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**Notice is Hereby Given** that the Council of The Corporation of the Town of Newmarket intends to designate as a property of cultural heritage value and interest the following property in accordance with the Ontario Heritage Act, R.S.O. 1990, c. O.18:

**Property Description:** 180 Lorne Avenue is located on the west side of Lorne Avenue in the Town of Newmarket. The subject property contains a two-and-a-half storey Queen Anne building which was constructed between 1889 and 1891.

**Legal Description:** LOT 28, PART LOTS 18 & 27, PLAN 48, NEWMARKET

**Publication Date:** Nov 1, 2024

**Last Date for Objection:** Dec 1, 2024

Any notice of objection to this Notice of Intention to Designate, setting out the reason for objection and all relevant facts, must be served upon the Town Clerk within 30 days of the first publication of this notice.

### Statement of Cultural Heritage Value or Interest:

#### Physical/ Design Value

**180 Lorne Avenue is a representative example of a building constructed in the Queen Anne architectural style.** The two-and-a-half storey, brick building follows an irregular plan with complex roofline showcasing a truncated hip roof section crossed by side and rear gables with a dominant front facing gable accentuated by overhanging eaves and finished with horizontal siding which in combination with the rough faced stone foundation and decorative brick belt courses create the playful, asymmetrical composition typical of the Queen Anne design. The variety of window openings include segmental, rounded, rectangular and elliptical style, some of which house stain glass windows, are finished with brick voussoirs and rough faced stone sills, and are uniquely grouped which is in keeping with the Queen Anne aesthetic. Additional Queen Anne features include the asymmetrical façade which showcases the one-storey open verandah adorned with heavy classical influences such as pedimented gable with brackets, moulded architrave, freestanding and engaged wood columns which shelters the rectangular entrance which is topped by an arched transom with stain glass. The use of window groupings, mixed materials and ornamental design of openings is representative of the Queen Anne design aesthetic.

#### Historical and Associative Value

**180 Lorne Avenue is associated with the late 19th and early 20th century expansion of the historic Village of Newmarket and directly associated with the William Rannie, and J. T. Stokes.** The development of the commercial core along Main Street and surrounding residential streetscapes in the mid-19th century played a significant role in the social and economic development and growth of the Village of Newmarket. Located on the edge of the historic village of Newmarket, Lorne Avenue was created as part of the late 19th and early 20th century expansion which saw the subdivision of large land holdings typically held by early settler families. It is likely the brick used for the construction of 180 Lorne Avenue was from Stickwood's brickyard which produced both red and buff/yellow-coloured bricks during this time period. Local historians indicate that almost all of the-brick buildings built in Newmarket between 1860 until 1910 were likely constructed with bricks that originated at the Stickwood brickyard. The use of locally made bricks reflect the concentrated development and prosperity of the Town in the mid-19th to early 20th centuries.

180 Lorne Avenue is associated with William Rannie. William Rannie was born on June 27, 1847, in Aberdeenshire, Scotland. The Rannie's immigrated to Canada in 1854, and by 1861, the family was living

in East Gwillimbury. On July 18, 1877, William married Emily T. Stokes, the daughter of local architect John T. Stokes. William Rannie was a public school principal for over 26 years and retired in 1899. William was well respected and played an active role in social matters serving as the director of the Newmarket Mechanics' Institute, where he taught adult art classes. William Rannie died in 1907 and was buried in Newmarket Cemetery. 180 Lorne Avenue is believed to have been built by Emily Rannie's father, John T. Stokes. It is possible that this was one of Stokes last buildings. John T. Stokes was born in Portsmouth, England in 1824, and was trained as a civil engineer. He immigrated to Ontario in 1849 and settled in Sharon, where he served as Sharon's postmaster, Inspector of Public Schools, and later as the Clerk-Treasurer of the Township of East Gwillimbury. He was appointed as the Superintendent of Public Roads for York County in 1874. Stokes worked predominately in the Gothic Revival style as reflected in his own Sharon residence on Leslie Street, the caretaker's residence at the Newmarket Cemetery, and numerous public commissions such as the Christian Baptist Church and St. Andrew's Presbyterian Church, both in Newmarket. Other commissions included the first and second North York Registry Offices in Newmarket, and public schools in Ringwood, Bolton, and Newmarket, among others. In addition to his architectural works John Stokes played a significant role in civic matters and was a founding member of the Canadian Society of Civil Engineers with Cazimir Gzowski and was also active as a municipal official in Sharon, Ontario. John T. Stokes died of pneumonia on November 30, 1891, and is buried in the Newmarket Cemetery, whose caretaker's residence he designed.

#### Contextual Value

**180 Lorne Avenue is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket.**

The lots lines, layout, and built form of the historic Village of Newmarket was well established in the mid-19th century as shown in the commercial core found along Main Street and the large presence of residences located along several side streets. The expansion of the historic village in the late 19th and early 20th century resulting from the subdivision of several large land parcels associated with early settlers created an increase of development, particularly along arterial roads, and saw the creation of several new side streets. The village's expansion naturally extended along the existing and arterial roads which served as important connectors for surrounding villages and often provided direct access the historic commercial core. The buildings located along these key roadways and side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period.

180 Lorne Avenue was original part of the Millard family's large land holding, which was subdivided in the mid to late 19th century. The development of the Plan 48, registered by 1879 set the groundwork for the opening of the streetscape and the creation of rhythmic lots. The presence of buildings along both side of the streetscape were well established by 1929. 180 Lorne Avenue supports the continued growth of the historic village into the late 19th century and early 20th century. Located on an important arterial road, 180 Lorne Avenue exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

Additional information, including a full description of the rationale for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage, Planning Services at (905) 895-5193, extension 2458, or at [um Mahmood@newmarket.ca](mailto:um Mahmood@newmarket.ca) during regular business hours.

Dated at the Town of Newmarket this 1<sup>st</sup> day of Nov, 2024

Town Clerk | Town of Newmarket

P.O. Box 328, 395 Mulock Drive, Newmarket, ON L3Y 4X7