



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

October 28, 2019

Sent by EMAIL

Mr. Adrian Cammaert
Acting Manager, Planning Services
Planning and Building Services
395 Mulock Drive
Newmarket, Ontario L3Y 4X7
acammaert@newmarket.ca

RE: 1075 Gorham Street, Newmarket, Ontario

Dear Adrian,

The Town of Newmarket engaged ERA Architects to provide recommendations on an application received by the Town for the demolition of the structure located at 1075 Gorham Street ('Subject Property'). The property is listed on the Town's Municipal Register but is not Designated under the *Ontario Heritage Act*.

To inform its recommendations, ERA was provided with the following background documentation: Correspondence from local historian M. Paul Millard (September 13, 2002) and the report *Drew Residence: Reasons for Designation* (Humber College, 2002). Historical sources were reviewed to supplement this background documentation, including historical maps and aerial photographs. The Town of Newmarket's Municipal Registry was consulted as further reference. ERA also consulted the Heritage Newmarket Advisory Committee in a telephone conversation on October 28, 2019.

An assessment of the exterior of the property was made on October 24, 2019, with access limited to the public realm. A condition assessment was not conducted.

The structure is a rare surviving example of a pre-Confederation Ontario Regency cottage constructed during the mid-19th century. Both Millard's findings and Humber College's report suggest the property was constructed in the early 1850s. These findings were based on historical records as well as an analysis of architectural elements, construction methods, and materials used by early settlers in the Newmarket and Bogarttown communities.

While components of the structure have been modified from their original design, the building retains the form, massing, and numerous features that are characteristic of Regency cottages in Ontario. The Regency cottage emerged in Ontario throughout the 1820s-70s and is characterized by its low profile (1 or 1-½ storeys), symmetrical elevations (3-to-5 bay façade with large windows), hipped roof, and classical motif finishes. Architectural details of the structure include decorative false columns on the corners of the exterior, the hipped roof, the symmetrical façade, and large six over six hung windows with decorative head and sill details. There are two wings located on the north side of the building that were not

addressed in the background documentation. These wings include a number of details which are in keeping with the central structure's character such as the decorative false columns on the corners as well as the size, style and construction methods for the windows and window finishes. The dates of construction for the two wings on north side of the building are undetermined at this time.

The Subject Property is located on a portion the 200-acre Crown Reserve on lot 33, Concession 2 in Whitchurch Township that was surveyed in 1802 by John Stegman. Subsequent ownership and subdivision of the acreage changed numerous times throughout the early-to-mid 19th century. Under the ownership of William Andrew Clarke, a merchant of Toronto, 100 acres of the property was subdivided into "Villa Lots" that fronted Gorham Road (known today as Gorham Street). In 1854, Henry Minter, a carpenter and resident of East Gwillimbury purchased lots 34 and 35 located at the corner of Gorham Street and Leslie Street. The structure was built between Minter's purchase of the lands in 1854 and 1861, as the building is noted on the 1861 Whitchurch Township Census.

Based on our assessment, the Subject Property at 1075 Gorham Street meets the Ontario Regulation 9/06 criteria for Designation under Part IV of the *Ontario Heritage Act*.

At the time of writing this assessment, ERA was unaware of the specific reasons that prompted the demolition application. ERA would be pleased to meet with you and potentially the property owner to assist in resolving any concerns related to the identification of cultural heritage value on the property. Additionally, ERA would be pleased to assist in preparing a Notice of Intention to Designate should the Town of Newmarket decide to pursue Designation.

Sincerely,



Michael McClelland, Principal
E.R.A. Architects Inc.