



Town of Newmarket Agenda

Heritage Newmarket Advisory Committee

Date: June 1, 2021
Time: 7:00 PM
Location: Electronic VIA ZOOM
See How to Login Guide

Pages

1. Additions & Corrections to the Agenda
2. Conflict of Interest Declarations
3. Presentations/Deputations
4. Approval of Minutes
 - 4.1. Heritage Newmarket Advisory Committee Meeting Minutes of April 6, 2021 1
5. Correspondence
6. Items
 - 6.1. Heritage Designation Report for 415 Davis Drive 5
 - 6.2. 75 and 79 Dawson Manor Heritage Permit 45
 - 6.3. 345 Botsford Street Heritage Plaque Request
 - 6.4. Update on Historical Society Archives Digitization Project and access to Archives
 - 6.5. Council Workshop Presentation - Advisory Committees Work Plan Accomplishments
7. Committee Reports
 - 7.1. Elman W. Campbell Museum Board
 - 7.2. Lower Main Street South Heritage Conservation District Advisory Group

8. **New Business**

9. **Adjournment**



Town of Newmarket

Minutes

Heritage Newmarket Advisory Committee

Date: Tuesday, April 6, 2021
 Time: 7:00 PM
 Location: Electronic VIA ZOOM
 See How to Login Guide

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

Members Absent: Mitch Sauder

Staff Present: D. Morton, Planner
 A. Walkom, Legislative Coordinator

The meeting was called to order at 7:03 PM. Billie Locke in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Conflict of Interest Declarations

None.

3. Presentations/Deputations

None.

4. Approval of Minutes

4.1 Heritage Newmarket Advisory Committee Meeting Minutes of February 2, 2021

Moved by: Gord McCallum

Seconded by: Councillor Bisanz

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of February 2, 2021 be approved.

Carried

5. Correspondence

None.

6. Items

6.1 425/431 Davis Drive (Union Hotel) - Fenestration Assessment

The Planner provided an overview of the fenestration report and advised that most of the existing windows are in poor condition. Committee members discussed the condition of the windows and doors and the ongoing restoration work on the property.

Moved by: Joan Seddon

Seconded by: David McLennan

1. That the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021 be received.

Carried

Moved by: Joan Seddon

Seconded by: Gord McCallum

2. That the Heritage Newmarket Advisory Committee support Planning Services in approving the heritage permit to remove and replace the windows and central entry with sidelights in accordance with the Fenestration Assessment prepared by Bob Abraham Architecture Corporation dated March 22, 2021.

Carried

6.2 Discussion about status of Committee Review of List of Properties of Interest

Committee members discussed the ongoing project to review the List of Heritage Properties of Interest. Members discussed the difficulty of evaluating properties on the list without access to archive materials to conduct further research. Members discussed concentrating on properties which could be removed from the list, which may be possible without access to the materials in the archives.

Moved by: Councillor Bisanz

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee continue with the review of the Municipal Register of Non-Designated Properties to the degree possible without access to the Newmarket Archives materials.

Carried

6.3 Council Workshop - Advisory Committees Work Plan Accomplishments

The Legislative Coordinator advised the Heritage Committee of the Council Workshop regarding Advisory Committees Work Plan Accomplishments scheduled for June 7, 2021 which will feature presentations from all of the Town's advisory committees. The Chair will present to Council on behalf of the Committee.

7. Committee Reports

7.1 Elman W. Campbell Museum Board

Billie Locke advised that as the Museum remains closed there was no update regarding the Elman W. Campbell Museum Board.

7.2 Lower Main Street South Heritage Conservation District Advisory Group

The Planner provided an update on properties considered at the Lower Main Street South Heritage Conservation District Advisory Group recently,

including 225 Main Street South, 210A/212 Main Street South and 209 Main Street South.

8. New Business

None.

9. Adjournment

Moved by: Gord McCallum

Seconded by: Norman Friend

1. That the meeting be adjourned at 7:40 PM.

Carried

Chair

Date



**Evaluation of 415 Davis Drive
According to *Ontario Regulation 9/06*
Town of Newmarket**

Prepared for
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Planner, Committee of Adjustment & Cultural Heritage
Town of Newmarket
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Newmarket, ON

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Project #: HR-335-2021 (2021-0184)

May 21, 2021

Original

TABLE OF CONTENTS

TABLE OF CONTENTS	I
1.0 INTRODUCTION	1
2.0 METHOD	1
2.1 Field Survey	1
2.2 Research	1
2.3 Consultation	1
2.4 Method Conclusion	1
3.0 PROPERTY INFORMATION	1
4.0 PHOTOGRAPHS	3
5.0 MAPS	10
6.0 BACKGROUND INFORMATION	16
7.0 EVALUATION OF SIGNIFICANCE	21
8.0 HERITAGE ATTRIBUTES	22
9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	24
10.0 MAP OF HERITAGE ATTRIBUTES	27
11.0 CONCLUSIONS	29
12.0 BIBLIOGRAPHY AND SOURCES	30

LIST OF MAPS

Map 1: Subject Property in the Town of Newmarket	2
Map 2: Photo Locations at 415 Davis Drive	3
Map 3: Subject Property shown on Gibbard's <i>Plan of the Town of Newmarket, 1853</i> (Plan #78)	10
Map 4: Subject Property shown on an 1860 Historic Map	11
Map 5: Subject Property shown on an 1878 Historic Map	12
Map 6: Subject Property shown on an 1878 Historic Map of Newmarket	13
Map 7: Subject Property shown on an Historic 1929 Topographic Map	14
Map 8: Subject Property shown on an Aerial Image from 1954	15
Map 3: Map of Heritage Attributes of 415 Davis Drive	28

LIST OF FIGURES

Figure 1: Image of 415 Davis Drive	33
Figure 2: Image of 415 Davis Drive	34
Figure 3: "Death of Well-Known Citizen"	35
Figure 4: Beaver Mills, Bought by Vincent and Charles Denne	36

LIST OF IMAGES

Image 1: Façade of 415 Davis Drive	4
Image 2: Detail of Facade Gable and Cornice Detailing	4
Image 3: Southwest Corner of 415 Davis Drive	5

Image 4: West Elevation of 415 Davis Drive	5
Image 5: North Elevation of 415 Davis Drive	6
Image 6: Northeast Corner of 415 Davis Drive	6
Image 7: East Elevation of 415 Davis Drive	7
Image 8: Entryway - East Elevation	7
Image 9: Southeast Corner of 415 Davis Drive	8
Image 10: Davis Drive Streetscape	8
Image 11: Davis Drive Streetscape/Intersection of Main Street and Davis Drive	9
Image 12: View to Historic Downtown Newmarket Entrance	9

LIST OF TABLES

Table 1: Characteristics of Edwardian Residential Buildings	17
Table 2: Characteristics of Queen Anne Residential Buildings	18
Table 3: Summary of Property Ownership at 415 Davis Drive	20
Table 4: Evaluation of the Cultural Heritage Value or Interest of 415 Davis Drive in Accordance with O. Reg. 9/06	21
Table 5: Relationship of Heritage Attributes to Cultural Heritage Values	22

LIST OF APPENDICES

Appendix A: Historic Photos	33
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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation

PERSONNEL

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1.0 INTRODUCTION

The Town of Newmarket has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of the Charles Denne House located at 415 Davis Drive according to *Ontario Regulation 9/06 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on April 16, 2021. The property was viewed and photographed from the public realm only.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print). The Town of Newmarket may have further materials in their archives related to the property however, due to the COVID-19 pandemic the materials were not accessible.

2.3 Consultation

ARA contacted the Town of Newmarket on April 12, 2021 in advance of the field survey to obtain any available information. A reply was received the same day indicating that due to COVID-19 restrictions, their ability to access information in the archive is very limited. Two images were shared (Town of Newmarket 2021) as well as news article links. In addition, permission to enter was not possible due to the stay-at-home order from COVID19. At the time of report writing no additional information has been received.

2.4 Method Conclusion

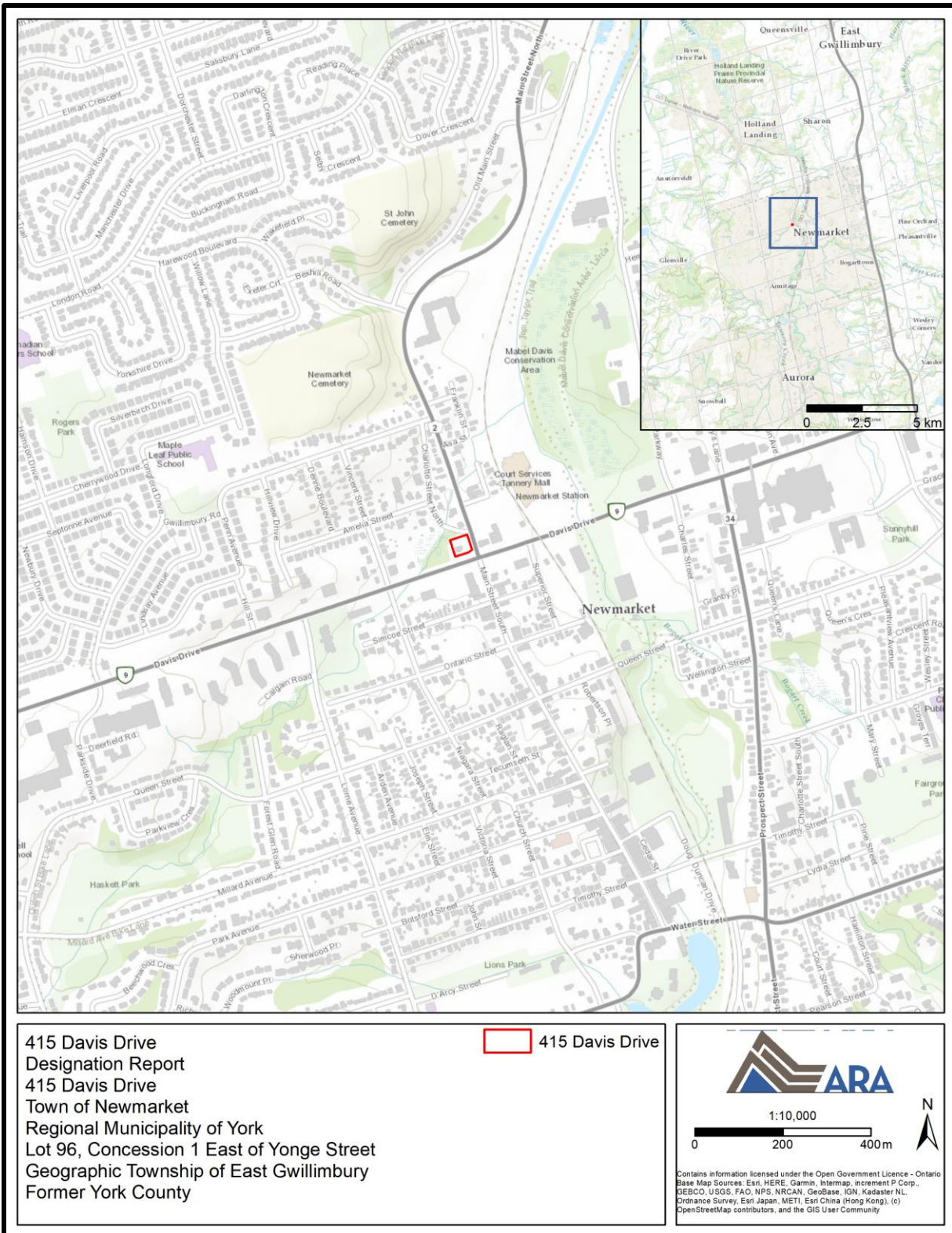
Using the results of the field survey and research detailed above, the CHVI of 415 Davis Drive is evaluated against the criteria prescribed in *O. Reg. 9/06* of the OHA. If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 415 Davis Drive, Newmarket, ON

