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ONTARIO HERITAGE TRUST

APR 11 2013

RECEIVED

April 10, 2013

Julius De Ruyter
PMG Planning Consultants
227 Bridgeland Avenue
Toronto, ON M6A 1Y7

Re: By-law 2013-30 - To designate certain property as being of cultural heritage value or interest (Jarvis-Fairty House – 6350 Steeles Avenue)

This will advise that Council at its meeting held on March 19th, 2013 passed By-law 2013-30, which designated the "Jarvis-Fairty House", 6350 Steeles Avenue, as being of cultural heritage value or interest.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Martha Pettit'.

Martha Pettit
Acting City Clerk

Encl.

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



BY-LAW 2013-30

A by-law to designate a property as being of
Cultural Heritage Value or Interest
Jarvis-Fairty 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 cultural heritage value or interest;

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

Clay Leibel
Forest Bay Homes
1151 Denison St., Unit 18
Markham, ON L3R 3Y4

and upon the Ontario Heritage Trust, notice of intention to designate the Jarvis-Fairty House, 6350 Steeles Avenue, 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 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 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:

Jarvis-Fairty House
6350 Steeles Avenue
Markham, ON

2. THAT the City 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
19TH DAY OF MARCH, 2013.

"Martha Pettit"

MARTHA PETTIT
ACTING CITY CLERK

"Frank Scarpitti"

FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW 2013-30

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

PT LOTS 1, 2 & 3, CON 8 (MKM), PTS 1 & 2, 65R15734, EXCEPT PT LT 1 CON 8, PT 1 65R17977 & PT 1 65R17978, EXCEPT PT LT 3 CON 8, PT 1 65R15734, LYING NE OF PT 1 65R20756, EXCEPT PT LT 3 CON 8, PT 1 65R20756, EXCEPT PL 65M3530, EXCEPT PT LTS 1, 2 & 3, CON 8, PTS 1 & 2, 65R23577, EXCEPT PT LT 1 CON 8, LYING SW OF SAID PT 2 65R23577 & NE OF PL 65M3530 & EXCEPT PT LTS 1, 2 & 3, CON 8, LYING NORTH & WEST OF SAID PT 1 65R23577; BEING PT LTS 1, 2 & 3, CON 8, LYING EAST OF SAID PT 1 65R23577; MARKHAM; BEING ALL OF PIN 02937 – 0624 (LT);

CITY OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B TO BY-LAW 2013-30

For Heritage Designation By-Law for 6350 Steeles Avenue

STATEMENT OF SIGNIFICANCE

Jarvis-Fairty House

"Fairwood Farms"

c.1890

Expanded and Remodelled 1961

6350 Steeles Avenue

The Jarvis-Fairty House is recommended for designation under Part IV 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 Jarvis-Fairty House is located on the north side of Steeles Avenue, east of Markham Road, and east of Morningside Creek, a tributary of the Rouge River. The house faces south.

Design and Physical Value

The Jarvis-Fairty House has design and physical value as a good example of the Colonial Revival style. It is an evolved building that began as a modest, centre-gabled Classic Ontario farmhouse that was expanded with an addition to the east, and remodelled into the form of a Colonial Revival style rural residence.

Historical Value and Associative Value

The property has historical and associative value as it represents two periods of agricultural development in the community of Armadale, the first phase being c.1890 when Richard Jarvis, a son of English immigrants that lived in Box Grove, established a farmstead on the former property of Peter Milne Junior. The second phase was the Fairty period of ownership beginning in 1939, when Elmer and Anna Fairty purchased the property from the estate of Anna Jarvis, the widow of Richard Jarvis. In the late 1950s, Fairwood Farms began specializing in sod, supplying suburban lots surrounding the city of Toronto as post-war development boomed. Their son, Howard Fairty, and his wife, Muriel were responsible for the renovations to the former Jarvis farmhouse in 1961.

Contextual Value

The Jarvis-Fairty House has contextual value for representing the former rural character of the community of Armadale. Constructed in c.1890, it is one of only a few remaining heritage buildings in the area.

Significant Architectural Attributes

Exterior character-defining attributes that embody the cultural heritage value of the Jarvis-Fairty House include:

- Overall form of the building, with its one and a half storey height, rectangular plan of its main block, and the one and half storey rear wing;
- Fieldstone foundation;
- Wood frame wall construction with vertical tongue and groove wood siding underlying the modern cladding;
- Gable roof with projecting eaves and gable-roofed dormers;
- Six over six sash-style windows;
- Louvered shutters;
- Front doorcase with its panelled wood door and multi-paned transom and sidelights;
- Flat-roofed front porch supported on slender wood posts;
- Red brick fireplace and chimney on the west gable end.