



Town of Newmarket
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Memorandum:

Fenestration Assessment, 425 Davis Drive

April 6, 2021

To: Heritage Newmarket Advisory Committee
From: Devon Morton, Planner, Committee of Adjustment and Cultural Heritage
Re: Fenestration Assessment, 425 Davis Drive

Purpose

The purpose of this memo is to provide the Heritage Newmarket Advisory Committee with new information related to the replacement of the windows and central entry with sidelights at 425 Davis Drive (Union Hotel). Discussion of this matter by the Heritage Newmarket Advisory Committee fulfills the requirement of the municipality to consult its heritage committee, as required by the Ontario Heritage Act.

Background

The existing sash windows and central entry with sidelights are considered heritage attributes as they are identified in the property's designation by-law (2018-53). These attributes are protected from removal and alteration under the Ontario Heritage Act. As such, a Fenestration Assessment was requested to explore the viability of retaining these heritage attributes.

Discussion

A detailed Fenestration Assessment was prepared by Bob Abraham Architecture Corporation dated March 22, 2021. The Fenestration Assessment provided additional information about the existing condition of the windows and central entry with side lights and a rationale for their removal.

The Fenestration Assessment indicates that the existing windows and central entry with sidelights are in poor condition and that rehabilitation is not feasible.

The Fenestration Assessment proposes to replace the existing windows and central entry with sidelights with historically inspired, energy efficient wooden replacements.

Archaeological Research Associates Ltd (ARA), the Town's heritage consultant, has advised that replacing the existing windows and central entry with sidelights with historically inspired, energy efficient wooden replacements will replicate the style and appearance of the existing windows, retain the existing openings, recall the motif of the existing element and is supportable.

Provided the Heritage Newmarket Advisory Committee has no concerns with the approach outlined herein, Planning Services will issue the Heritage Permit.

Respectfully submitted,

Devon Morton

Devon Morton, B.U.R.PI
Planner, Committee of Adjustment and Cultural Heritage

Attach:

1. Fenestration Assessment, Bob Abraham Architecture Corporation
2. 425 Davis Drive Fenestration Report Review and Heritage Committee,
Archaeological Research Associates Ltd.