Common Name: Charles Denne House

Legal Description: Lot 96, Concession 1 East Yonge Street (EYS)



Map 1: Subject Property in the Town of Newmarket
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 PHOTOGRAPHS





Image 1: Façade of 415 Davis Drive
(Photo taken April 16, 2021; Facing North)



Image 2: Detail of Facade Gable and Cornice Detailing
(Photo taken April 16, 2021; Facing North)



Image 3: Southwest Corner of 415 Davis Drive
(Photo taken April 16, 2021; Facing Northeast)



Image 4: West Elevation of 415 Davis Drive
(Photo taken April 16, 2021; Facing East)



Image 5: North Elevation of 415 Davis Drive
(Photo taken on April 21, 2021; Facing Southwest)



Image 6: Northeast Corner of 415 Davis Drive
(Photo taken April 16, 2021, Facing Southwest)



Image 7: East Elevation of 415 Davis Drive
(Photo taken April 16, 2021; Facing West)

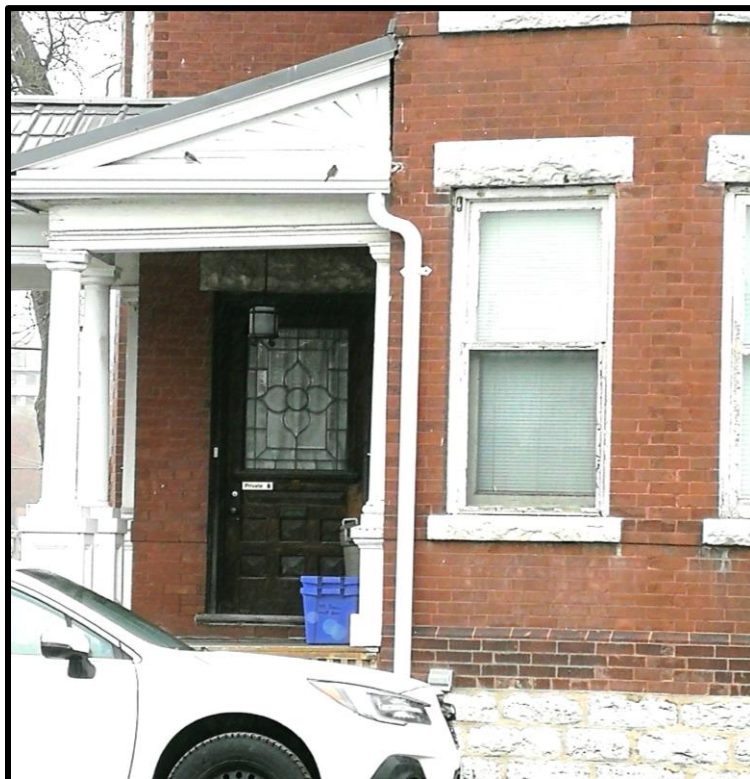


Image 8: Entryway - East Elevation
(Photo taken on April 16, 2021; Facing West)



Image 9: Southeast Corner of 415 Davis Drive
(Photo taken April 16, 2021; Facing Northwest)



Image 10: Davis Drive Streetscape
(Photo taken on April 16, 2021; Facing East)

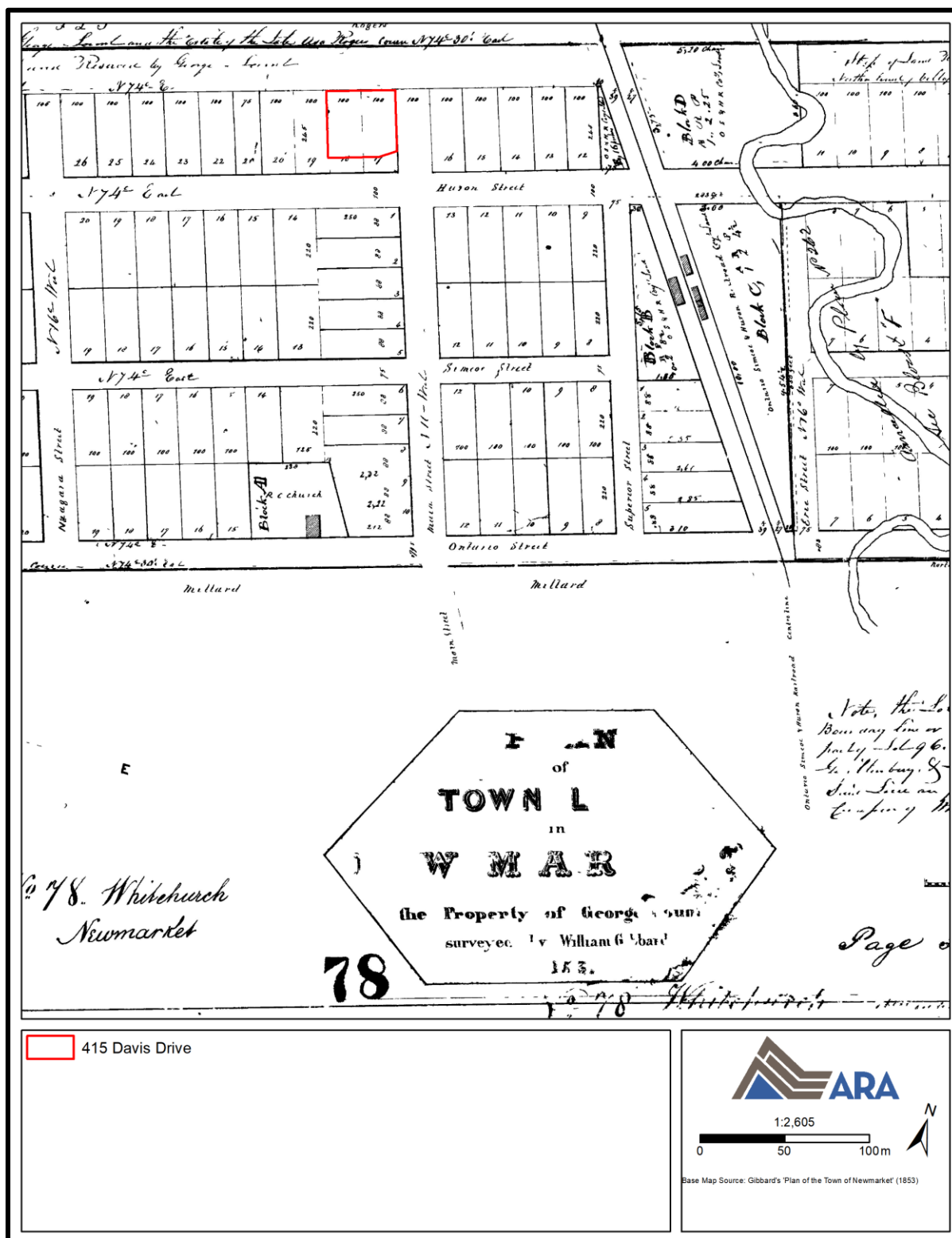


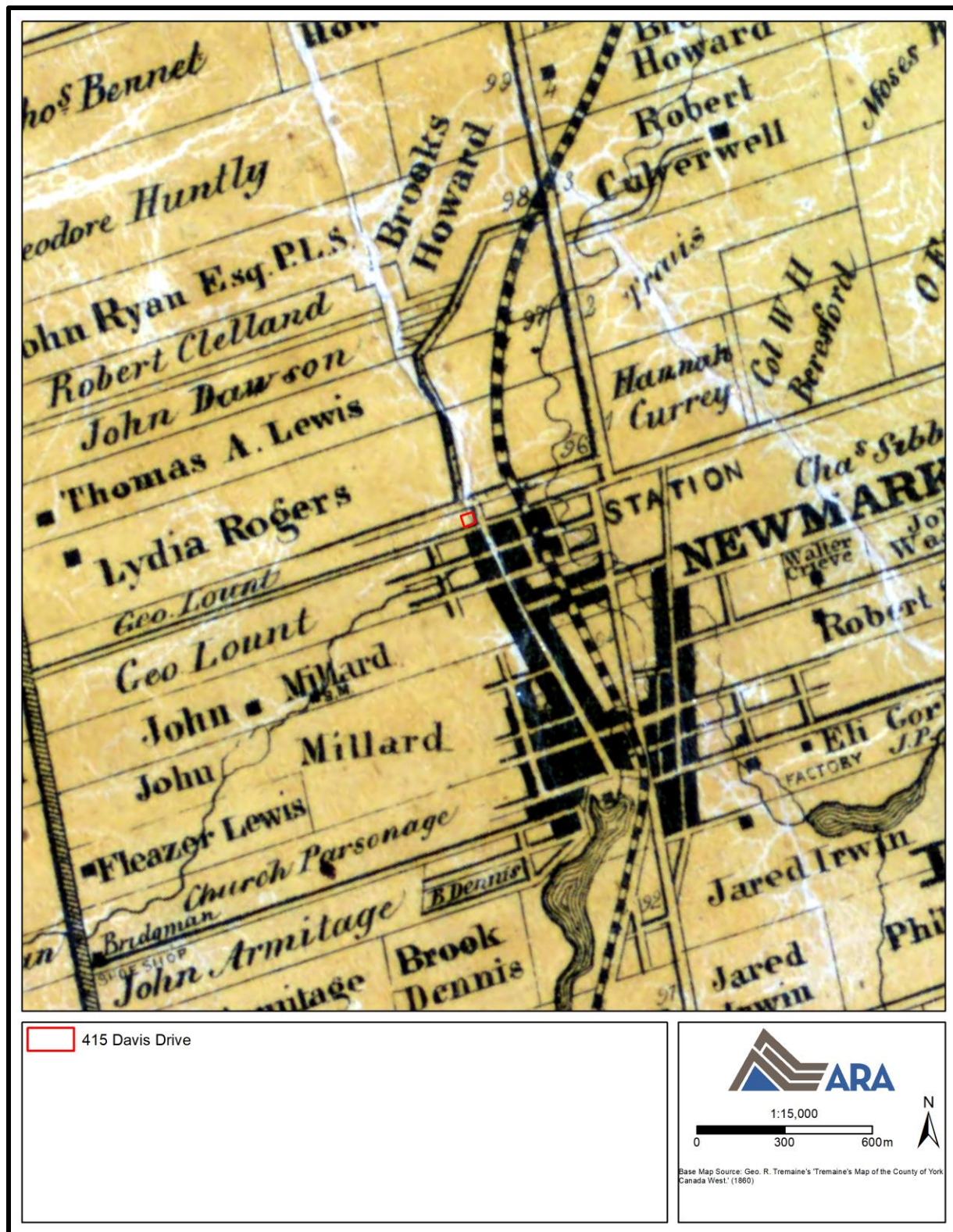
**Image 11: Davis Drive Streetscape/Intersection of Main Street and Davis Drive
(Photo taken on April 16, 2021; Facing West)**



