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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 2025-42, 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:

491, 493, and 495 Eagle Street, Newmarket, Ontario

PT LT 100 PL 81 NEWMARKET; PT LT 102 PL 81 NEWMARKET PTS 2 & 3
65R14317, AS CONFIRMED BY BA236 AS IN R115553; S/T NE10608
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 2025-42

A By-law to designate the property at 491, 493, and 495 Eagle Street, the John Hodge 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 491, 493, and 495 Eagle 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 a 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 the notice was subsequently withdrawn;

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 491, 493, and 495 Eagle 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 2025-42

Statement of Significance Reason for Designation

The John Hodge House
491, 493, and 495 Eagle Street
Newmarket, ON
L3Y 1K7

Reason for Designation

The property at 491, 493, and 495 Eagle Street, also known as the John Hodge 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

491-493-495 Eagle Street is located on the west side of Eagle Street, where Eagle Street intersects with D’Arcy Street, in the Town of Newmarket. The subject property includes Gothic Revival rowhouses constructed between 1883 and 1889.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

491-493-495 Eagle Street is a rare and representative example of rowhouses in Newmarket built in the Gothic Revival architectural style. The two-and-a-half storey brick building contains three units each with a rear wing, that share stylistic features and cohesive detailing. The building exhibits several representative Gothic Revival elements including the side gable roof with overhanging eaves with each unit showcasing a front gable peak finished with bargeboard, ornamental woodwork and contains an oculus window opening. The building exhibits ornate dichromatic brickwork expressed in the buff brick construction, raised red brick quoins, two decorative belt courses featuring a mix of headers and stretches in a dichromatic brick patterned composition and the brick voussoirs of the window openings which all add to the Gothic Revival design. Each unit contains a one-storey canted bay-windows, rhythmically placed segmentally arched window openings with tin clad sills, a formal front entrances with rectangular door openings topped with rectangular transoms protected by a flat roof portico with chamfered wood posts sitting on squared wood piers adorned with brackets, scroll work, moulded and gingerbread trim which are all representative of the Gothic Revival architectural style. 491-493-495 Eagle Street is a rare example of rowhouses in Newmarket which has retained its massing and highly decorative Gothic Revival detailing since its construction in 1880s.

Historical/Associative Value

491-493-495 Eagle Street is directly associated with the historic Village of Newmarket and John Hodge. The lot lines, layout, and built form of the historic village of Newmarket was well established in the mid-19th century and evident in a well-established commercial core found along Main Street and the large presence of residences located along several side streets. The development of the commercial core 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. It is likely that the brick used in the construction of the residence was from the

Stickwood Brickyard, which produced both red and yellow/buff coloured bricks during this time period. Local historians indicate that almost all of the brick buildings built in Newmarket between 1860 and 1910 were likely constructed with bricks that originated at the Stickwood Brickyard.

491-493-495 Eagle Street was built between 1883 and 1889 for local tinsmith and businessman John Hodge but was likely extant by 1886. John Hodge was born around 1837 in Dorset, England and moved with his family to Newmarket around 1854, where his father operated a tin and copper warehouse located on Water Street. John Hodge worked as a tinsmith with his father in the 1850s, and by 1863, John owned a brick store on Main Street on the opposite side of the road from Margaret Forsyth's Railroad Hotel. John was very active in the local community. John was a member of Newmarket's Fire Brigade for many years, was active in the Congregational Church, located at what is now 429 Botsford Street, and served as a fence viewer, or a person appointed by the municipality to resolve fencing issues in property disputes, in 1870. The rowhouses were constructed under the direction of John Hodges in the mid 1800s. This type of construction was unusual for Newmarket, as rowhouses were generally designed for larger cities.

Contextual Value

491-493-495 Eagle Street is important in defining and supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including Eagle 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 most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period. 491-493-495 Eagle Street exhibits setback, massing, style, decorative details consistent with the historic village character. The unique and rare rowhouse construction also contributes to the contextual value of the area.

491-493-495 Eagle Street acts as a visual landmark in the historic village, terminating the view from Water Street where its intersection with the historic commercial core on Main Street South. The clear visibility and location of the highly ornate and unique rowhouse construction act as a visual landmark in the area.

Cultural Heritage Attributes

491-493-495 Eagle Street is a rare and representative example of rowhouses in Newmarket built in the Gothic Revival architectural style.

The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey rowhouses with rear wings which contains three separate units constructed in the Gothic Revival architecture style.
- Side gable roof with overhanging eaves with each unit showcasing a front gable peak finished with bargeboard, ornamental woodwork
- Oculus window opening in gable peaks
- Ornate dichromatic brickwork expressed in the buff brick construction, raised red brick quoins, two decorative belt courses
- One-storey canted bay-windows
- Rhythmically placed segmentally arched window openings with tin clad sills with dichromatic brick voussoirs
- Formal front entrances with rectangular door openings topped with rectangular transoms
- Flat roof porticos with chamfered wood posts sitting on squared wood piers adorned with brackets, scroll work, moulded and gingerbread trim

491-493-495 Eagle Street is directly associated with the historic Village of Newmarket and John Hodge. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey rowhouses with rear wings which contains three separate units constructed in the Gothic Revival architecture style
- Overall massing, setback, and decorative details
- Dichromatic brick construction

491-493-495 Eagle Street is important in defining and supporting the 19th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey rowhouses with rear wings which contains three separate units constructed in the Gothic Revival architecture style
- Overall massing, setback, and decorative details
- Location on corner of Eagle Street where it intersects with Water Street and D'Arcy Street

Schedule “B” to By-law 2025-42

LEGAL DESCRIPTION

PT LT 100 PL 81 NEWMARKET; PT LT 102 PL 81 NEWMARKET PTS 2 & 3
65R14317, AS CONFIRMED BY BA236 AS IN R115553; S/T NE10608
NEWMARKET

Property Identification Number: 03606-0064 (LT)