



# Town of Newmarket Agenda

## Heritage Newmarket Advisory Committee

Date: Tuesday, June 4, 2019  
Time: 7:00 PM  
Location: Cane Room  
Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Pages

1. Additions & Corrections to the Agenda
2. Declarations of Pecuniary Interest
3. Presentations/Deputations
4. Approval of Minutes
  - 4.1 Heritage Newmarket Advisory Committee Meeting Minutes of May 7, 2019 1
5. Correspondence
6. Items
  - 6.1 270 Prospect Street 6  
**Note:** This item was deferred from the May 7, 2019 meeting.
  - 6.2 Stickwood Walker Update
  - 6.3 Proposed 2019 Schedule  
Proposed Schedule for the Remainder of 2019:
    - Tuesday, September 3, 2019
    - Tuesday, October 1, 2019
    - Tuesday, November 5, 2019
  - 6.4 Workplan Discussion

**7. Reports of Committee Members**

## 7.1 Designated Property Maintenance and Concerns

## 7.1.1 Site Plaques

## 7.1.2 Residence Plaques

## 7.1.3 Heritage Location Plaques

**8. Sub Committee Reports**

## 8.1 Elman W. Campbell Museum Board

## 8.2 Lower Main Street South Heritage Conservation District Advisory Group

**9. New Business****10. Adjournment**



# Town of Newmarket

## Minutes

### Heritage Newmarket Advisory Committee

Date: Tuesday, May 7, 2019  
 Time: 7:00 PM  
 Location: Council Chambers  
 Municipal Offices  
 395 Mulock Drive  
 Newmarket, ON L3Y 4X7

Members Present: Billie Locke, Chair  
 Gord McCallum, Vice-Chair  
 Councillor Bisanz  
 Norman Friend  
 David McLennan  
 Mitch Sauder  
 Joan Seddon

Staff Present: D. Ruggle, Senior Planner - Community Planning  
 A. Walkom, Legislative Coordinator

The meeting was called to order at 7:05 PM. Billie Locke in the Chair.

#### 1. Additions & Corrections to the Agenda

None.

#### 2. Declarations of Pecuniary Interest

None.

#### 3. Presentations/Deputations

##### 3.1 Trading Tree

Tracee Chambers provided a deputation regarding the Trading Tree which is located on Timothy Street. Her deputation provided a brief history of the

tree. She advised that the plaque which currently denotes the tree does not have much information on the history of the tree.

Moved by: Councillor Bisanz

Seconded by: David McLennan

1. That the Heritage Newmarket Advisory Committee recommend that the Council of the Town of Newmarket direct staff to investigate a new plaque, including associated costs to denote the location of the historic Trading Tree and provide the Town history associated with the Tree.

**Carried**

#### **4. Approval of Minutes**

##### **4.1 Heritage Newmarket Advisory Committee Meeting Minutes of July 3, 2018**

Moved by: Joan Seddon

Seconded by: Gord McCallum

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of July 3, 2018 be approved.

**Carried**

##### **4.2 Heritage Newmarket Advisory Committee Meeting Minutes of April 16, 2019**

Moved by: David McLennan

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of April 16, 2019 be approved.

**Carried**

#### **5. Correspondence**

### **5.1 Email from Anne Brodie regarding 422 Eagle St**

Moved by: Joan Seddon

Seconded by: Mitch Sauder

1. That the Heritage Newmarket Advisory Committee request that Town staff perform preliminary research into the property located at 422 Eagle Street.

**Carried**

## **6. Items**

### **6.1 Heritage Designation Process**

The Senior Planner provided a presentation on the heritage designation process. The presentation included an overview of the purpose and effect of heritage designation, the designation process, and the criteria which are used to determine a property's heritage value.

### **6.2 270 Prospect Street**

The Committee discussed the criteria used for heritage designation in relation to the property at 270 Prospect Street, as well as the relation of the property and its former owners to Newmarket's heritage.

Moved by: Gord McCallum

Seconded by: Joan Seddon

1. That the matter be deferred to the next meeting of the Heritage Newmarket Advisory Committee.

**Carried**

### **6.3 Community Heritage Ontario Membership Renewal**

Moved by: Councillor Bisanz

Seconded by: Mitch Sauder

1. That the Heritage Newmarket Advisory Committee approve the renewal of the Community Heritage Ontario membership.

**Carried**

#### **6.4 2019 Ontario Heritage Conference**

Moved by: Councillor Bisanz

Seconded by: David McLennan

1. That the Heritage Newmarket Advisory Committee approve the expenses related to Gord McCallum and Mitch Sauder attending the 2019 Ontario Heritage Conference.

**Carried**

#### **6.5 Workplan Discussion**

The Senior Planner advised that the Committee would need to complete a workplan for the 2018-2022 term. He advised he would circulate the workplan from the previous term of the Committee for information.

### **7. Reports of Committee Members**

#### **7.1 Designated Property Maintenance and Concerns**

There were no reports on the items below.

7.1.1 Site Plaques

7.1.2 Residence Plaques

7.1.3 Heritage Location Plaques

### **8. Committee Reports**

#### **8.1 Elman W. Campbell Museum Board**

Norman Friend advised that the first meeting of the Museum Board had been held which included orientation for the members.

#### **8.2 Lower Main Street South Heritage Conservation District Advisory Group**

Mitch Sauder provided an update regarding the application for a Heritage Permit for façade restoration on 184 to 194 Main Street South.

