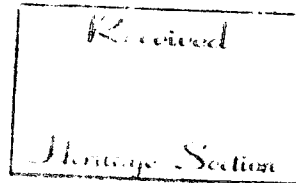


November 10, 2000



719429 Ontario Inc.
c/o Mr. Fred Skurka, President
Graywood Developments
370 King Street West, Suite 500
Toronto, Ontario
M5V 1J9

Dear Mr. Skurka:

Re: By-Law #176-2000 – To Designate Property as being of
Historic and/or Architectural Value or Interest
The Peterson-Jarvis House - 9804 McCowan Road

This will advise that Council at its meeting held on October 24, 2000 passed By-law 176-2000, to designate "The Peterson-Jarvis House", 9804 McCowan Road, as being of historic and/or architectural value or interest.

A registered copy of the by-law is attached for your information.

Yours truly,


Sheila Birrell
Town Clerk

Encl.

SB/jik

c: The Ontario Heritage Foundation
Mr. R. Hutcheson, Heritage Planner

FOR OFFICE USE ONLY

U1547551

CERTIFICATE OF RECEIPT

YORK REGION

NOV 08 11 48

NEW MARKET

Asst. Dep. Land Registrar

(1) Registry ☐ Land Titles ☒

(2) Page 1 of 5 pages

(3) Property Identifier(s) 03059-2778 (LT) Block Property

Additional: See Schedule ☐

(4) Nature of Document

APPLICATION TO REGISTER BY-LAW NO. 176-2000

(5) Consideration

NIL Dollars \$

(6) Description

Part of Lot 19, Concession 6, designated as Part 1, Plan 65R-19839, except Part 7, Plan 65R-21540 and except Parts 1, 2 and 3, Plan 65R-21629 and except Parts 1 and 2, Plan 65R-21791
Town of Markham
Regional Municipality of York

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See Schedule ☐

(8) This Document provides as follows:

THE CORPORATION OF THE TOWN OF MARKHAM, being interested in the above lands, hereby applies to register By-law No. 176-2000 passed on the 24th day of October, 2000, a copy of which is hereto annexed, on the above lands for the purpose of designating a certain property as being of Historic and/or Architectural Value or Interest.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s)

THE CORPORATION OF THE TOWN OF MARKHAM BY ITS AGENT

Signature(s) Cathy Wyatt CATHY WYATT

Date of Signature Y M D 2000 11 06

(11) Address for service

101 Town Centre Boulevard, Markham, Ontario L3R 9W3

(12) Party(ies) (Set out Status or Interest) Name(s)

Signature(s)

Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property

not assigned

(15) Document Prepared by:

Town of Markham (Legal)
101 Town Centre Blvd.
Markham, Ontario
L3R 9W3

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee	
Total	



176-2000

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

719429 ONTARIO INC.
c/o Mr. Fred Skurka, President
Graywood Developments
370 King Street West, Suite 500
Toronto, Ontario M5V 1J9

and upon the Ontario Heritage Foundation, notice of intention to designate The Peterson-Jarvis House, located at 9804 McCowan Road, Markham, 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;

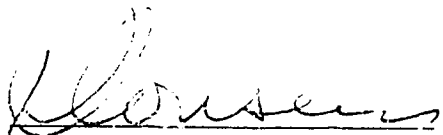
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

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 Peterson-Jarvis House
9804 McCowan 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
24TH DAY OF OCTOBER, 2000.


SHEILA BIRRELL, TOWN CLERK


DON COUSENS, MAYOR

I, SHEILA BIRRELL, TOWN CLERK OF THE
TOWN OF MARKHAM, CERTIFY THAT THIS IS A
TRUE COPY.


SHEILA BIRRELL, CMO

SCHEDULE 'A' TO BY-LAW 176-2000

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

PT LT 19, CON 6,
PT 1 65R19839, EXCEPT PT 7 65R21540 & EXCEPT PTS 1, 2 & 3
65R21629 & EXCEPT PTS 1 & 2 65R21791
MARKHAM

SCHEDULE 'B' TO BY-LAW 176-2000

STATEMENT OF REASONS FOR DESIGNATION

Historical Significance

The Peterson-Jarvis House is believed to be a combination of two structures, built c. 1840 and c. 1920.

