

June 23, 2004

B. Varner,
Real Property Manager
Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Mr. Varner:

Re: By-law 2004-110- To designate certain properties as being of historic and/or architectural value or interest (Daniels-Fairty House – 7060 Markham Road)

This will advise that Council at its meeting held on April 27, 2004, passed By-law 2004-110, which designated " Daniels-Fairty House ", 7060 Markham Road, as being of historic and/or architectural value or interest.

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

Sincerely,

Sheila Birrell
Town Clerk

Encl.

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

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

.N 02938 - 0465 LT Estate/Qualifier Fee Simple LT Conversion Qualified
Description PT LT 1, CON 7, PART 2, 65R14655; MARKHAM (AMENDED 1999/12/13 AT 9: 05. S.
LYTWYN)
Address MARKHAM

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF MARKHAM
Address for Service 101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

This document is being authorized by a municipal corporation The Corporation of the Town of Markham, Don Cousens, Mayor and
Sheila Birrell, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2004-110 dated 2004/04/27.

Schedule: See Schedules

Signed By

Cathy I. Wyatt 101 Town Centre Blvd. acting for Applicant(s) Signed 2004 05 26
Markham L3R 9W3
Tel 9054777000
Fax 9054797764

Submitted By

TOWN OF MARKHAM 101 Town Centre Blvd. 2004 05 26
Markham L3R 9W3
Tel 9054777000
Fax 9054797764

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00

File Number

Applicant Client File Number : 04 0411 LG 0075



BY-LAW 2004-110

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
Daniels-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 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:

B. Varner
Manager of Real Property
Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

and upon the Ontario Heritage Foundation, notice of intention to designate Daniels-Fairty House, 7060 Markham Road having a general circulation in the municipality;

AND WHEREAS the reasons for designations 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 properties, 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:

Daniels-Fairty House
7060 Markham 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 properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
27TH DAY OF APRIL, 2004.

"Sheila Birrell"

SHEILA BIRRELL, TOWN CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2004-110

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

Lot 1, Concession 7

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2004-110

STATEMENT OF HERITAGE ATTRIBUTES

The Daniels-Fairty House is recommended for designation under the Ontario Heritage Act as a property of cultural heritage value and interest containing the following heritage attributes:

Historical Attributes

The Daniels-Fairty House is one of the last remaining heritage buildings from the historical community of Armadale, a crossroads hamlet that spanned the township boundary between Markham and Scarborough. Armadale was named after a village near Edinburgh, Scotland. The house is located on the east quarter of Lot 1, Concession 7, Markham Township.

The Daniels family were among the earliest settlers of Markham Township. According to William Berczy's census of 1803, American-born John Daniels (age 45) and his son, James (age 23), were resident on the property "bought of Daniel Kendrick" at that time. Kendrick may have originally been assigned this 200 acre lot, but it was William Marsh who obtained the Crown grant in 1805. James Daniels was a tenant on the land, perhaps with an agreement to purchase. It is not known when the Daniels' arrived in Upper Canada. They were farmers by occupation, and members of the Presbyterian Church (or Church of Scotland).

James Daniels purchased Lot 1, Concession 7 from William Marsh in 1818. In that same year, the western quarter (50 acres) was sold to Joseph Vencise. James Daniels and his family lived in a one and a half storey brick house built in the 1830s (since demolished), located in the approximate centre of Lot 1 and fronting on the Markham-Scarborough town line. In 1840, James and his American-born wife Margaret sold the east quarter (50 acres) of the farm to their oldest son, John, born in Markham in 1816.

John Daniels II married Mary Jane Mitchell in 1847. The existing brick home at 7060 Markham Road was likely built in connection with this marriage and the beginning of a new household on the family farm. The house was standing in 1851, according to the census returns. In the 1861 census it is recorded that the house was built in 1851.

On the Scarborough side of the Town line, just south of the Daniels farm, James Stonehouse operated a brickworks, said to be the earliest in Scarborough Township. It is reasonable to speculate that the bricks for both the earlier Daniels house and this one may have been made at this local brick yard, which was established in 1830. Ann Daniels, a daughter of James Daniels, married James Stonehouse in 1837, indicating another potential connection between the brick houses of the Daniels family and the local brickworks.

James Daniels retained the centre 100 acres until 1863, when he sold to his youngest son, James Daniels II, a brother of John. This part of the farm was sold to Richard Beare in 1884. In 1885, Mary Jane Daniels, the widow of John Daniels II, sold the eastern quarter to John Beare, who sold one acre (probably containing the house) back to her for a token sum. Beare operated the former Harrington store and post office at Armadale from 1878 to 1917.