Moved by: Gord McCallum

Seconded by: Joan Seddon

1. That the Lower Main Street South Heritage Conservation District Advisory Group report be received.

**Carried**

**9. New Business**

(1) Councillor Bisanz advised of the proposed changes to the Local Planning Appeal Tribunal under Bill 108. The Senior Planner advised of the potential effects of these changes on Heritage Committee and Council decisions.

(2) The Senior Planner advised that the Town has hired consultants related to the established neighbourhoods study.

**10. Adjournment**

Moved by: Joan Seddon

Seconded by: David McLennan

1. That the meeting be adjourned at 9:07 PM

**Carried**

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Chair

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Date

**PLANNING AND BUILDING SERVICES****Town of Newmarket**

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TO: Heritage Newmarket Advisory Committee

DATE: April 9, 2019

SUBJECT: **Requests for Removal from the Heritage Registry of Non-Designated Properties**  
**578 Lydia Street**  
**270 Prospect Street**

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For discussion and consideration.

Two property owners have requested their property be removed from the Heritage Registry of Non-Designated Properties with the intent to demolish and rebuild on the lot.

The demolition of a building that is listed on the Register requires Council's approval. Owners of listed properties must give the Council at least 60 days notice of their intention to demolish or remove a building or structure on the property. This allows time for council to decide whether to begin the designation process or consent to the permit request. If Council does not proceed to initiate the process to designate the property, the property will be removed from the Register and the demolition will be permitted. Prior to Council adding or removing properties from the Registry, they must consult with Heritage Newmarket.

578 Lydia Street - Current





Undated file Photo



James Wetherill house (From Registry)  
 Plan 85, Lot 2  
 C. 1855

#### Historical Context

Lot was purchased by James Wetherill in 1854.

- Wetherill's son was a charity student of the 1868 Grammar School, and went on to later be a high school teacher.
- Wetherill used the property as security on various mortgages that were obtained to finance the construction of the house.
- In 1865, Donald Sutherland (a prominent merchant) took ownership of the property through default of the first mortgage.

#### Architectural Context

2 storey wood- frame, vernacular style, residence with vinyl clade exterior

- Gently sloped gable roof.
- Wrap-around porch covered by roof that is supported by Wooden columns.
- Many improvements and/or changes have been made to the house over the years.

270 Prospect Street



John Mitchell House (From Registry)

Plan 15, Lot 8

1877

#### Architectural Context

Single-storey residence with painted brick exterior on a stone rubble foundation.

- Hip roof.
- Small enclosed veranda addition.
- All windows have been replaced.

When evaluating a property for heritage review, the Town has endorsed evaluation criteria consistent with the recommendations from the Ministry of Tourism, Culture and Sport. There are four categories that are reviewed: Design or Physical Value, Contextual Value, Integrity and Historical or Associative Value & Significance. I have provided my comments on both properties below.

	<i>578 Lydia Street</i>	<i>270 Prospect Street</i>
<b><i>Design or Physical Value</i></b>		
<b>Style</b> Is this a notable, rare or unique example of a particular architectural style or type?	<b>No - Vernacular – gable roof – large covered porch</b>	<b>No - Vernacular – Hip roof – veranda addition</b>
<b>Construction</b> Is this a notable, rare, unique or early example of a particular material or method of construction?	<b>No – stone rubble foundation/wood frame construction</b>	<b>No – painted brick exterior/stone rubble foundation</b>

<p><b>Design</b> Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? Does this structure demonstrate a high degree of technical or scientific achievement?</p>	<p><b>No – simple composition with no defining features</b>  <b>Does not display a high degree of technical or scientific achievement</b></p>	<p><b>No - simple composition with no defining features</b>  <b>Does not display a high degree of technical or scientific achievement</b></p>
<p><b>Interior</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p><b>Unknown</b></p>	<p><b>Unknown</b></p>

<b>Contextual Value</b>		
<p><b>Continuity</b> Does this structure contribute to the continuity or character of the street, streetscape, neighbourhood or area?</p>	<p><b>No – Lydia street has a number of homes of various styles and ages.</b></p>	<p><b>No – Prospect Street has a number of homes of various styles and ages.</b></p>
<p><b>Setting</b> Is the setting or orientation of the structure or landscaping noteworthy?</p>	<p><b>No – typical setting on a public road. Close to the right of way</b></p>	<p><b>No – encroaching or nearly encroaching on public right of way</b></p>
<p><b>Landmark</b> IS this a particularly important visual landmark within the Region, Town or neighbourhood?</p>	<p><b>This property is not a landmark</b></p>	<p><b>This property is not a landmark</b></p>
<p><b>Completeness</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p><b>No</b></p>	<p><b>No</b></p>

<b>Integrity</b>		
<p><b>Site</b> Does the structure occupy its original site?</p>	<p><b>Yes</b></p>	<p><b>Yes</b></p>
<p><b>Alterations</b> Does this building contain most of its original materials and design features? Is this a notable structure due to sympathetic alterations that have taken place over time?</p>	<p><b>Number of alterations over the years</b></p>	<p><b>Appears to retain original materials</b></p>
<p><b>Condition</b> Is this building in good condition?</p>	<p><b>Requires structural remediation</b></p>	<p><b>Unknown</b></p>

<b>Historical or Associative Value &amp; Significance</b>		
<p>Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the Town?</p> <p>Is the original, previous or existing use significant?</p> <p>Does this property meet the definition of a significant built heritage resource or cultural landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act?</p>	No	No

Staff currently are recommending both properties be removed from the Registry of Non Designated Heritage Properties and the demolition be allowed.

Respectfully,



Dave Ruggle, BAA, MCIP, RPP  
Senior Planner – Community Planning