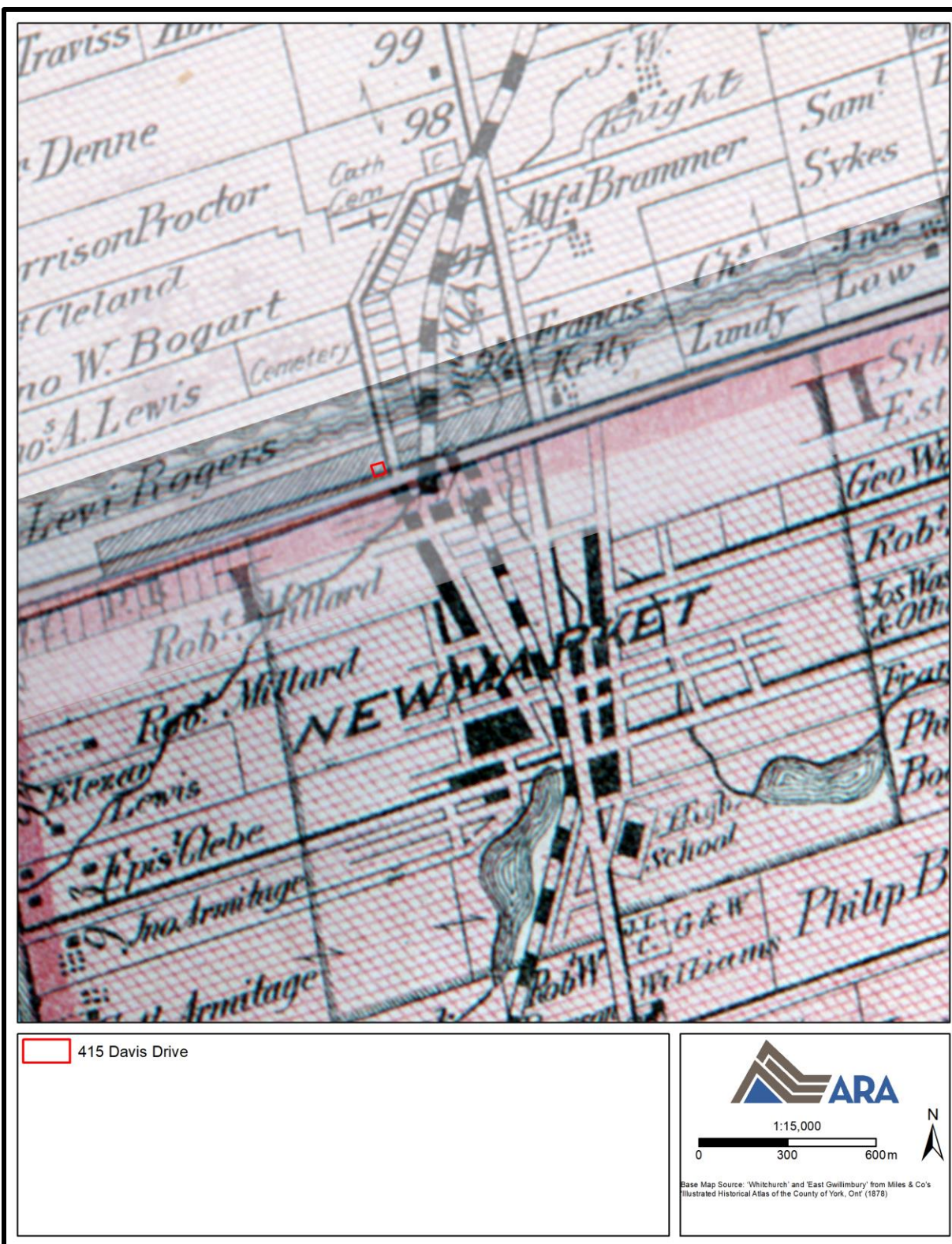
**Image 12: View to Historic Downtown Newmarket Entrance
(Photo taken on April 16, 2021; Facing South)**