In 1891, Mary Jane Daniels sold the last acre of the farm to W. W. Pegg, thus ending a period of occupation of Lot 1, Concession 7 by the Daniels family that started at least as early as 1803 and lasted until 1891.

In the 1940s, Elmer Fairty purchased the former John Daniels property, which was in more recent times owned by a relative, Howard Fairty and his wife, Anna. At the time when a newspaper article about the history of the farm appeared in the *Economist and Sun*, the Fairty family operated a sod farm on the premises. The same newspaper article, dating from August 24, 1978, noted the discovery of numerous First Nations artifacts on the site, and in particular the Fairty Ossuary, excavated in 1963.

The Daniels-Fairty House became a Town of Markham property in 1991, as part of parkland dedication connected with the surrounding plan of subdivision.

Architectural Attributes

Architectural Description:

The Daniels-Fairty House is a stuccoed, one and a half storey brick dwelling resting on a fieldstone foundation. The main block of the house has a deep rectangular plan shape, with an offset, one storey brick kitchen wing at the rear. On the south side of the rear wing is a pantry addition and an enclosed porch. Behind the kitchen wing is a frame addition, possibly a woodshed or summer kitchen. A frame garage, on the north side of the kitchen wing and its additions, is linked to the house by a breezeway. All of the additions have been stuccoed to match the main part of the house.

The walls are built of local pinkish-red brick, visible where the existing stucco cladding has broken away. Because of the stucco cladding, it is not clear if there are hidden buff brick accents such as quoining or voussoirs, however the lack of a contrasting brick in the plinth as illustrated by the exposed brickwork near the front door suggests a monochromatic brick treatment is likely.

The roof is a low-pitched gable with closed overhanging eaves. The low pitch of the roof is emphasized by the depth of the main block of the house. The eaves have a wide overhang typical of the mid-19th century period of construction, and are decorated with Classical Revival cornice mouldings and deep eaves returns. It is not known if there was a wider frieze board below the cornice prior to the application of the stucco. It may be that only the existing cornice moulding and narrow, beaded-edged frieze board were used to finish the junction between the walls and eaves, such as in the case of the Thomas Rivis House, 7996 Kennedy Road, *circa* 1855.

There are two gable end, single-stack brick chimneys on the main roof. These red brick chimneys probably represent the original size of these features, but likely have been rebuilt over time. Today, they are finished with simple, 2-course corbels.

The front (east) elevation of the Daniels-Fairty House is 3-bay, with a centre door with a flat-headed transom light and sidelights. This entrance was modernized in the 1980s with an insulated steel door and sidelights. The windows on either side of the front entrance are sash-style with an 8 over 8 glazing configuration. They are protected by wooden storm windows, and have beaded brick moulds and wooden lugsills. The windows are framed by decorative shutters that are too short to be the originals.

The south and west gable ends of the house are identical, with two broadly-spaced 8 over 8 windows on the ground floor, and two closely spaced 6 over 6 windows above. The broad space between the ground floor gable end windows indicates that interior fireplaces were a part of the original design, and this condition is confirmed by the framing of the ground floor, visible within the basement.

The kitchen wing, partially enclosed by later additions, has one 8 over 8 window and a modern insulated steel door on the west side. The wing's placement on the rear wall of the main block is interesting, as it is offset slightly toward the north. A small section of its eastern gable end wall is therefore visible where it extends past the northern end of the main block.

It is difficult to ascribe a supposed date of construction for the various additions due to the presence of the stucco cladding. The latest addition, the garage and breezeway, are built of recycled old material, and may have been added when Elmer Fairty acquired the property in the 1940s.

Interior:

The interior of the house has undergone considerable remodeling on the ground floor. Only the Classical window architraves and one altered, four-panelled door remain to hint at the character of the original treatment. Other doors and their architraves and all of the baseboards have been replaced with stock material of the 1980s, and the walls have been covered in drywall. In spite of these changes, the centre hall plan, with its enclosed, straight-run staircase, remains intact.

On the second floor, the materials and layout have remained virtually intact. The centre hall has a turned newel post, an oval rail, and widely-spaced, square pickets. Mouldings are diminished in scale and detail from those period pieces still visible on the ground floor. One early door remains, and this is a beaded plank door. The floors have been covered in plywood. There are two bedrooms upstairs, one on each side of the centre hall. The knee walls are low, as is the ceiling height.

