

CORPORATION OF THE TOWN OF NEWMARKET

BYLAW NUMBER 1991-24

A BYLAW TO DESIGNATE A PROPERTY AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST.
(OFFICE SPECIALTY BUILDING, 543 TIMOTHY STREET)

WHEREAS Section 29 of The Ontario Heritage Act 1980 authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of architectural or historic 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 known as 543 Timothy Street, Newmarket and upon the The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks.

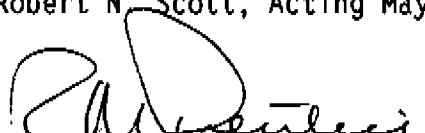
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. There is designated as being of architectural and historical value or interest the real property comprising the footprint of the southerly 150 feet of the building on the property known as 543 Timothy Street, Newmarket, more particularly described in Schedule "A" hereto.
2. The reasons for designation of 543 Timothy Street, Newmarket, are described in Schedule "B" hereto.
3. The Municipal Solicitor is hereby authorized to cause a copy of this bylaw to be registered against the property described in Schedule "A" hereto in the proper land registry office.
4. The Clerk is hereby authorized to cause a copy of this bylaw to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this bylaw to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 4TH DAY OF FEBRUARY, 1991.

READ A THIRD TIME AND FINALLY PASSED THIS 4TH DAY OF
FEBRUARY, 1991.


Robert N. Scott, Acting Mayor


Robert M. Prentice Clerk

SCHEDULE "A" to Bylaw 1991-24

LEGAL DESCRIPTION

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Newmarket, in the Regional Municipality of York (formerly the County of York), in the Province of Ontario and being composed of Lot 16 according to a plan registered in the Land Registry Office for the Registry Division of York as Plan 81 and Block C and part of Warehouse Street (North of Timothy Street) both as shown on a plan registered in the said Registry Office for the Registry Division of York as Plan 85, the boundaries of which may be more particularly described as follows:

PREMISING that the portion of the westerly boundary of Prospect Avenue widened by Instrument 40245B lying immediately north of Timothy Street has a bearing of North 1 degree 15 minutes 30 seconds West astronomic and relating all bearings herein thereto;

COMMENCING at a standard iron bar set in the most southerly angle of the said Lot 16 according to Plan 81;

THENCE North 23 degrees 33 minutes 30 seconds West along the westerly boundary of the said Lot 16 being also the easterly boundary of the lands of the Canadian National Railway Company 1,522.95 feet to a standard iron bar set in the northwesterly angle of the said Lot 16;

THENCE North 68 degrees 48 minutes 10 seconds East along the northerly boundary of the said Lot 16 being also the southerly boundary of Queen Street 384.40 feet to a standard iron bar set in the most northeasterly angle of the said Lot 16;

THENCE South 9 degrees 54 minutes 20 seconds East along the westerly boundary of Concession Road 420.17 feet to a standard iron bar set in an angle in the boundary of the aforesaid Lot 16;

THENCE North 72 degrees 21 minutes 20 seconds East along the northerly boundary of the easterly portion of the aforesaid Lot 16 a distance of 117.43 feet to a standard iron bar set in an angle therein;

THENCE South 57 degrees 42 minutes 20 seconds East along the northeasterly boundary of the said Lot 16 a distance of 37.33 feet to an iron bar found at an angle therein;

THENCE South 56 degrees 44 minutes 30 seconds East continuing along the said northeasterly boundary of Lot 16 a distance of 326.62 feet to a standard iron bar set at an angle therein;

THENCE North 86 degrees 39 minutes 40 seconds East, 20.27 feet to a standard iron bar set in the northeasterly angle of the said Lot 16;

THENCE South 2 degrees 17 minutes 50 seconds East along the easterly boundary of the said Lot 16, 449.43 feet to an iron bar set in the northerly boundary of Warehouse Street according to the said Plan 85;

THENCE North 73 degrees 56 minutes 30 seconds East along the said northerly boundary of Warehouse Street 125.85 feet to an iron bar set in the westerly boundary of Prospect Avenue as widened by Instrument 40245B;

THENCE South 1 degree 15 minutes 30 seconds East along the said westerly boundary of Prospect Avenue 40.00 feet to an iron bar set in the southerly boundary of the aforesaid Warehouse Street;

THENCE South 73 degrees 56 minutes 30 seconds West along the said southerly boundary of Warehouse Street, 125.83 feet to a standard iron bar set at an angle in the boundary of the said Warehouse Street.

SCHEDULE "B" to Bylaw 1991-24

REASONS FOR DESIGNATION

The property known as 543 Timothy Street is recommended for designation for architectural and historical reasons. The building was constructed in 1912 according to the designs of Newmarket architect Oliver E. Tench for the woodworking division of the Office Specialty Manufacturing Company. The company, once the largest producer of wood and steel office furniture and equipment in Canada, operated in Newmarket from 1896 to 1971. The Toronto architectural firm, Allward and Gouinlock, updated the principal facade in 1920.

The three-storey factory has a concrete base, solid red brick exterior walls, and a post-and-beam interior structure. The principal (south) facade, composed of the narrow two-storey end wall flanking Timothy Street, is organized into four bays by brick piers. The main entrance, offset in the first floor (second bay from the left), features a concrete doorcase with a Classical entablature and a floating transom, topped by a sculpted nameplate. The remaining bays in both levels contain triple six-over-six sliding sash windows with wooden mullions and lintels, and continuous stone slip sills. The facade is extended by a parapet roof with a moulded wooden cornice. The fenestration is repeated on the side elevations where ten bays are divided by concrete (basement level) and brick (upper floors) piers. The structure is covered by a flat roof terminating in a firebreak wall on the north end.

The Office Specialty Building (1912) is the earliest surviving component of a factory complex which extended along the railway tracks from Water Street past Timothy Street. The building is an important example of local industrial architecture, enhanced by its Classical facade.