5.0 MAPS

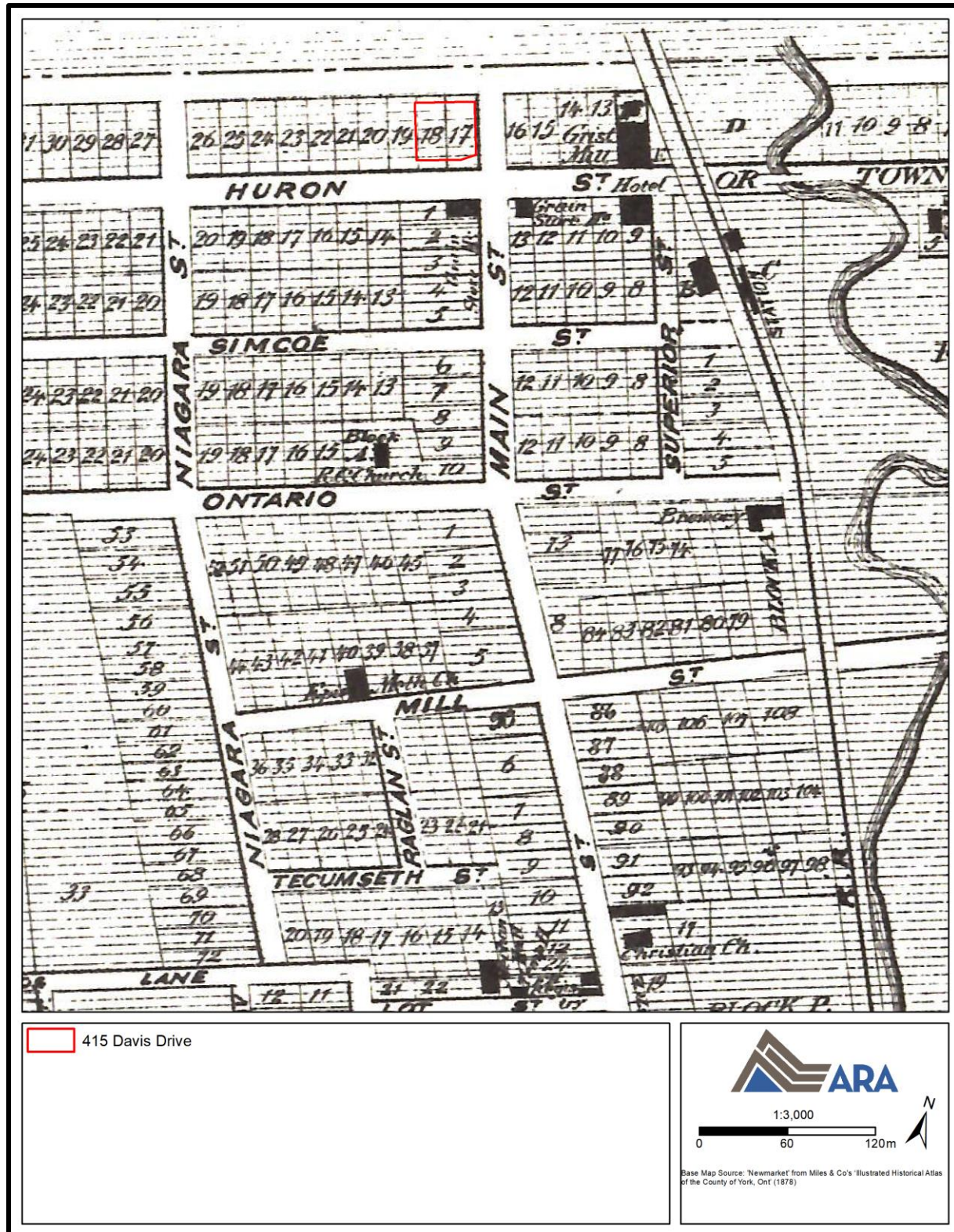


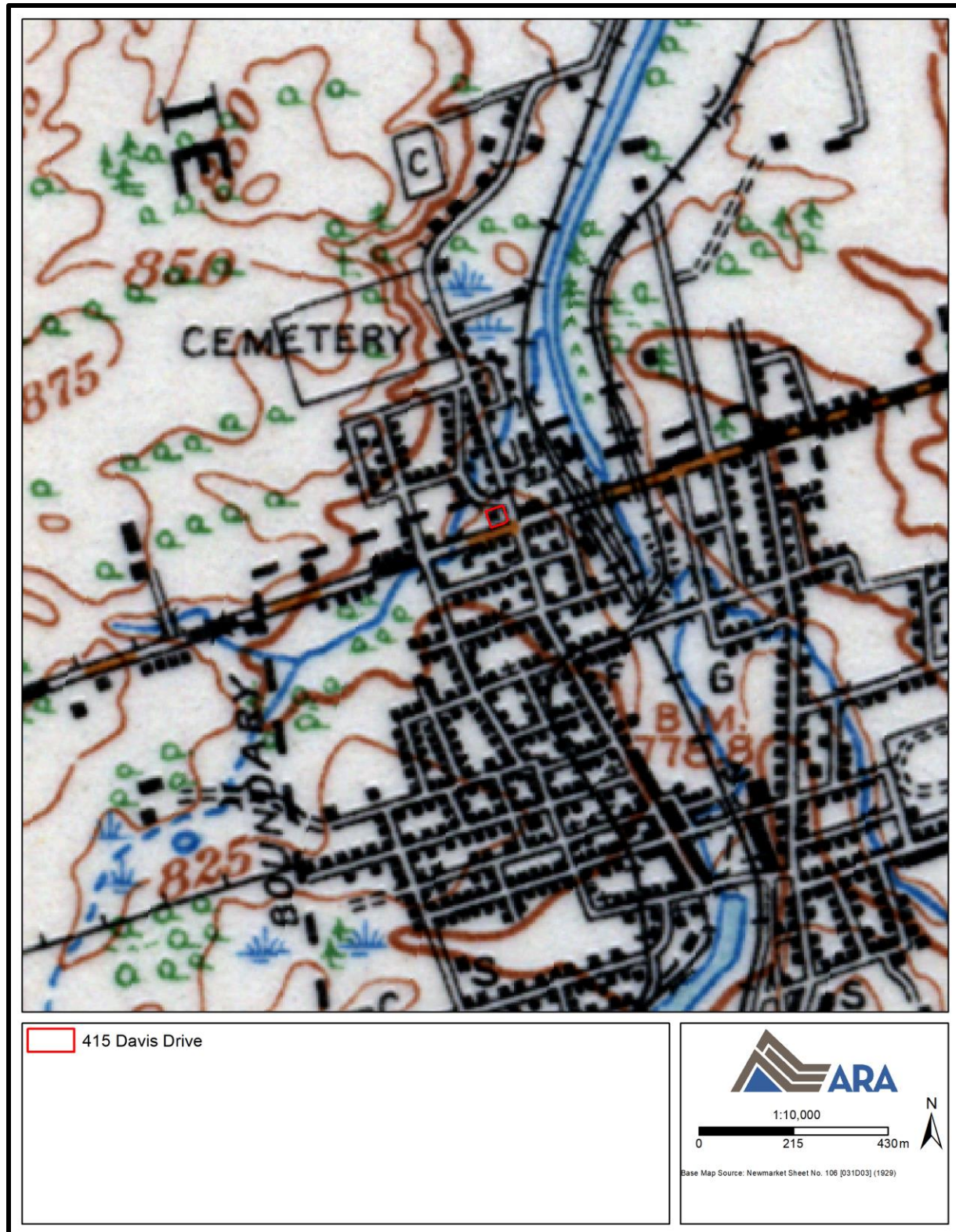


Map 4: Subject Property shown on an 1860 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)

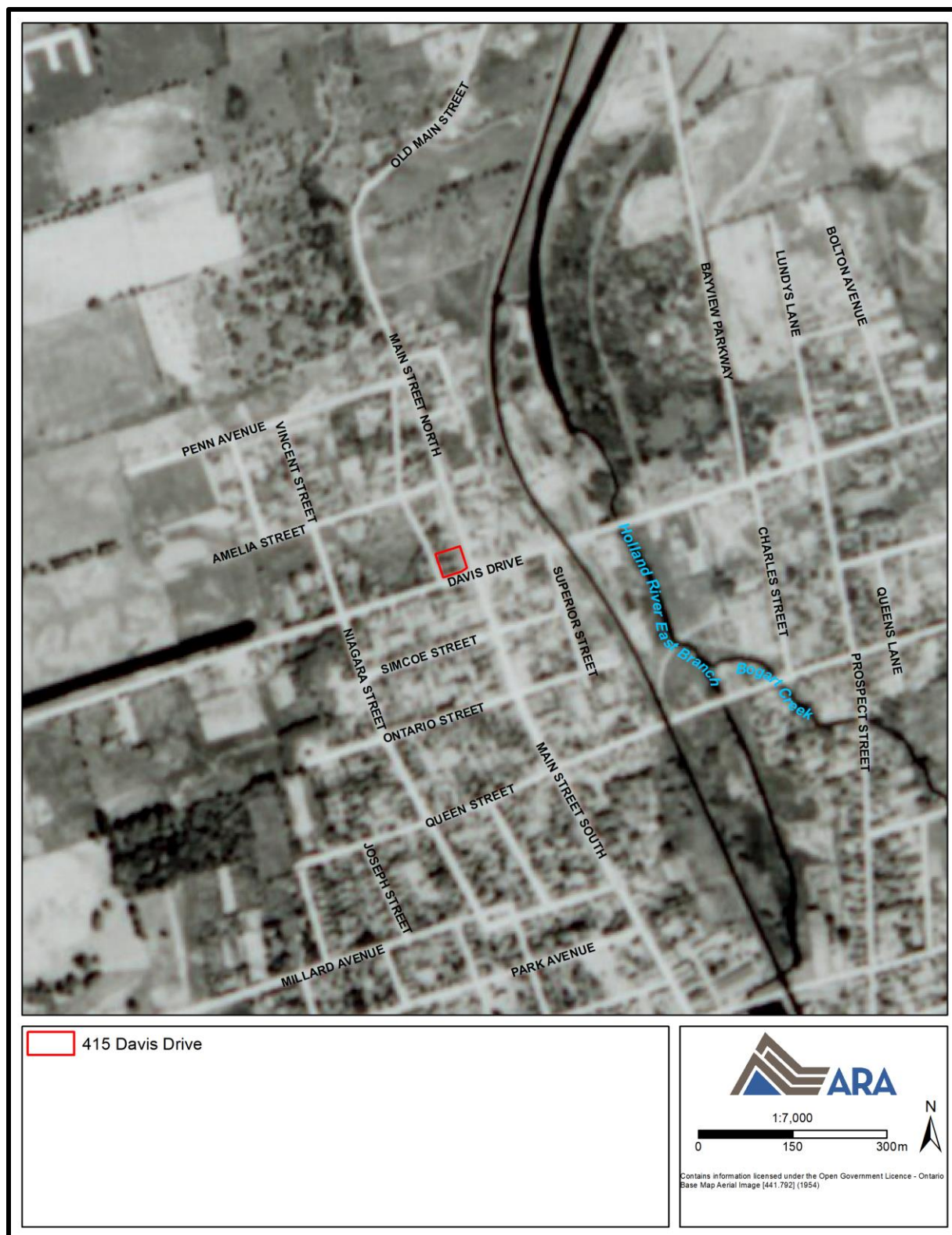


Map 5: Subject Property shown on an 1878 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)





Map 7: Subject Property shown on an Historic 1929 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property shown on an Aerial Image from 1954
 (Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

6.0 BACKGROUND INFORMATION

6.1 Architecture or Design

- Two-and-a-half-storey Edwardian-style house with Queen Anne style influences (see Image 1 to Image 9, Figure 1 and Figure 2)
 - The Edwardian Classicism style is commonly described as a simple but formal composition that emphasizes classical motifs. The change in style was *“indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated, and often eclectic compositions of the last nineteenth century, Edwardian classicism through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity, and order to residential architecture”* (Blumenson 1990: 166, Kyles 2016)
 - The Queen Anne style conveyed a sense of opulence through its asymmetrical and rambling facade that featured an array of decorative elements and varied forms (HRC 2009:12; Blumenson 1990:102-115; Kyles 2020; Mikel 2004:91-99; Fram 1988:27)
- Rusticated cut stone foundation
 - Segmental arch basement window openings with radiating brick voussoirs
- Smooth red brick in a running bond pattern with fine joints
 - Bevelled brick course at water table course
 - String course detail in brick bond
- Roof with multiple gables and steel shingles
- All first and second storey window openings are rectangular with cut limestone lintels and sills
 - Most windows are one-over-one sash windows with a four-pane storm window
- Three large prominent pedimented gables with imbricated shingle pattern, and deep eaves in the north, south and east elevations (see Image 2, Image 5, and Image 7)
 - Façade gable with double square window (see Image 1-Image 3)
 - Queen Anne style coloured glass 7x7 small, square, red coloured glass panes surrounding a larger clear glass centre pane.
 - North elevation gable has no fenestration
 - Decorative wooden ornament with sun burst pattern in peak of façade and east elevation gable ends (Image 2 and Image 7)
 - East Elevation gable end has a single square window opening with Queen Anne style coloured glass 7x7 small, square, red coloured glass panes surrounding a larger clear glass centre pane (see Image 6-Image 7)
- Pronounced cornice around perimeter of house above second storey (see Image 2-Image 3)
 - Cornice finished with wooden boards
 - Roof supported by deep weaves with wood soffit and dentils, no brackets
- Two tall interior red brick chimneys with minimal detailing (see Image 1 and Image 4)
 - Bevelled brick detail in lower half
 - Appear to be capped
 - Emerge through small sunburst emblazoned gable on façade
- Protruding two-storey bays on the South (Façade) and East Elevations (see Image 1, Image 6 and Image 9)
- Entryway porch with gable roof (see Image 1, Image 8, and Image 9)

- Decorative wooden pediments in sunburst pattern, large entablature supported by Tuscan columns standing on rectangular pedestals
 - Porch is elevated, supported by rusticated cut stone foundation piers and accessed by wood stairs
- Main Entryway pierces the house through the east side of the protruding gable on the façade (see Image 3 and Image 8)
 - East facing opening with heavy stone lintel and panelled wood door with newer window
- Rear porch
 - Shed roof
 - Materials and finishes matching entryway porch (see Image 5 and Image 6)
- One-storey wing on west side of structure (see Image 3)
 - Hip roof
 - Covered entryway with shed roof
 - Supported by pilasters with chamfered corners (reminiscent of Edwardian Newel posts (Kyles 2016), it is unclear if this porch is also supported by rusticated stone piers.
- Most windows appear to be one-over-one sash, most of which have four-paned storm windows with compressed diamond-shaped vents, with stone lintels and sills
 - Without property access, it is difficult to assess the windows
 - Window opening are rectangular on the first and second storeys

When examined against the typical characteristics of the Edwardian style and Queen Anne style as outlined in the *Ontario Architectural Style Guide* (UW 2009), *Ontario House Styles* (Mikel 2004), *Well-Preserved: The Ontario Heritage Foundations Manual of Principles and Practice for Architectural Conservation* (Fram 2003), and *Queen Anne Revival Style (1870-1910) & Edwardian (1890-1916)* in *Ontario Architecture* (Kyles 2016, 2020), the building exhibits many of the characteristics of both the Edwardian and Queen Anne styles and can therefore be considered a representative example of an Edwardian style house with Queen Anne style influences.

This house represents a transition in style from the opulent and ornate Queen Anne style, as seen in the sunburst decorated pediments, the small gables through which the chimneys emerge, multiple gables, varied cladding and asymmetrical massing. The Edwardian influence emerges in the simplification of these typically ornate Queen Anne Elements, like the protruding yet flattened two storey bay windows that blend in with the rest of the elevation, simplified soffit/dentil treatment with no brackets, simple Tuscan columns and subdued pilasters on the porches and most streamlined less heavy chimneys (see Table 1 and Table 2).