Stylistic Analysis

The style of the Daniels-Fairty House is based on the Georgian architectural tradition, with some Classic Revival details. Its rectangular plan, balanced façade, flat-headed, openings, multi-paned sash windows, and general restraint in the use of decorative detail are characteristic of the Georgian style, which came to Upper Canada with the arrival of American Loyalists in the 1780s and continued in popular use well into the 19th century. Georgian Tradition houses rely on good proportions rather than decorative features in the achievement of a successful and pleasing design. Another characteristic of the Georgian style seen in the Daniels-Fairty House is the generous amount of wall space in relation to the size of the window openings.

High-style examples of Georgian domestic architecture are typically two full storeys in height, with a 5-bay front. More modest, vernacular versions of the style, such as the Daniels-Fairty House with its low, one-and-a-half storey height and 3-bay front, is often termed "Georgian Cottage" due to the diminished scale.

In their classic reference book on early Ontario domestic architecture, *The Ancestral Roof*, Macrae and Adamson observed that "The lineal ancestor of the Upper Canadian vernacular style is the smaller Georgian house, a storey and a half in height, in plan a long rectangle bisected by a centre hall." Another commentary on the enduring influence of the Georgian style in Ontario is found in John Blumenson's comprehensive survey of architectural styles found in the province, *Ontario Architecture*: "Many early nineteenth century vernacular houses maintained Georgian symmetry with small multipaned sash windows, flat or jack-arched window heads, and Flemish-bond brick walls...while others incorporated up-to-date refinements..."

The design of the Daniels-Fairty House was based on these enduring Georgian principles, but clearly influenced by the Classic Revival (or Greek Revival) style promoted by the widely-distributed carpenter's guides and pattern books of the period. At the time when the house was constructed, the Classic Revival was a popular architectural influence, reflecting the British and American interest in the ancient buildings of Greece and Rome that began to be felt in Canada in the 1830s.

The flat-headed entrance, with transom light and sidelights, was a typical element of Classic Revival that was used on the Daniels-Fairty House. Although the original entrance was altered in the 1980s, sufficient evidence exists to enable its restoration. A six-panelled door found stored on the property may be the original.

Another characteristic detail of the Classic Revival was a low to medium pitched gable roof with a generous overhang in the eaves and prominent cornice returns crisply decorated with robust Classical mouldings. This detail was effectively used on the Daniels-Fairty House, although a larger wooden frieze board may have been removed or covered over when the house was stuccoed in the mid 20th century.

The 8 over 8 glazing configuration of the ground floor windows is a noteworthy departure from the typical building practices of the mid-19th century Ontario, as are the rather square proportions. A 6 over 6 arrangement within a rectangular opening was the style most often used during the period when the house was constructed; therefore the 8 over 8 windows of this building are somewhat rare.

The fine-grained stucco treatment of the brick walls appears to have been done to update the building, and was likely applied early in the Fairty period of ownership. The stucco cladding unified the various additions and updated the house to contribute to a Georgian or Colonial Revival remodeling. The advantage of using this style of modernization was that the existing Georgian features of the building, such as the multipaned windows and returned eaves, were in keeping with the revivalist architectural program, and were therefore kept in place.

Contextual Attributes

The Daniels-Fairty House remains in a semi-rural setting thanks to the fact that it was preserved within a sizeable parcel of parkland. It is a landmark heritage building and an entry feature to the Town of Markham in its location just inside the municipal boundaries. With the Robb House on the opposite side of Markham Road, it is one of the few visible remnants of the historic crossroads community of Armandale. The Daniels-Fairty House is also a tangible link with one of the early families to settle in this part of Markham Township.

The barns and other agricultural outbuildings that must have once accompanied the Daniels-Fairty House are long vanished, however the additions to the house and its linked garage remain as an indication of the on-going updating and improvement of the building through its various periods of ownership by different families.

Significant Heritage Attributes

- red brick walls underlying the existing stucco;
- brick plinth and voussoirs (underlying the stucco)
- fieldstone foundation;
- one and a half storey rectangular main block;
- one storey offset rear kitchen wing;
- form of main entrance, with transom light and sidelights;
- 8 over 8 sash wooden windows on the ground floor;
- 6 over 6 wooden sash windows on the second floor;
- wood door and window sills and beaded wood brick moulds;
- gable roof with wooden cornice, returned eaves, and associated Classical mouldings;
- form of gable end, single-stack brick chimneys