



BY-LAW 2010-2

A by-law to designate a property as being of
Cultural Heritage Value or Interest
The James Rattle 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 Town of Markham has caused to be served on the owners of the lands and premises at:

Jen-Dan Limited
73 Old Kennedy Road
Markham, ON L3R 0L6

and upon the Ontario Heritage Trust, notice of intention to designate The James Rattle House, 73 Old Kennedy Road 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 cultural heritage value or interest:

The James Rattle House
73 Old 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 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 JANUARY, 2010.



KIMBERLEY KITTERINGHAM
TOWN CLERK



FRANK SCARPITTI
MAYOR

SCHEDULE 'A' TO BY-LAW 2010-2

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

Pt Lt 1, Con 6 Markham as in R285599; Markham

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2010-2

STATEMENT OF SIGNIFICANCE

The James Rattle House c.1930

**73 Old Kennedy Road
Pt Lot 1 Con 6**

The James Rattle 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 James Rattle house is a one storey brick bungalow located on the east side of Old Kennedy Road north of Steeles Avenue. The James Rattle house is one of a cluster of similar houses that represent the early suburbanization of Markham prior to the Second World War.

Historical Value

The James Rattle house was constructed circa 1930 in the historic hamlet of Milliken. For almost a century, Milliken served as a local hub for the surrounding agricultural community. The increasing widespread use of the automobile and the expansion of the City of Toronto in the early 20th century spurred the creation of new building lots in Milliken and a suburban form of development that was relatively new to the North American landscape. With the automobile, people were no longer tied to their immediate surroundings for their work and could commute to a distant location for employment.

Samuel James Rattle was born in 1895 the son of a farmer in Victoria County before moving to Milliken and serving as a dispatch rider in the Canadian Army in the First World War. After returning from overseas, the 1920 assessment roles list the 25 year old James Rattle as a tenant on Lot 1 with the then modern occupation of a "trucker". By 1929, Assessment roles list James Rattle as a gardener owning two parcels of land on Lot 1 Concession 6. In 1932 James Rattle is listed as a carpenter with a house worth \$1000.00 on one of the two parcels. The house at 73 Old Kennedy Road and the house at 83 Old Kennedy Road (now demolished) were both built by James Rattle. James Rattle would go on to build several more modestly sized houses in Milliken on both sides of Old Kennedy Road that would become a precursor and model for the suburban development of Markham that would begin in earnest following the end of the Second World War.

Architectural Value

The James Rattle house is a good example of a modest sized Arts and Crafts bungalow. The architectural style of the James Rattle House, its design, and its modest size, yield information about Canadian Culture between the two great wars. The Arts and Crafts Style partly became popular in the early years of the 20th century as a reaction to the elaborate and formal styles of the late Victorian period. The Arts and Crafts bungalow was purposely designed to evoke an earlier, less formal era of craftsmanship that existed prior to the dehumanizing influences of mass production that was ushered in by the industrial revolution. The appeal of the pre-industrialized world was undoubtedly strengthened by the unprecedented destruction and carnage of the First World War.

Ironically many Arts and Crafts house designs came directly from mass produced and widely distributed pattern books, and incorporated modern features such as indoor plumbing, electricity and heating. The James Rattle house exhibits Arts and Crafts influences in its ground hugging hipped roof and attic dormer. The multi-paned wooden windows of the James Rattle house are no longer a reflection of the limitations of modern glass production, but expresses a yearning and romanticization of an increasingly distant pre-industrialized past. The rug pattern, random coloured brick is also intentionally used in the James Rattle house to produce a rustic, hand-crafted appearance. The front of the James Rattle House is now obscured by an enclosed porch but was once open to the elements.

Constructed in the first year of the world wide financial crisis that would come to be known as the Great Depression, the modest size of the James Rattle house reflects the effects of this social economic calamity when the construction of modest sized homes would become the norm.

Contextual Value:

The James Rattle house has contextual value for being one of a cluster of suburban homes on Old Kennedy Road constructed between the First and Second World War. Several of these other houses were also constructed by the young carpenter James Rattle. These homes provided an early prototype for the mass suburbanization of Markham that would follow in the wake of World War Two. In an area of Markham where much of the built 19th century heritage has disappeared, this grouping of early 20th century homes reminds us of some of the most tumultuous decades in Canadian history when the ways in which people had lived for centuries would be changed forever and Canada would shed its image of a quiet Dominion of the United Kingdom to become a leader on the international stage.

Significant Architectural Attributes

Exterior character-defining attributes that embody the heritage value of the James Rattle House include:

- Overall rectangular form of the building;
- Low slung bungalow form;
- Hipped roof and hipped roof attic dormer;
- Poured concrete foundation;
- Multi-hued, rug patterned brick
- Asymmetrical placement of windows and doors,
- Paired original wooden windows with multi-paned upper sashes;
- Brick chimney