Table 1: Characteristics of Edwardian Residential Buildings

Style Characteristics	Characteristics of 415 Davis Drive
Visually large roof with unadorned edges	Yes
Balanced	No
Smooth unadorned brick surface with fine joints	Yes
Keystone	No
Frescoes	Unknown
Wood panels	No
Contrasting stone trim or dressing	Yes
Large sash window openings	Yes
Tall chimneys, with limited to no decorative elements	Yes

Style Characteristics	Characteristics of 415 Davis Drive
Pronounced cornice with plain elongated blocks or cantilevered brackets	Yes, but no brackets
Plain stone lintels	Yes
Minimal decoration on verandas, supported by colonettes designed with reference to classical elements	Yes
Simplistic classically derived elements such as columns, with subdued pilasters and piers	Yes

Table 2: Characteristics of Queen Anne Residential Buildings

Characteristics	Characteristics of 415 Davis Drive
2 ½ storeys plus	Yes
Multiple surface treatments	Yes
Multiple rooflines and gables	Yes
Steep hip roof	No
Tall, top-heavy chimney	Tall, not top heavy
Tall windows	Yes
Bay window	Yes
Variable sized and shape windows	Yes
Irregular façade	No
Asymmetrical	Yes
Palladian window	No
Wood spindle cornice	No
Brackets	No
Pillar design with bullseye pattern	No
swan's neck pediment, mouldings with garland	No
Pressed wood decoration	No
terra-cotta panels or decorative brickwork	No
Radiating ornament motif	Yes
Colourful	No
Tower/turret	No
Key-hole motif	No
Panelled door	Yes
Verandah	No

6.2 History

- Crown Patent for Lot 96, Concession 1 (190 acres) went to Nehemiah Hide in 1804 (see Table 3);
- Later that year Hide sold 93 acres on the south half of the lot to Timothy Rogers in 1804;
- Between 1804 and 1848 George Lount took ownership of 38 ½ acres of the southern portion of Lot 96;
 - Lount appears on the 1860 Tremaine map (see Map 4);
 - Born in 1799, to Gabriel and Philadelphia (Hughes) Lount, George Lount emigrated to Upper Canada in 1811 with his family from Pennsylvania and settled near Whitchurch (Mansfield 1985:14);

- At 19 years old, Lount became a land surveyor and won contracts to survey many areas including West Gwillimbury, Tecumseh and Innisfil Township (Mansfield 1985:14);
 - Lount erected the first steam mill in Newmarket on the north side of Davis Drive in 1854 (Carter 1996:45)
 - In addition to being a surveyor, Lount was a prominent merchant in Newmarket, a farmer and the first Postmaster of Holland Landing;
- In 1858, surveyor William Gibbard drafted a plan of subdivision for George Lount's land along the south part of Lot 96 (see Map 3);
- Gibbard's lot plan is seen in the 1878 County Atlas map of Newmarket (see Map 5);
- George Lount sold four of the newly created lots in Plan 78 (Lots 17–20) to John Nash, a physician practicing in Newmarket (Macleod 2020);
- In 1895, R.J. Davidson, the executor for John Nash sold lots 17-20 to Charles Denne;
 - Charles Denne was born in Thornhill to Vincent and Marion Denne, and moved to Newmarket with his family at 5 years old (Newmarket Era 1930:3);
 - Charles Denne began working with his father at his father's butcher business at the age of 15 (Newmarket Era 1930:3);
 - In 1878, Denne established a wholesale pork packing and egg business and store (Latchford 2013, Trehwella 1967:330);
 - In 1879 Denne married Josephine Forsyth, the daughter of James and Margaret Forsyth;
 - The Forsyths built and operated a hotel named the Railroad Hotel and later Forsyth House (which became the King George Hotel) on Main Street (extant at 232 Main Street South) in Newmarket (Newmarket Era 1879:2, Macleod 2019);
 - James and Margaret Forsyth had 5 children, 4 daughters and a son, who died as a child. Josephine Forsyth was the second oldest daughter (LAC 1871);
 - After James Forsyth's death in 1858, Margaret Forsyth continued operations of the hotel with the help of her 4 daughters (Macleod, 2019);
 - Josephine Forsyth appears in the 1871 census as 18 years old and living and working at the hotel with her mother, sisters and several hotel staff (LAC 1871);
 - Designated under Part IV of the Ontario Heritage Act in 2013, the King George Hotel/Forsyth House is recognized for its historical legacy as a hotel and focal point of the community since 1819 and architectural characteristics that retain its Georgian character (Newmarket 2013);
 - In 1881 Vincent Denne and sons Henry and Charles Denne purchased William Lukes' flour mill on the north side of Davis Drive east of Main Street, renaming the operation to Beaver Mills (see Figure 3, Figure 4; Trehwella 1967:150; Newmarket Era 1930:3);
 - Mill described as part of "the liveliest grain market north of Toronto" (Newmarket Era 1930:3);

- According to the 1911 census, Charles was a 59-year-old merchant who was residing at the subject property with his wife Josephine (age 58) and daughter Rena (age 24) (LAC 1911);
- By 1921, Charles and Josephine were sharing the subject property with their daughter Rena and her husband William Bosworth (LAC 1921);
- Charles and Josephine Denne celebrated their 50th wedding anniversary in 1929 at “his beautiful mansion, surrounded by hedges and flowers” (Newmarket Era 1930:3; see Figure 3);
- In 1904, the property's existing house was built (Latchford 2013);
 - Residence was designed by architect John Ough and constructed by the firm Collingwood & Rose (Playter 2014:15);
 - Ough was also a hotel owner, operating the Eagle Hotel (demolished 1927) (Town of Newmarket 2018; MacLeod 2020)
 - Ough was the leader of the Newmarket Orchestra (Town of Newmarket 2018)
 - According to the Town of Newmarket, Ough's “...real interest was in the study of architecture and practical construction upon which he spent most of his time. His last work was on a Public School built in Queensville” (2018:2)
 - John Ough was the nephew of Canadian-born architect Richard Ough, who designed the 1888 Romanesque Revival Masonic Hall on Yonge Street in Toronto (Hill 2009)
 - Ough also constructed the adjacent Union Hotel at 425 Davis Drive
- Upon retirement, Charles Denne remained a prominent member of the Newmarket community, acting as a member of Municipal council, chairperson of the Newmarket Cemetery Board and president of both the Horticultural Society and Humane Society;
- The property remained in the Denne family, passing to Charles and Josephine's only child Rena Bosworth (nee Denne), a porcelain painter and wood carver (Latchford 2013);
- In 1977 the subject property was transferred to Robert Bosworth, Mary Neelands and Margaret Bosworth.

**Table 3: Summary of Property Ownership at 415 Davis Drive
(LRO #65)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
N/A	Patent	7 Aug 1804	Crown	Nehemiah Hide	All Lot 96, Con 1 EYS, 190 acres
523	Bargain and Sale	17 Dec 1804	Nehemiah Hide	Timothy Rogers	93 acres, South half
Transactions between Timothy Rogers and George Lount unclear					
33200	Mortgage	16 Dec 1848	George Lount	William Gibbard	\$3400, 38 ½ acres, Part of south half Lot 96, Con 1 EYS
78	Plan	5 Oct 1853	William Gibbard PLS for George Lount		South part of Lot Lot 96, Con 1 EYS East Gwillimbury and north part Lot 95, Con 1

Instrument #	Instrument	Date	Grantor	Grantee	Comments
51365	Bargain and Sale	30 Sep 1853	George Lount and wife	John Nash	All of Lot 17–20, Plan 78
321[2]	Deed	31 Jul 1895	R.J. Davidson, executor to John Nash	Charles Denne	All of Lot 17–20, Plan 78
12070	Tax Deed	4 Jun 1942	Mayor and Treasurer of Newmarket	John O. Little	West 22 feet of Lot 17, Lots 18–20, Plan 78
12071	Grant	4 Jun 1942	John O. Little	Gertrude and Ruby Carruthers	West 22 feet of Lot 17, Lots 18–20, Plan 78
26448A	Quit Claim	13 Jan 1959	Gertrude Lee and Ruby Carruthers	Rena and Robert Bosworth, Executors of Charles Denne	Lot 17–20, Plan 78
24938B	Grant	2 Feb 1966	Executors of Charles Denne	Corporation of the Town of Newmarket	South 10 feet, Lot 17, Plan 78
202078	Grant	7 Jan 1977	Trustees of Charles Denne	Robert Bosworth, Mary Neelands and Margaret Bosworth	Lot 17–20, Plan 78, excepting #24938B

6.3 Context

- Located at 415 Davis Drive (historically called Huron Street, see Map 6);
- The building is situated on the northwest corner of Davis Drive and Main Street;
- Current location of building in proximity to several older buildings to the east on Davis Drive and south on Main Street but amongst newer buildings to the north and west;
- Davis Drive was reconstructed and widened in 2013, bringing the roadway edge closer to the building.

7.0 EVALUATION OF SIGNIFICANCE

Table 4: Evaluation of the Cultural Heritage Value or Interest of 415 Davis Drive in Accordance with O. Reg. 9/06

Criteria	Description	✓	Value
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	415 Davis Drive is a representative example of an Edwardian style house with Queen Anne influences constructed at the turn of the century
	Displays a high degree of craftsmanship or artistic value		415 Davis Drive is a well-built house but does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		415 Davis Drive does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	415 Davis Drive has a direct association with Charles Denne, a prosperous merchant in the Town of Newmarket. The Denne family resided in the house for generations. 415 Davis Drive has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and

