr. According to the Markham 1793-1900 history of Unionville, a man by the name of Alexander Carr was living in the area around the year 1851 who was the boot and shoemaker in the village of Unionville.

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By 1883, John T. Carr sold the 100-acre property at Lot 8, Concession 5 to a Robert Trench for \$7500. The Trench family were actively involved in the carriage industry in Markham Township during the late 19th and early 20th Century. In the early 20th Century, a Mr. John Ash occupied the farm. In late 1944 the farm was acquired by Simon and Lisa Wolfe from the Dyke Family. The Wolfe family owned the land until 1976 when it was acquired by the Province of Ontario as part of the Parkway belt lands. The Wolfe family continued to be tenants on the land after the sale. In the early 1990s a GO transit station was built to the rear of the house.

Architectural Reasons

The Thomas Ravis House is an excellent local example of Regency influenced Georgian Architecture, built c. 1855 (possibly incorporating an earlier log house built c.1826).

The house is 1-½ storeys in height with a 3 bay facade and an end gabled roof with a single story rear addition. The roof features a substantial cornice and returns.

Features of the house include returned eaves, central doorway with transom. The original 6/6 pane front windows, and lower side continue to exist, as do the upper side 9/6 pane windows. The 9/6 pane division is unusual for Markham.

The house is made from soft, local brick. The brick on the front of the house is laid in Flemish bond, which is rare in Markham. The side elevations are laid in common bond (1 row of header brick for 6 rows of stretcher).

In the upper brickwork, there is evidence of a veranda on the front elevation, which would have given the house a Regency flavour. A small 20th Century stoop porch is currently positioned over the entranceway.

The house originally had a wood shingled roof with chimneys on the gable ends. A single chimney on the north end continues to exist.

The existing 1-storey rear kitchen wing appears to be original and may actually pre-date the construction of the front section of the house by at least 10 years and possibly as early as 1826. A central kitchen chimney rises above the end of the house.

It is believed that the brick for the house may have been obtained locally, possibly from the snowball brickyard, which was active in the Unionville area during the early 19th Century.

Other barns and additions continue to exist on the property, which were part of the historic farmstead, which operated here at one time.

Overall, the Thomas Ravis House is an excellent example of a moderately sized brick farmhouse, built by an immigrant family from England in the mid-19th Century. A high degree of quality of construction and attention to detail is shown on the house. It is believed that at one time the house likely had louvered, wood shutters on each window. The relatively simple lines and lack of brick ornamentation potentially indicates an early date of construction on the house. Based on the known historical information about the house it is very possible that construction of the house began over two decades prior to 1855. This would make the Thomas Ravis House one of the oldest homes in the Unionville area.

Contextual Reasons

The Thomas Ravis House exhibits a strong contextual significance for its association with both the community of Unionville immediately to the north and particularly the historic hamlet of Hagerman's Corners, immediately to the south, where few original buildings exist today.



TERMS OF REFERENCE

The house is identified in the Markham Centre Secondary Plan as a significant heritage building, which is to be preserved on-site in the future Markham Centre Community.

With the unauthorized demolition of the Henry Wideman House, A group 1 – listed heritage building in 2001, which was to be preserved as part of the Wismer Commons community. Heritage Markham is endeavouring to designate under Part IV of the Ontario Heritage Act all significant heritage properties located within the Town of Markham's urban expansion areas. This is to ensure that heritage structures in lands slated for redevelopment are afforded the protection of the Ontario Heritage Act prior to the development approvals process taking place.

An evaluation of the structure undertaken in 2002 has determined that the Thomas Ravis House is a **Group 1 – Most Significant** Heritage Building. The general policies and procedures of the Town of Markham associated with Group '1' heritage structures are as follows:

- The designation of the building pursuant to the Ontario Heritage Act will be pursued;
- Every attempt must be made to preserve the building on its original site;
- Any development application affecting such a building must incorporate the identified building;
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation;
- A Letter of Credit (and a Heritage Conservation Easement) will typically be required to ensure the protection and preservation of the building;