The property was initially part of the original Berczy settlement, and was assumed by the Husing Family. The later dispute over the ability of non-British subjects to hold title to land until they had resided in the country for seven years, meant that the Husing's did not own the land.

The property was granted by the Crown to William Weeks in 1804. Over the next four years the property was sold to William Cooper, Thomas Gough and Thomas Gray. The Gray family owned the property for the next 28 years before the east half was sold by Charles Gray to Philip Peterson in 1836. It is believed that Peterson had actually been farming the property since 1831.

Philip Frederick Peterson was a the eldest son of the Reverend John Dieter Peterson, who served as pastor to the Berczy community for ten years (1819-29) in St. Philip's Lutheran Church. Philip Frederick (1791-1880) was married to Elizabeth Fierheller (1804-1896). Together they built a home on the property at Lot 19, Concession 6 E.

The Census of 1851 lists Frederick on the property with his wife "Betsy", son Ludwig (Louis), and daughter's Rebecca and Betsy in a one storey dwelling called a "Slat". The Petersons had two other children, John Dietrich Peterson (1829-1901) and Matilda Peterson (1836-1917).

The Census of 1861 shows the family again on the property, but identifies their dwelling as a frame house. The tail of the existing house is of mid-19th Century construction, but has a brick cladding. It is believed that this is part of the original frame house. It is probable that the "Slat" house identified in the 1851 census, was, like other examples of this short lived building type, unsuitable to cope with the harsh Canadian climate and was soon bricked over.

John Peterson was obviously a citizen of some prominence, as was demonstrated by his inclusion of his biography in the History of York County, 1885, which describes Peterson as follows:

John Peterson, Lot 19, Concession 6 is of German extraction, his father, Philip Frederick Peterson, being a native of Hanover. His grandfather was a minister of the Lutheran Church, who emigrated to America in 1795 with his family. In 1831 Philip Frederick purchased the lot now owned by John Peterson., on which he lived until his death in 1880, at the age of eighty nine years. He left a widow and four children, three daughters and John who was the only son. The latter took possession of the old homestead which he continues to cultivate. He is of a quiet and unassuming disposition, and has never held or sought office in connection with municipal government.

By the time of the 1881 Census, John Peterson was living on the property with his mother and three sisters. It appears that none of the Peterson children ever married or had offspring. By the time of the death of John Dietrich Peterson in 1901, the remaining sisters were approaching their 70s and were unable to farm the property themselves. As a result, in April 1901, the property was leased to George McCarty and his wife Anne, for \$400 per year for seven years.

In 1912, the property was sold by the Peterson sisters to Wesley H. Johnson and his wife Nettie for \$8750. Johnson in turn sold the property in 1919 to Edward Jarvis for \$8750. In view of the style of the main part of the house, it is believed that Jarvis conducted a significant remodelling of the dwelling in the early 1920s, soon after he purchased the property, which resulted in the building attaining its current appearance.

Edward Jarvis sold the property to his son Harold L. Jarvis in 1946. He owned the property until 1967 when it was sold to a group of property owners.

Architectural Description

The house at 9804 McCowan Road is believed to have been created through the joining of two structures c.1840 and c.1920. Evidence for the earlier structure is seen in the stone foundation, which appears to date from the mid-19th Century. It is possible that the main part of the house, either incorporated the earlier structure or was built on top of the older foundation. Evidence for the latter is seen in the fact that the building is slightly out of alignment with the foundation.

The rear tail of the house, constructed of brick is part of the original c. 1840 structure. Evidence of this is seen in the type and use of brickwork, voussoir treatment above windows and 2/2, double hung window sash.

At about 1920, the main part of the house was constructed along with a second storey addition above the front elevation.

The resulting style of the house is that of a rural variation of Edwardian Classicism.

The front elevation is two storeys in height, with a 3 bay facade and a full veranda. The front part of the house has a high hipped roof, typical of the Edwardian Style. The windows on this part of the house are 1/1 double hung. The siding on the house is a narrow clapboard. The front door is a typical, Edwardian panelled and glazed design.

The rear elevation features a half-veranda, and a typical Edwardian shed roofed dormer with decorative 3/1 windows.

Contextual Description

The Peterson-Jarvis house is an important reminder of the rural, agricultural landscape in the area of the property on Lot 19, Concession 6. The context of the house is enhanced by the presence of a large deciduous tree, of an age which appears to be over 100 years old, located to the east of the front facade.