Criteria	Description	✓	Value
			operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. 415 Davis Drive is associated with local Newmarket builder, John Ough who also built the extant structure at 425 Davis Drive across the road.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		415 Davis Drive does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		415 Davis Drive, while associated with a prominent builder in Newmarket, was not found to particularly demonstrative of his work or ideas.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	415 Davis Drive maintains the historical character of the Main Street corridor and is important in maintaining the historical fabric of the core of Newmarket
	Is physically, functionally, visually or historically linked to its surroundings	✓	415 David Drive is historically linked to its surroundings; specifically, to 425 Davis Drive, as it was also built by John Ough
	Is a landmark	✓	415 Davis Drive is located at a prominent open space at a main crossroad in Newmarket, making it a local landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 5 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
415 Davis Drive is a representative example of an Edwardian style house with Queen Anne influences constructed at the turn of the century.	<ul style="list-style-type: none"> Two-and-a-half storey Edwardian style house with Queen Anne influences Cross gable roof Protruding two storey bay windows Red brick cladding with string course details in brick bond Rectangular window and door openings, one-over-one sash windows with four pane storm windows Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation Four large pedimented gables with imbricated shingle pattern <ul style="list-style-type: none"> Two gables with double square window Pronounced cornice, finished with wooden soffit and dentils Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • Two elevated entryway porches with gable roof supported by Tuscan style columns • Sunburst pattern in pediments
415 Davis Drive has a direct association with Charles Denne, a prosperous merchant in the Town of Newmarket. The Denne family resided in the house for generations.	<ul style="list-style-type: none"> • Location in the historical downtown of Newmarket
415 Davis Drive has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. Josephine and her three sisters continued to operate the hotel with her mother after her father's death.	<ul style="list-style-type: none"> • Location in the historical downtown of Newmarket
415 Davis Drive is associated with local Newmarket builder, John Ough who also built the extant structure at 425 Davis Drive across the road.	<ul style="list-style-type: none"> • Two-and-a-half storey Edwardian style house with Queen Anne influences • Cross gable roof • Protruding two storey bay windows • Red brick cladding with string course details in brick bond • Rectangular window and door openings, one-over-one sash windows with four pane storm windows • Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation • Four large pedimented gables with imbricated shingle pattern <ul style="list-style-type: none"> ◦ Two gables with double square window • Pronounced cornice, finished with wooden soffit and dentils • Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern • Two elevated entryway porches with gable roof supported by Tuscan style columns • Sunburst pattern in pediments
415 Davis Drive maintains the historical character of the Main Street corridor and is important in maintaining the historical fabric of the core of Newmarket	<ul style="list-style-type: none"> • Two-and-a-half storey Edwardian style house with Queen Anne influences • Cross gable roof • Protruding two storey bay windows • Red brick cladding with string course details in brick bond • Rectangular window and door openings, one-over-one sash windows with four pane storm windows • Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation • Four large pedimented gables with imbricated shingle pattern <ul style="list-style-type: none"> ◦ Two gables with double square window • Pronounced cornice, finished with wooden soffit and dentils • Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • Two elevated entryway porches with gable roof supported by Tuscan style columns • Sunburst pattern in pediments • Location in the historical downtown of Newmarket • Location in the historical downtown of Newmarket
415 Davis Drive is historically linked to its surroundings; specifically, to 425 Davis Drive, as it was also built by John Ough.	<ul style="list-style-type: none"> • Two-and-a-half storey Edwardian style house with Queen Anne influences • Cross gable roof • Protruding two storey bay windows • Red brick cladding with string course details in brick bond • Rectangular window and door openings, one-over-one sash windows with four pane storm windows • Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation • Four large pedimented gables with imbricated shingle pattern <ul style="list-style-type: none"> ◦ Two gables with double square window • Pronounced cornice, finished with wooden soffit and dentils • Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern • Two elevated entryway porches with gable roof supported by Tuscan style columns • Sunburst pattern in pediments • Location in the historical downtown of Newmarket
415 Davis Drive is located at a prominent open space at a main crossroad in Newmarket, making it a local landmark	<ul style="list-style-type: none"> • Location in the historical downtown of Newmarket

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

415 Davis Drive or the Charles Denne House, is located on the north-west corner at the intersection of Davis Drive and Main Street, Lot 94, Concession 1 in the Town of Newmarket, York Region. The property consists of two-and-a-half storey, red brick residential structure with cut limestone detailing that was built in 1904.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

415 Davis Drive is a representative example of an Edwardian style house with Queen Anne style influences built at the turn of the century. The two-and-a-half storey red brick structure with red shingled gables displays the transition in architectural styles from the opulent and ornate Queen Anne style to the simplified, refined aesthetics preferred in Edwardian architecture. Elements typical of the Queen Anne Style include the sunburst decorated pediments, the small gables through which the chimneys emerge, multiple gables, varied cladding and asymmetrical

massing. The Edwardian influence emerges in the simplification of these typically ornate Queen Anne Elements, like the protruding yet flattened two storey bay windows on the façade and east elevation that blend in with the rest of the elevation, unadorned limestone window lintels and sills, simplified soffit/dentil treatment with no brackets, simple Tuscan columns and subdued pilasters on the porches and the less heavy, streamlined chimneys.

Historical and Associative Value

415 Davis Drive is associated with Charles Denne, who over the course of his life was a successful merchant and prominent citizen of Newmarket. Charles Denne, who purchased the property in 1895 was born in Thornhill, Ontario but moved to Newmarket with his family at the age of five. Denne worked and operated businesses in butchering and pork and egg wholesale. Upon his retirement, Charles Denne remained a prominent member of the Newmarket community, acting as a member of Municipal council, chairperson of the Newmarket Cemetery Board and president of both the Horticultural Society and Humane Society.

415 Davis Drive has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. Following James Forsyth's death, Margaret Forsyth continued to operate the hotel with the help of her four daughters, including Josephine.

415 Davis Drive is also associated with local Newmarket builder John Ough who designed the house. John Ough is noted to have designed or contributed to several other buildings in Newmarket including 425 Davis Drive (located directly adjacent to 415 Davis Drive) and the Queensville School. Ough was the proprietor of the Eagle Hotel and was the leader of the Newmarket Orchestra.

Contextual Value

415 Davis Drive is prominently positioned at the northwest corner of Davis Drive and Main Street in downtown Newmarket making it a landmark in the community.

The property's historical architectural style and massing contributes to and maintains the historical character of downtown Newmarket.

415 Davis is historically linked to its surroundings and alongside 425 Davis Drive, anchors the historic downtown area of Newmarket.

Cultural Heritage Attributes

415 Davis Drive is a representative example of an Edwardian style house with Queen Anne style influences built at the turn of the century associated with local Newmarket builder John Ough who designed the house. The property contains the following heritage attributes that reflect these values:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows

- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

415 Davis Drive is associated with Charles Denne, who over the course of his life was a successful merchant and prominent citizen of Newmarket. In addition, the 415 Davis Drive property has a direct association with Josephine Denne (nee Forsyth), wife of Charles Denne and daughter of James and Margaret Forsyth who built and operated the King George Hotel/Forsyth House, a historical hotel and meeting house on Main Street. The property contains the following heritage attributes that reflect this value:

- Location in the historical downtown of Newmarket

415 Davis Drive is prominently positioned at the northwest corner of Davis Drive and Main Street in downtown Newmarket making it a landmark in the community and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

The property's historical architectural style and massing contributes to and maintains the historical character of downtown Newmarket and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows

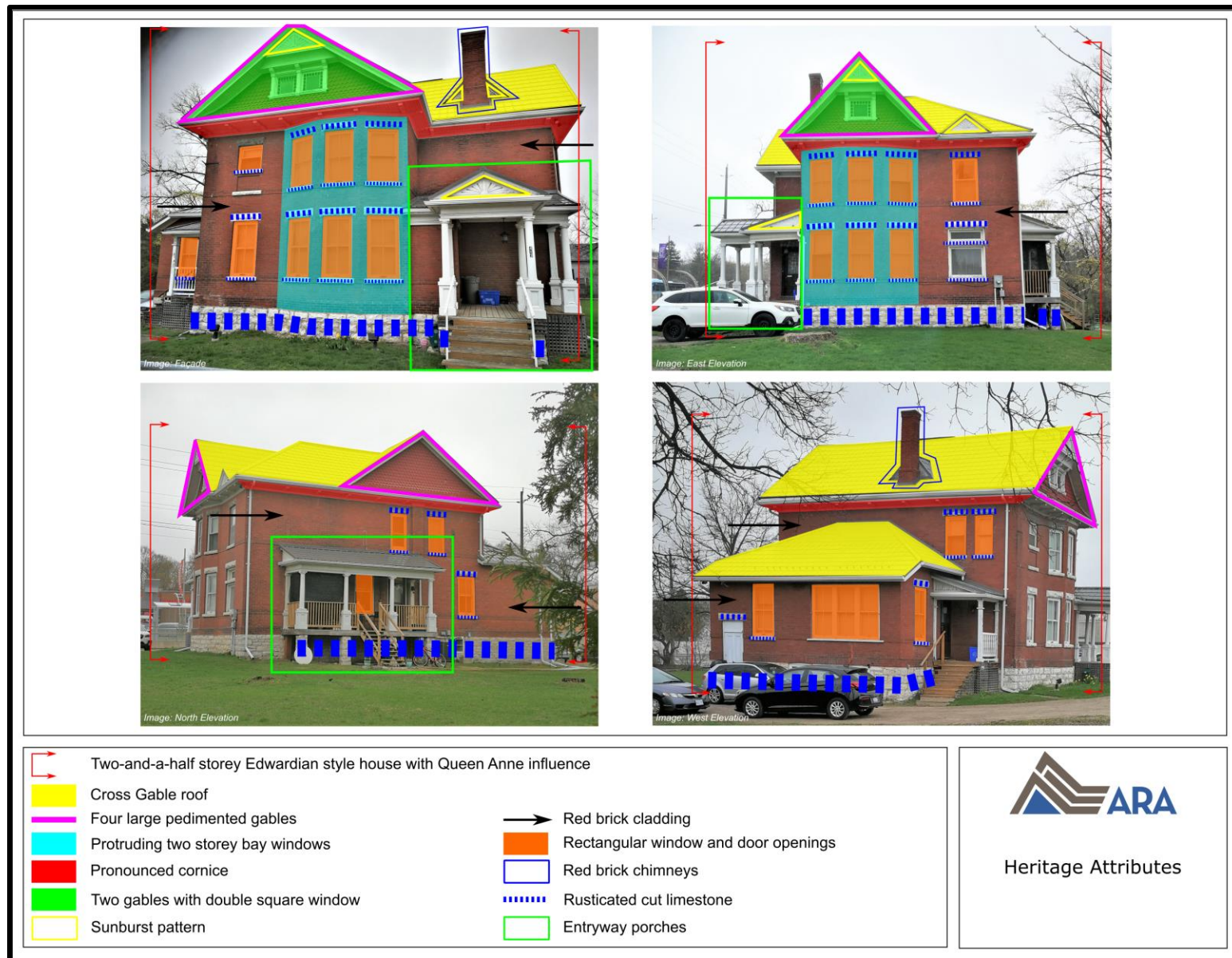
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

415 Davis is historically linked to its surroundings and alongside 425 Davis Drive, anchors the historic downtown area of Newmarket and the property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Edwardian style house with Queen Anne influences
- Cross gable roof
- Protruding two storey bay windows
- Red brick cladding with string course details in brick bond
- Rectangular window and door openings, one-over-one sash windows with four pane storm windows
- Rusticated cut limestone lintels and sills on window and door openings, porch piers and foundation
- Four large pedimented gables with imbricated shingle pattern
 - Two gables with double square window
- Pronounced cornice, finished with wooden soffit and dentils
- Two tall interior red brick chimneys emerging from small gables with sunburst pediment pattern
- Two elevated entryway porches with gable roof supported by Tuscan style columns
- Sunburst pattern in pediments
- Location in the historical downtown of Newmarket

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined in Section 8.0 above.



