

Corporation of the Town of Newmarket

By-law 2025-09

A By-law to designate the property at 130 Joseph Street, the Oliver Hutt 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 130 Joseph 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,

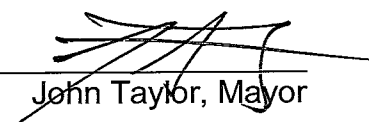
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 130 Joseph 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 2025-09

Statement of Significance Reason for Designation

Oliver Hutt House
130 Joseph Street,
Newmarket, ON
L3Y 4H2

Reason for Designation

The property at 130 Joseph Street, also known as the Oliver Hutt 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 contextual value.

Description of Property

130 Joseph Street is located on the west side of Joseph Street in the Town of Newmarket. The property contains a two-storey building constructed in a front gable Edwardian architectural style built in 1906.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

130 Joseph Street is a representative example of a front gable Edwardian architectural style. The two-storey buff brick building generally follows a rectangular plan with asymmetrical but balanced façade and a prominent front gable roof with overhanging eaves which are key characteristic of Edwardian front gable design. The building includes segmentally arched and rectangular window openings accented with red brick voussoirs laid in a soldier course topped with a row of headers, a large rectangular window on the main level façade topped by an arched transom and a one-storey bay window on the south elevation which are features of front gable Edwardian design. The ornamented wrap around verandah with decorative detailing in the form of gingerbread, brackets, beading and turned freestanding and engaged columns provide shelter to the off-centre segmentally arched entrance opening which are design features consistent with the front gable Edwardian aesthetic.

Contextual Value

130 Joseph Street 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 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 and saw the creation of several new side streets. The village’s expansion naturally extended along the existing streets which often provided direct access the historic commercial core. 130 Joseph Street was original part of early settler J. Millard’s large land holding. The development of the Joseph Street, through Plan 90 in 1904 by J. Millard, resulted in the creation of rhythmic lots along the streetscape. The presence of buildings along the streetscape were well established by 1929.

The buildings located along the expanded roadways and newly created 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. 130 Joseph Street supports the continued growth of the historic village into the late 19th century and early 20th century. 130 Joseph Street exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

Cultural Heritage Attributes

130 Joseph Street is a representative front gable Edwardian architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey brick building constructed in a Front Gable Edwardian architectural style
- Asymmetrical but balanced façade
- Prominent front gable roof with overhanging eaves
- Segmentally arched and rectangular window openings, and one-storey bay window accented with red brick voussoirs laid in a soldier course topped with a row of headers
- Large rectangular window on main level façade topped by an arched transom
- Segmentally arched entrance opening topped with red brick voussoirs laid in a soldier course topped with a row of headers
- The ornamented verandah with decorative detailing in the form of gingerbread, brackets, beading and turned freestanding and engaged columns

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

- Two-storey brick building constructed in a Front Gable Edwardian architectural style
- Overall massing, setback, and decorative details
- Location on Joseph Street

Schedule "B" to By-law 2025-09

LEGAL DESCRIPTION

PT LT 12 PL 90 NEWMARKET; PT LT 13 PL 90 NEWMARKET AS IN
R608619; NEWMARKET

Property Identification Number: 03604-0038 (LT)