

Corporation of the Town of Newmarket

By-law 2025-27

A By-law to designate the property at 411 Millard Avenue, the John Armitage 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 411 Millard Avenue 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,

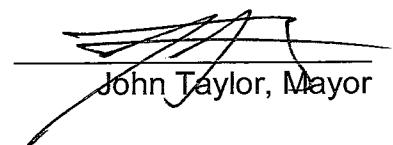
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 411 Millard Avenue, 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 2025-27

Statement of Significance Reason for Designation

John Armitage House
411 Millard Avenue
Newmarket, ON
L3Y 2A1

Reason for Designation

The property at 411 Millard Avenue, also known as the John Armitage 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

411 Millard Avenue is located along the north side of Millard Avenue, where Millard Avenue transitions to Church Street in the Town of Newmarket. The property contains a two-storey vernacular building constructed with Queen Anne architectural detailing in 1892.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

411 Millard Avenue is a representative example of a vernacular building constructed with Queen Anne architectural detailing. The two-storey buff brick building follows an irregular plan with complex roofline showcasing a side-gable roof with intersecting rear gables and two prominent front gables with wide overhanging eaves, solid soffit, small but moulded frieze and fan style brackets which create the playful and asymmetrical composition typical of the Queen Anne design. The prominent and projecting two-storey canted bay wall, two-storey rectangular bay window, segmentally arched window and entryway openings with brick voussoirs and stone sills are consistent with Queen Anne design. Moreover, the subject building includes a one-storey open verandah finished with decorative woodwork, including ornate engaged and freestanding columns, decorative trim and brackets, representative of the Queen Anne design aesthetic.

Historical/Associative Value

411 Millard Avenue is directly associated with the historic Village of Newmarket and the Armitage family, specifically carpenter John Armitage. 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 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 and early 20th century played a significant role in the social and economic development and growth of the Village of Newmarket. It is likely the brick used for the construction 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 reflects the concentrated development and prosperity of the historic core.

John Armitage was the grandson of Amos Armitage, who was one of the early Quaker settlers who arrived with Timothy Rogers in the early 19th century. Amos Armitage was instrumental in founding the Quaker Meeting House at 17030 Yonge Street, and lent his name to the settlement of Armitage, the earliest permanent settlement in King Township. John Armitage was born on October 21, 1822, in Newmarket. John Armitage was a life-long member of the Society of Friends (Quakers) and worked as a carpenter in Newmarket. John Armitage built 411 Millard Avenue in 1892, and it remained in the Armitage family until his daughter sold the property in 1905. John Armitage died on March 7, 1904, and is buried in Newmarket Cemetery.

Contextual Value

411 Millard Avenue is important in supporting the late 19th and early 20th century character of the historic Village of Newmarket. Several residential side streets, including Millard Avenue, 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. 411 Millard Avenue exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

411 Millard Avenue is a representative example of a vernacular building constructed with Queen Anne architectural detailing. The property contains the following heritage attributes that reflect this value:

- The two-storey vernacular building constructed with Queen Anne architectural detailing
- Brick construction
- Asymmetrical façade
- Irregular plan
- Complex roof with front gable roof with intersecting rear and front gables, wide overhanging eaves with solid wood soffit and fan style wood brackets
- Segmentally arched window openings with brick voussoirs and stone sills
- Two-storey canted bay wall and two-storey rectangular bay window
- Single segmentally arched entryway opening
- One-storey open verandah with decorative woodwork including ornate engaged and freestanding columns, decorative trim and brackets

411 Millard Avenue is directly associated with the historic Village of Newmarket and the Armitage family, specifically carpenter John Armitage. The property contains the following heritage attributes that reflect this value:

- The two-storey vernacular building constructed with Queen Anne architectural detailing
- Brick construction

411 Millard Avenue 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 vernacular building constructed with Queen Anne architectural detailing
- Overall massing, setback, and decorative details
- Location on Millard Avenue

Schedule “B” to By-law 2025-27

LEGAL DESCRIPTION

PT LT 19 S/S TECUMSETH ST PL 222 NEWMARKET AS IN R732304;
NEWMARKET

Property Identification Number: 03604-0146 (LT)