Map 9: Map of Heritage Attributes of 415 Davis Drive

11.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet one or more of the criteria grouped into the categories of design or physical value, historical or associative value and contextual value. The Charles Denne House at 415 Davis Drive meets all three criteria for determining CHVI as outlined in O. Reg. 9/06.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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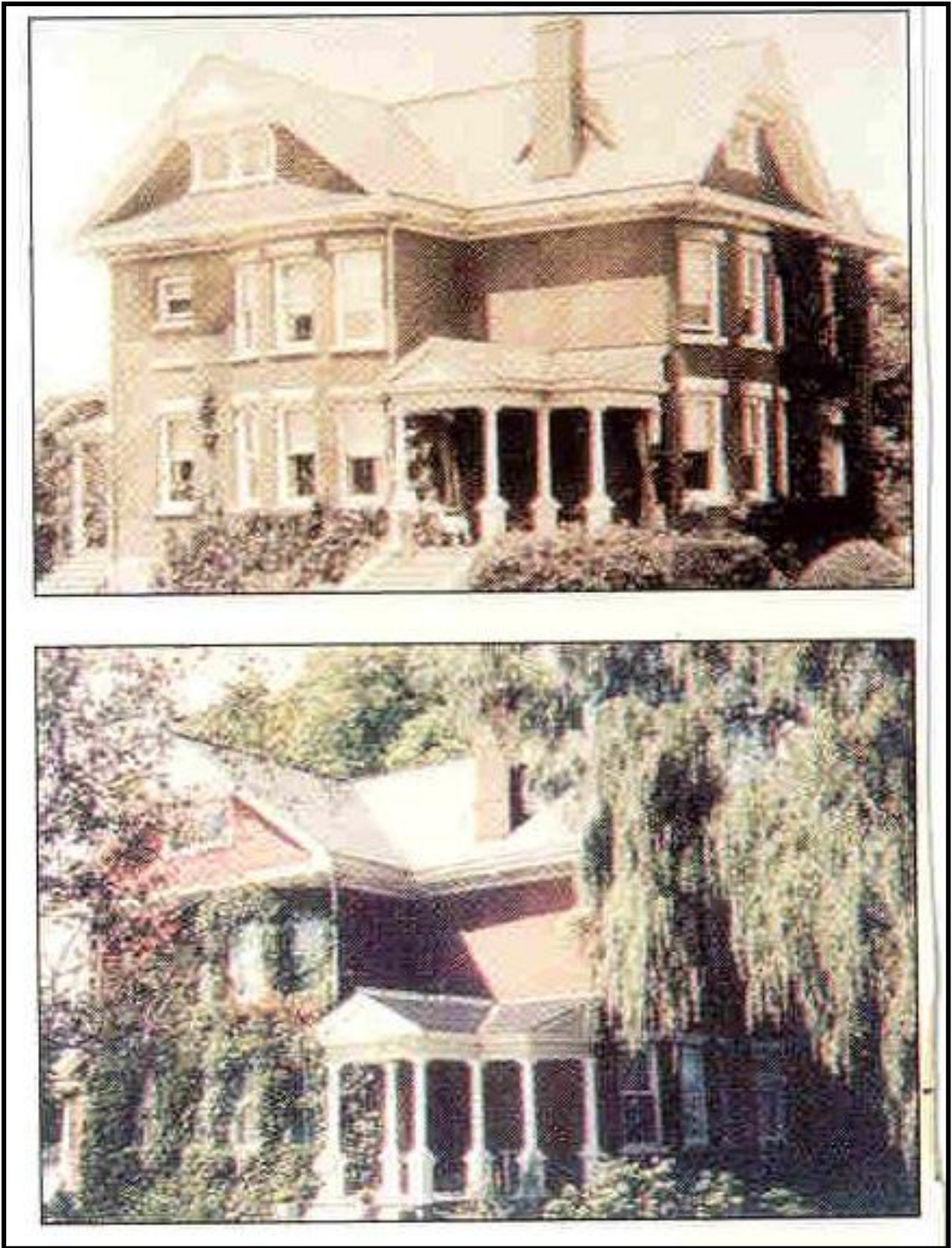
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2021 Aerial Image, 1954.

Appendix A: Historic Photos

**Figure 1: Image of 415 Davis Drive
(Town of Newmarket 2021)**



**Figure 2: Image of 415 Davis Drive
(Town of Newmarket 2021)**

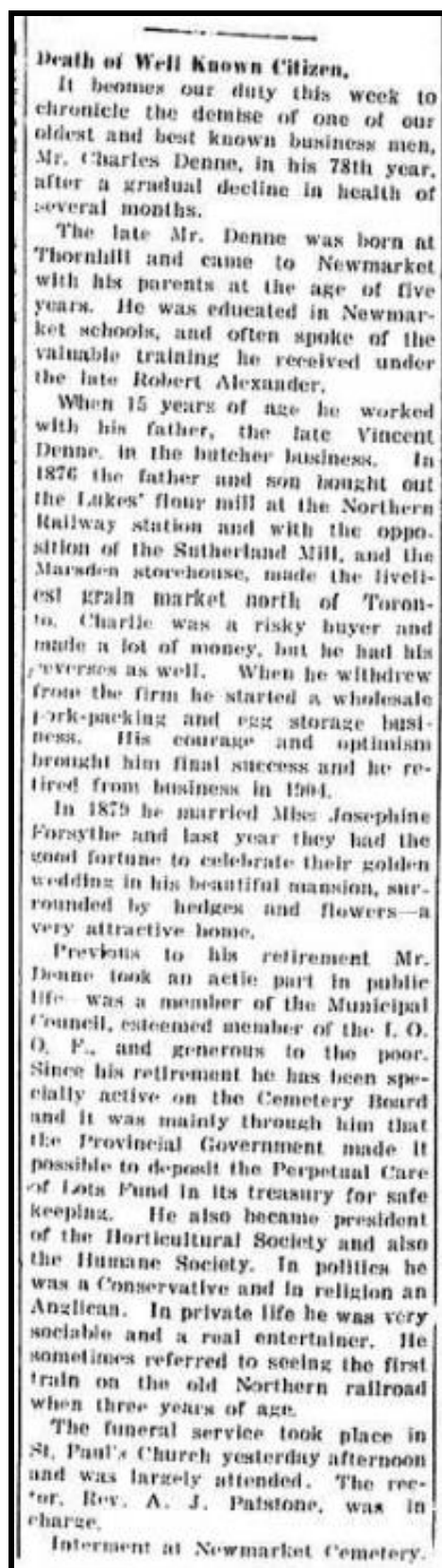
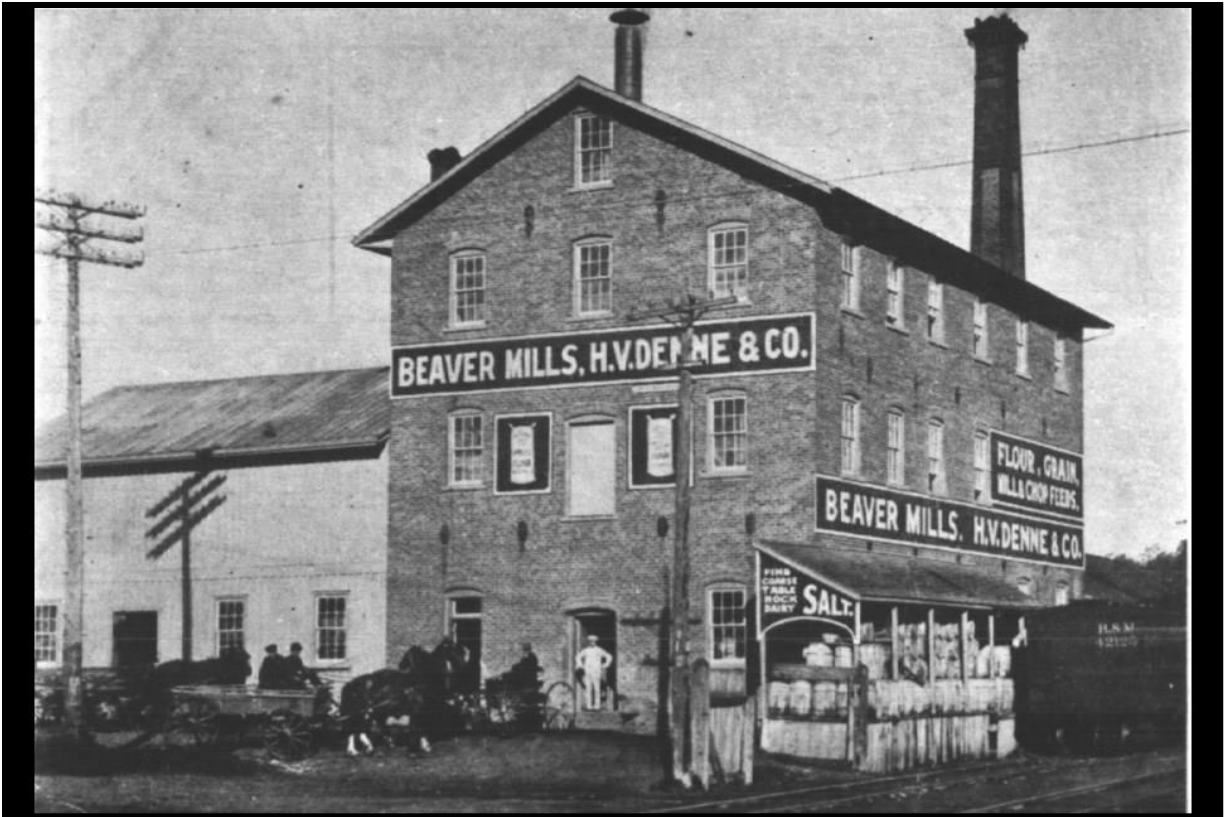


Figure 3: "Death of Well-Known Citizen"
(Newmarket Era 1930:3)



**Figure 4: Beaver Mills, Bought by Vincent and Charles Denne
(Macleod 2020)**



Heritage Permit Application

The accuracy and completeness of this application is the responsibility of the applicant.

Location of the Subject Property

Municipal Address: 75 / 79 Dawson Manor Blvd, Newmarket, ON, L3X 2H5

Legal Description: RioCan Centre Newmarket

Owner(s):

Name(s): RIONEW HOLDINGS INC.

Address & Postal Code: 157 Harwood Avenue North, Unit C004, Ajax, ON, L1Z 0A1

Phone No. (during office hours): 705-220-4486

Email address: tostevens@riocan.com / jeigo@riocan.com

Agent (if applicable)

Name(s): James Eigo

Address & Postal Code: 157 Harwood Ave, North, Unit C004, Ajax, ON, L1Z 0A1

Phone No. (during office hours): 705-220-4486

Email address: jeigo@riocan.com

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For Office Use Only

Date Received: _____ Application No: _____

Date Acknowledgement sent: _____ 90 Day Expiry Date: _____

Heritage Newmarket Meeting Date: _____

Council Meeting Date: _____

A. Purpose of Application

Describe the purpose of the application, outlining the nature of your proposals including whether you are just altering an existing building / structure, whether the works involve any demolition, whether new construction is proposed and any alterations to existing landscaping.

