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Notice of Passing

Notice of Passing a By-law to designate the following property to be of cultural heritage value and interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Take Notice that the Council of the Corporation of the Town of Newmarket, on February 10, 2025, passed By-law Number 2025-28, under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 (“the Act”), to designate the following property to be of cultural heritage value and interest:

421 Queen Street, Newmarket, Ontario

LT 38 N/S MILL ST PL 222; TOWN OF NEWMARKET

In accordance with Section 29(11) of the Act, any person who objects to the By-law may appeal to the Ontario Land Tribunal (OLT) by providing a notice of appeal to the OLT and the Town Clerk.

This notice of appeal must:

1. Be filed within 30 days of the publication of the notice of passing (publication was on February 18, 2025) and by 4:30 p.m. on **March 20, 2025** (the filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day) to the attention of the Town Clerk, either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Newmarket as the Approval Authority or by email at clerks@newmarket.ca, or in person or by mail at the Municipal Offices, 395 Mulock Drive, Newmarket, ON, P.O Box 328 STN, L3Y 4X7; and,
2. Set out the objection(s) to the By-law and the reasons in support of the objection(s); and,
3. Be accompanied by the fees charged by the OLT and the Town of Newmarket. The OLT appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>. The Town of Newmarket’s fee is \$200.82 and must be paid in person at the Town of Newmarket’s Customer Service Department or by phone at 905-895-5193.

The appeal form is available from the Ontario Land Tribunal (OLT) website:
<https://olt.gov.on.ca/>.

The last date to file a notice of appeal in relation to this By-law is March 20, 2025.

Additional information, including a full description of the reasons for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage at 905-953-5300, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket
this 18th day of February 2025

Town Clerk
Town of Newmarket

Corporation of the Town of Newmarket

By-law 2025-28

A By-law to designate the property at 421 Queen Street, the Jacob Johnson House, as being of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act.

Whereas pursuant to Section 29, Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact By-laws to designate 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 421 Queen Street 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, and upon the Ontario Heritage Trust, Notice of Intention to Designate, and has caused such notice of intention to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act; and,

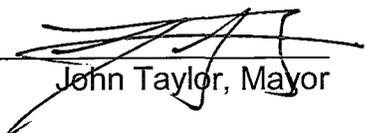
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

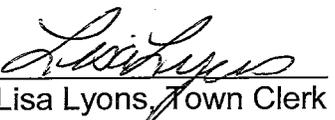
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 421 Queen Street, more particularly described in Schedule "B" to this By-law, is hereby designated as being of cultural heritage value or interest.
2. That Schedule "A" and Schedule "B" is declared to form part of this By-law.
3. That the Town Clerk is authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "B" and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act.
4. And that the Municipal Solicitor or designate is authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the Land Registry Office.

Enacted and passed this 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-28

Statement of Significance Reason for Designation

Jacob Johnson House
421 Queen Street
Newmarket, ON
L3Y 2G9

Reason for Designation

The property at 421 Queen Street, also known as the Jacob Johnson 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

421 Queen Street is located on the north side of Queen Street in the Town of Newmarket. The property contains a two-storey building constructed circa 1878.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

421 Queen Street is a representative example of a building constructed in the Italianate architectural style. The large, two-storey red brick building coursed in a stretcher bond follows a rectangular plan and has a balanced and symmetrical façade with two-storey central frontispiece which are common features of Italianate design. The side gable roof with intersecting front gable has wide overhanging eaves adorned with carved wood brackets while the gable peaks are ornamented with heavy and ornate bargeboard of varying motifs which add to the decorative aesthetic of the building and are key characteristics of Italianate architecture. There are two, one-storey bay windows with hip roofs and rhythmically placed wood brackets that flank the centrally placed entryway that create a grandeur and balanced aesthetic common to Italianate style. The building has rectangular window openings with flat arched brick voussoirs and a small upper storey balcony which is access by a rectangular opening with flat arch voussoirs and French doors. The formal main entrance consists of a single ornate wood door adorned with wood carved panels topped by a rectangular four pane transom and flanked by glass and wood panelled sidelights, which is further accentuated by classically inspired engaged columns with acanthus style brackets. The entryway is protected by a one-storey open portico with wide overhanging eaves and heavy classical elements such as circular columns with capitals sitting on pillars and supporting a plain architrave which are in keeping with the Italianate style.

Historical/Associative Value

421 Queen Street is associated with the historic Village of Newmarket and local builder and businessman Jacob H. Johnson. 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 development of commercial and residential buildings in the mid-19th century played a significant role in the social and economic development and growth of the Village of Newmarket. Many early merchants with stores on Main Street lived

in the nearby side streets, including planing mill owner and local builder Jacob Henry Johnson who was associated with 421 Queen Street.

421 Queen Street was built around 1878 by local builder and respected businessman Jacob H. Johnson. Jacob Henry Johnson was born on May 21, 1837, in East Gwillimbury to Samuel Johnson (1808-1882) and Henrietta Groome (1818-1891). Jacob H. Johnson operated a steam factory and planing mill at the corner of Mill (Queen) Street and Main Street in Newmarket. His factory produced goods such as window sashes, doors, blinds, and other carved items such as stair bannisters. Johnson was also a local builder and was responsible for the construction of numerous houses, barns, commercial buildings and institutional buildings in Newmarket, Sharon, and Queensville. One of Jacob Johnson most notable residences was that of Mr. Samuel Sykes (57 Main Street South) in Newmarket, which at that time was considered one of the finest residences in the area. In 1881, Jacob Johnson moved to Huntsville, Ontario, and sold his business and house in Newmarket.

Contextual Value

421 Queen Street is important in supporting the late 19th and early 20th century character of the historic Village of Newmarket. Several residential side streets, including Queen Street, were established in the village core, near the commercial Main Street. Located off or parallel to Main Street, the buildings along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction with modest setbacks and include a range of architectural styles from that time period. 421 Queen Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

421 Queen Street is a representative example of a building constructed in the Italianate architectural style. The property contains the following heritage attributes that reflects this value:

- The two-storey building constructed in the Italianate architecture style
- Red brick construction
- Rectangular plan with balanced and symmetrical façade with two-storey central frontispiece
- Side gable roof with intersecting front gable has wide overhanging eaves adorned with carved wood brackets while the gable peaks are ornamented with heavy and ornate bargeboard of varying motifs
- Two, one-storey bay windows with hip roof and rhythmically placed wood brackets
- Centrally placed entrance
- Rectangular window openings with flat arched brick voussoirs
- Upper storey balcony access by a rectangular opening with flat arch voussoirs and French doors.
- The formal main entrance consists of a single ornate wood door adorned with wood carved panels topped by a rectangular four pane transom and flanked by glass and wood panelled sidelights, which is further accentuated by classically inspired engaged columns with acanthus style brackets.
- One-storey open portico with wide overhanging eaves and heavy classical elements such as circular columns with capitals sitting on pillars and supporting a plain architrave
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421 Queen Street is associated with the historic Village of Newmarket and local builder and businessman Jacob H. Johnson. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in the Italianate architecture style
- Overall massing, setback, and decorative details

421 Queen Street is important in supporting the late 19th and early 20th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in the Italianate architecture style
- Overall massing, setback, and decorative details
- Location on Queen Street

Schedule "B" to By-law 2025-28

LEGAL DESCRIPTION

LT 38 N/S MILL ST PL 222; TOWN OF NEWMARKET

Property Identification Number: 03603-0052 (LT)