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Corporation of the Town of Newmarket

By-law 2022-02

A By-law to designate the property at 415 Davis Drive, the Charles Denne House, as being of cultural heritage value or interest pursuant to the Provisions of the Ontario Heritage Act, 1990.

Whereas pursuant to Section 29, Part IV of the Ontario Heritage Act, 1990, 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 authority was granted by Council to designate the property at 415 Davis Drive as being of cultural heritage value or interest; and,

Whereas the Council of the Corporation of the Town of Newmarket has caused to be served on the owners of the lands and premises known as 415 Davis Drive, Newmarket, and upon the Ontario Heritage Trust, Notice of Intention to Designate 415 Davis Drive, the Charles Denne House, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality; and,

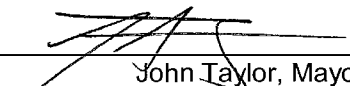
Whereas no notice of objection to the Notice of Intention to Designate was served to the City Clerk of the Corporation of the Town of Newmarket; and,

Whereas the reasons for designation are set out in Schedule "B" to the By-law;

Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 415 Davis Drive, more particularly described in Schedule "A" of this By-law, is hereby designated as being of cultural heritage value or interest; and,
2. That the attached Schedules form part of the By-law; and,
3. That the Town Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "A" hereby and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in the Newmarket Era; and,
4. And that the Town Clerk is authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" to this By-law in the proper Land Registry Office; and,
5. This By-Law shall come into force and take effect on the date of its passing.

Enacted this 7th day of February, 2022.


John Taylor, Mayor


Lisa Lyons, Town Clerk

Schedule "A" to By-law 2022-02

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

PT LOTS 17,18,19,20,21,22,23 & 24, N HURON PL 78 AS IN R202078, EXCEPTPTS 1, 6 & 7, YR1371151; PT RESERVE IN REAR OF LOTS 17 TO 26 INC. N HURON ST PL 78 WHITCHURCH AS IN R202078; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN R202078; S/T R269231, R265684; S/T R265684 & R269231; S/T EASE OVER PTS 3 & 4, YR1371151; S/T TEMP EASE OVER PTS 2, 5 & 8, YR1371151. S/T EASE UNTIL 2014/05/31 OVER PTS 1, 2 & 3 ON EXPRO PLAN YR1886755. SUBJECT TO AN EASEMENT OVER PTS 1, 2 & 3 EXPROP PLAN YR2094598 UNTIL 2015/10/31 AS IN YR2094598; TOWN OF NEWMARKET.

Property Identification Number: 035740997

Schedule “B” to By-law 2022-02

Statement of Significance
Reason for Designation

The Charles Denne House
415 Davis Drive
Newmarket, ON
L3Y 2N8

Reason for Designation

The property at 415 Davis Drive, also known as the Charles Denne House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 1990 for its cultural heritage value or interest, and meets Ontario Regulation 9/06, for design/physical value, historical/associative value and contextual value.

Description of Property

415 Davis Drive or the Charles Denne House, is located on the north-west corner at the intersection of Davis Drive and Main Street, Lot 94, Concession 1 in the Town of Newmarket, York Region. The property consists of two-and-a-half storey, red brick residential structure with cut limestone detailing that was built in 1904.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

415 Davis Drive is a representative example of an Edwardian style house with Queen Anne style influences built at the turn of the century. The two-and-a-half storey red brick structure with red shingled gables displays the transition in architectural styles from the opulent and ornate Queen Anne style to the simplified, refined aesthetics preferred in Edwardian architecture. Elements typical of the Queen Anne Style include the sunburst decorated pediments, the small gables through which the chimneys emerge, multiple gables, varied cladding and asymmetrical massing. The Edwardian influence emerges in the simplification of these typically ornate Queen Anne Elements, like the protruding yet flattened two storey bay windows on the façade and east elevation that blend in with the rest of the elevation, unadorned limestone window lintels and sills, simplified soffit/dentil treatment with no brackets, simple Tuscan columns and subdued pilasters on the porches and the less heavy, streamlined chimneys.

Historical/Associative Value

415 Davis Drive is associated with Charles Denne, who over the course of his life was a successful merchant and prominent citizen of Newmarket. Charles Denne, who purchased the property in 1895 was born in Thornhill, Ontario but moved to Newmarket with his family at the age of five. Denne worked and operated businesses in butchering and pork and egg wholesale. Upon his retirement, Charles Denne remained a prominent member of the Newmarket community, acting as a member of Municipal council, chairperson of the Newmarket Cemetery Board and president of both the Horticultural Society and Humane Society.

415 Davis Drive has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. Following James Forsyth's death, Margaret Forsyth continued to operate the hotel with the help of her four daughters, including Josephine.

415 Davis Drive is also associated with local Newmarket builder John Ough who designed the house. John Ough is noted to have designed or contributed to several other buildings in Newmarket including 425 Davis Drive (located directly adjacent to 415 Davis Drive) and the Queensville School. Ough was the proprietor of the Eagle Hotel and was the leader of the Newmarket Orchestra.

Contextual Value

415 Davis Drive is prominently positioned at the northwest corner of Davis Drive and Main Street in downtown Newmarket making it a landmark in the community.

The property's historical architectural style and massing contributes to and maintains the historical character of downtown Newmarket.

415 Davis is historically linked to its surroundings and alongside 425 Davis Drive, anchors the historic downtown area of Newmarket.

Cultural Heritage Attributes

415 Davis Drive is a representative example of an Edwardian style house with Queen Anne style influences built at the turn of the century associated with local Newmarket builder John Ough who designed the house. The property contains the following heritage attributes that reflect these values:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

415 Davis Drive is associated with Charles Denne, who over the course of his life was a successful merchant and prominent citizen of Newmarket. In addition, the 415 Davis Drive property has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. The property contains the following heritage attributes that reflect this value:

- Location in the historical downtown of Newmarket

415 Davis Drive is prominently positioned at the northwest corner of Davis Drive and Main Street in downtown Newmarket making it a landmark in the community and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

The property's historical architectural style and massing contributes to and maintains the historical character of downtown Newmarket and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

415 Davis is historically linked to its surroundings and alongside 425 Davis Drive, anchors the historic downtown area of Newmarket and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket