



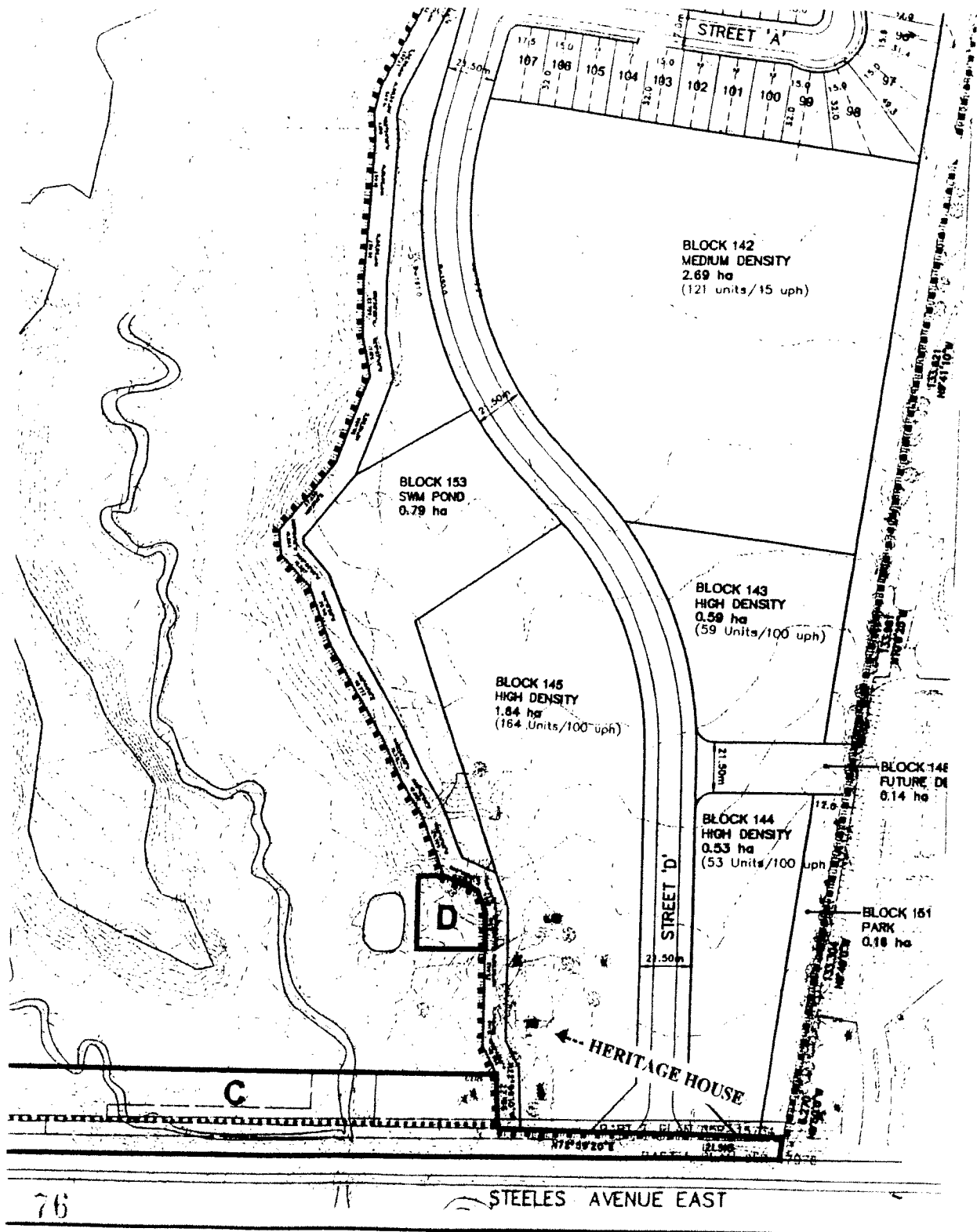
Jarvis-Fairty House, current photo.



Jarvis-Fairty House, renovations underway in 1961.

FIGURE 2

FIGURE 3: FOREST BAY HOMES PLAN OF SUBDIVISION



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.

HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: September 23, 2011
TO: R. Hutcheson, Manager of Heritage Planning

**EXTRACT CONTAINING ITEM #13 OF THE NINTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 14, 2011**

13. PLAN OF SUBDIVISION
FILE NUMBER: SU 98 224944
6350 STEELES AVENUE EAST
THE PETER MILNE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Kitigawa, Senior Planner
-

The Manager of Heritage Planning introduced this application for high density residential development, and displayed the subdivision plan. The Peter Milne House is located on the lands and staff are recommending that it be preserved and retained on the original site.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends the retention and preservation of the cultural heritage resource identified as the Peter Milne House on site within the proposed plan of subdivision for the East Village of the Village of Fairtrees (19TM-98019);

THAT Heritage Markham requests the Town and the applicant to examine an alternative land use designation proposed for the lands occupied by the cultural heritage resource that would be more conducive to its ongoing use and preservation;

THAT the Town's Engineering Department be requested to carefully examine the grading around the heritage house and any vegetation that is to be retained to ensure that proposed grades are sympathetic to the existing grade relationship of the house and that the house can be retained on its original foundations;

THAT the barns and outbuildings and/or their component parts be advertised for potential relocation or salvage as per heritage requirements;

AND THAT the Town's standard Heritage requirements be included in the Conditions of Draft Approval and Subdivision Agreement, including but not limited to:

- Heritage Easement Agreement with the Town as a condition of approval;
- Designation of the Peter Milne House under Part IV of the Ontario Heritage Act;
- Restoration Plan/ Site Plan Approval for the heritage house;
- Marketing Plan for the heritage house;
- Markham Remembered Interpretive Plaque outlining the history of the property;
- Heritage Letter of Credit to protect the heritage resource
- Best efforts to ensure the dwelling is continued to be occupied for as long as possible prior to any construction on the immediate property;

CARRIED