Currently the exterior paint is faded, and chipped in multiple location though out the houses. The landlord is proposing to repaint the exterior house, window trim, doors, soffit with a paint type rated for exterior use colour matched to existing or a heritage paint type approved by the heritage committee.

There are some area's on the exterior siding, window trim, doors, soffit, and fascia boards where the existing wood is deteriorated (rotten). The landlord is proposing to replace these deteriorated board with pressure treated wood or a wood type that is deemed appropriate from the heritage committee. All pieces of wood will be the same dimensions as existing.

The landlord is proposing to remove and replace rotten or broken board for the front and rear decks and railings including ramp with the same type of materials as existing decks. Re-use footings / posts if possible.

B. Related applications

Does the proposal also require approvals under the Planning Act, such as a Minor Variance or Site Plan?

Yes / ☒ No (Please circle)

If yes:

1. Please acknowledge that in an effort to streamline the process, you are aware that the Heritage Permit Application, in general, should be approved first before a Minor Variance or a Site Plan Application is approved:

I acknowledge: _____ (Please initial)

2. Please indicate any related file numbers.

C. Details of plans and other related materials (including specifications, samples and photographs) submitted to support your application.

(Photos attached)

- Repair / replace exterior damage or rotted wood around windows (trim), doors, soffit, and fascia board as needed. *Remove and replace front and rear decks and railings including Ramp with the same type of materials as existing decks. Re-use footings / posts if possible.

- Power wash, screw-down as needed scrape, and sand floor planks and railings to the rear deck ramp.

Paint deck/ramp with one coat of primer and 2 coats of paint.

- Paint Exterior; Painting of the soffit, fascia boards, windows, and doors.
- Wood Siding - Repair / Replace damaged and rotted wood siding. Scrape and sand ready for paint.
- To detach and reset the eaves trough.

D. Extent of alterations (including colour, material and finish)

Item(s) to be changed	Existing	Proposed
Chimney		
Cladding		
External Doors	wood	Pressure treated or wood type approved by the heritage committee.
Windows		
Exterior trim	Wood	Pressure treated or wood type approved by the heritage committee.
Fencing / means of enclosure		
Porch / veranda	Wood	Pressure treated or wood type approved by the heritage committee.
Roof		

Foundation Walls		
Other (Fascia boards)	wood	Pressure treated or wood type approved by the heritage committee.
Other (Fascia boards)	Heritage paint	Exterior paint colour match to existing or paint type approved by the heritage committee.
Other		

E. Declaration & Signature

I hereby declare that the statements made herein are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

I have reviewed the submission requirements and understand that incomplete applications may not be accepted.

I also understand that the proposal must comply with all other applicable legislation and by-laws and that other approvals, if required, must be described clearly in Section B of this application (e.g. Minor Variance, Site Plan, Building Permit e.t.c.)

I acknowledge that any change to the approved drawings, however small, must be re-submitted for approval. Failure to do this may result in work stoppage and charges and/or fines under the Ontario Heritage Act.

I acknowledge that the Town of Newmarket staff and members of Heritage Newmarket may visit the property that is the subject of this application for the purpose of evaluating the merits of the application.

I acknowledge that personal information on this form is collected under the authority of the Ontario Heritage Act and will be used to process Heritage Permit Applications and the information may also be released to the public.

Owner's Signature

Date

Owner's Signature

Date



Authorized Agent's Signature

May 25, 2021
Date

Heritage Permits

A Heritage Permit is required to undertake external changes to properties designated under Part IV of the *Ontario Heritage Act 1990*, as amended (the *Act*). The *Act* provides a process to ensure that any change to the exterior of a designated property does not alter it in such a way that the reasons for designation are diminished.

Any external works that alter or change the appearance of the property (including its buildings, structures and important landscaping) are likely to require a Heritage Permit.

Examples of external works that will require a Heritage Permit include:

- Additions to an existing building or an accessory structure on the designated property.
- Replacement of windows and doors.
- Change in window or door openings

- Removal and/or installation of porches, verandas, canopies, cladding and chimneys.
- Change in trim, roofing, cladding and painting of building exterior
- Removal and / or installation of a deck, fence, gate, trellis, arbours and /or gazebos.

Examples of works that do not require a Heritage Permit include:

- Routine maintenance and minor repairs that do not change the exterior appearance of the main building, accessory structures and/or landscaping.
- Re-roofing in material and colour similar to existing material and colour
- Repairs to, and replacement of eaves troughs and downspouts unless these are ornamental and integral to the heritage character and appearance of the building.
- Re-pointing of brick and repairs to chimneys.

A Heritage Permit for demolition, relocation or de-designation of heritage properties are discouraged and are generally not supported by staff or Heritage Newmarket.

Each property designated under Part IV of the *Ontario Heritage Act* has a by-law that provides the reasons for designation and details the main heritage attributes of that property. Any external changes must be consistent with these.

A Heritage Permit Application is considered in the context of the policies in the Town of Newmarket Official Plan and the designating by-laws of individual properties. Relevant guidelines, including the Historic Downtown Newmarket Design Guidelines and those offered by Government Agencies, such as the Federal Governments “Standards and Guidelines for the Conservation of Historic Places in Canada” (2003) are also taken into account.

Heritage Permit Approval Process

Heritage Newmarket is an advisory Committee to the Council on heritage matters. It was constituted under Section 28 of the *Ontario Heritage Act* and makes recommendations to the Council on heritage matters, including Heritage Permit applications. However the Town Council makes the final decision whether or not to approve a Heritage Permit Application.

Detailed below are the processes that a Heritage Permit application generally goes through:

1.	Application received by Planning & Building Services.
2.	The Owner / Agent receives confirmation that the application is

	complete or receives the reasons why the application is not complete and what additional information must be submitted. The 90 day period only begins on the date the complete application is received.
3.	Application is reviewed by Staff. This will include a site visit to the property.
4.	Staff prepare a Heritage Permit Report and Recommendation. This report is then circulated to members of Heritage Newmarket to review. Members may also wish to visit property.
5.	Application is placed on the agenda for consideration by Heritage Newmarket at their next meeting.
6.	Heritage Newmarket makes a recommendation and forwards this to Council for final approval, if necessary.
7.	The Application is considered by the Town Council, within 90 days of the date of receipt and they either: <ul style="list-style-type: none"> • Approve the application; • Approve the application subject to conditions; or • Refuse the application.
8.	The applicant can either: <ul style="list-style-type: none"> • Accept the decision of the Town Council; • Appeal the conditions to the Conservation Review Board/LPAT; or • Appeal the decision to refuse to the Conservation Review Board/LPAT.

Staff are available to assist in the application process and it is strongly recommended you consult them prior to submitting a Heritage Permit Application.

Under Section 33 (4) of the *Ontario Heritage Act*, Council shall render its decision within 90 days of the receipt of a complete Heritage Permit application. Within the 90 day period, Council must either consent to the application, consent to it subject to conditions or refuse the application. The 90 day period can be extended if the applicant agrees to the extension in writing with Council.

Submission Requirements

The Heritage Permit Application must be submitted in a form that provides Staff and Heritage Newmarket a clear understanding of specific details and visual representation of the proposed alterations to the historic property and the physical setting into which the changes are to occur.

Every Heritage Permit Application submitted must include

- A completed application form.
- A survey plan of the property.
- A site plan of the property including front, rear and side setbacks.
- Plans, sections and elevations of the property clearly showing the existing property and how it is proposed to be changed; including changes to the roof.
- Details (including samples if necessary) of the proposed materials
- A justification for the proposed changes and how the applicant/agent consider the heritage attributes are being affected.
- Full details of any the existing and proposed doors and windows, if these are to be altered.

Please note

- Applicants are strongly advised to discuss the proposed changes with Planning staff prior to submitting an application.
- A Heritage Permit approval must precede issuance of any Building Permit.
- It is in the interests of the property owner to retain licensed professionals to undertake the design and execution of projects on Heritage properties.
- Heritage Permit infractions may result in charges being laid against the owner in accordance with the *Ontario Heritage Act*.
- Follow up site inspections will be conducted to ensure compliance with all the requirements of the Heritage Permit approval.
- Under Section 33 (4) of the *Ontario Heritage Act*, Council shall render its decision within 90 days of the receipt of a complete Heritage Permit application. Within the 90 day period, Council must either consent to the application, consent to it subject to conditions or refuse the application. The 90 day period can be extended if the applicant agrees to the extension in writing with Council.

If you have any questions regarding heritage matters please contact Devon Morton on 905 953-5300 ext. 2458, or dmorton@newmarket.ca.

**RIOCAN CENTRE
NEWMARKET**

75, 79 Dawson Manor Boulevard, 17810–17830 Yonge Street, Newmarket, Ontario

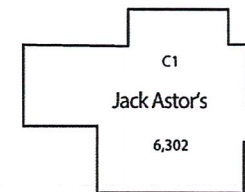
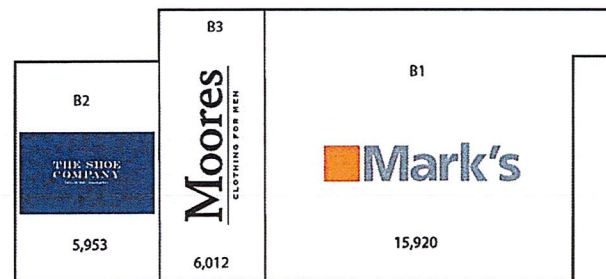
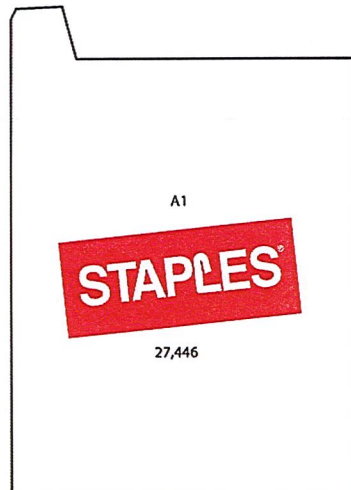
RIOCAN
 REAL ESTATE INVESTMENT TRUST

The Home Depot



The Co-operators

 E1
2,224

 D1
2,864
Dawson Manor
Spa & Salon

YONGE STREET

DAWSON MANOR BOULEVARD

The purpose of this plan is to identify the approximate location, size and dimension of the Leased Premises in the Shopping Centre. The Landlord reserves the right at any time to relocate, rearrange, alter or expand the building and structures, other premises, the Common Areas, and any part of the Leased Premises from that shown on this plan. All information, dimensions, sizes and areas are approximate only and are to be verified on site. Any references on this plan to specific tenants are subject to change from time to time and shall not be deemed to be any representation as to the tenants that are within the Shopping Centre. 03/15





































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