

Corporation of the Town of Newmarket

By-law 2025-24

A By-law to designate the property at 371 Davis Drive, the Mary Ann Thompson 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 371 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, 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,

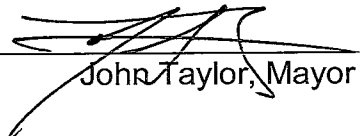
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 371 Davis Drive, 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 2025-24

Statement of Significance Reason for Designation

The Mary Ann Thompson House
371 Davis Drive
Newmarket, ON
L3Y 2N8

Reason for Designation

The property at 371 Davis Drive, also known as the Mary Ann Thompson 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, and historical/associative value.

Description of Property

371 Davis Drive is located on the north side of Davis Drive at the corner of Davis Drive and Vincent Street in the Town of Newmarket. The subject property consists of a one-and-a-half storey building constructed in a Gothic Revival style built between 1871 and 1874.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

371 Davis Drive is a representative example of Gothic Revival architectural style. The one-and-a-half storey building follows a L-shaped plan, with overhanging eaves, cross gable roof which showcases a small, steeply pitched gable peak, and a larger front gable peak, both of which have elaborately decorated bargeboard that includes gingerbread trim and finials which are key characteristics of Gothic Revival architecture. The rhythmic and balanced placement of the rectangular window openings, the one-storey canted bay window and the rectangular one-storey bay windows are common design elements associated with Gothic Revival buildings. The asymmetrical but balanced façade has a central rectangular entryway opening and classically inspired front porch with a pedimented lean-to roof supported by an architrave and wood columns sitting on stone piers which are all additional features associated with the Gothic Revival style.

Historical/Associative Value

371 Davis Drive is associated with 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 and evident in a well-established commercial core found along Main Street South and the large presence of residences located along several side streets. Similarly, the rhythmical lot lines and layout of the section of Davis Drive surrounding the subject property were also established by the mid-19th century. 371 Davis Drive is a visual remnant of the growth and prosperity in the Village of Newmarket during the 19th century.

Although 371 Davis Drive is located at the edge of the historic village increased development along this important arterial road continued into the 20th century. The presence of buildings which lined the north and south side of the street were in place by 1929 and reflect the growth and prosperity of the village of Newmarket. Many of these residences in the village of Newmarket, were owned by local merchants who owned and/or worked

within the commercial core, including merchant James Kelman who lived at 371 Davis Drive in 1884. Within the larger context, 371 David Drive is legible as a historic building and exhibits setback, massing, style, and decorative details consistent with the character of the historic Village of Newmarket. Making it a visual remnant of an important period of social and economic development for the historic Village of Newmarket's growth.

Cultural Heritage Attributes

371 Davis Drive is a representative example of a building constructed in the Gothic Revival style. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey building constructed in a Gothic Revival style
- L-shaped plan
- Cross gable roof with overhanging eaves, which showcases a small, steeply pitched gable peak, and a larger front gable peak, both of which have elaborately decorated bargeboard that includes gingerbread trim and finials
- The asymmetrical but balanced façade
- The rectangular window openings, one-storey canted bay window and the rectangular one-storey bay windows
- Centrally placed rectangular entryway opening
- Classically inspired front porch with a pedimented lean-to roof supported by an architrave and wood columns sitting on stone piers

371 Davis Drive is directly associated with the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey building constructed in a Gothic Revival style
- Overall massing, setback, and decorative details
- Location on Davis Drive

Schedule "B" to By-law 2025-24

LEGAL DESCRIPTION

PT LOTS 25 & 26, N HURON ST PL 78 NKT AS IN R231886, EXCEPT PT 1, YR1371150. S/T TEMP EASE OVER PT 2, YR1371150. S/T EASE UNTIL 2014/05/31 OVER PT 1 ON EXPRO PLAN YR1886715. S/T EASE UNTIL 2015/10/31 OVER PT 1 ON EXPROP. PLAN YR2094642; TOWN OF NEWMARKET

Property Identification Number: 03574-0995 (LT)