

1.0 PROPERTY INFORMATION

Civic Address: 379 Botsford Drive

Common Name: George Alexander Binns House

Legal Description: Plan 81, Part Lot 85

2.0 PHOTOGRAPHS



Image 1: Façade of Property at 379 Botsford Drive
(Photo taken on April 7, 2016; Facing North)



Image 2: Detail of Façade at 379 Botsford
(Photo taken on April 7, 2016; Facing North)



Image 3: Detail of Pediment and Bay on Façade of 379 Botsford Drive
(Photo taken on April 7, 2016; Facing North)



Image 4: Detail of Cut-stone Foundation
(Photo taken on April 7, 2016; Facing West)



Image 5: Covered Porch on Façade at 379 Botsford Drive
(Photo taken on April 7, 2016; Facing East)



Image 6: Interior View of Stained Glass Transom on Façade at 379 Botsford Drive
(Photo taken on April 7, 2016; Facing South)



Image 7: Oval Stained Glass Window on Façade at 379 Botsford Drive
(Photo taken on April 7, 2016; Facing North)

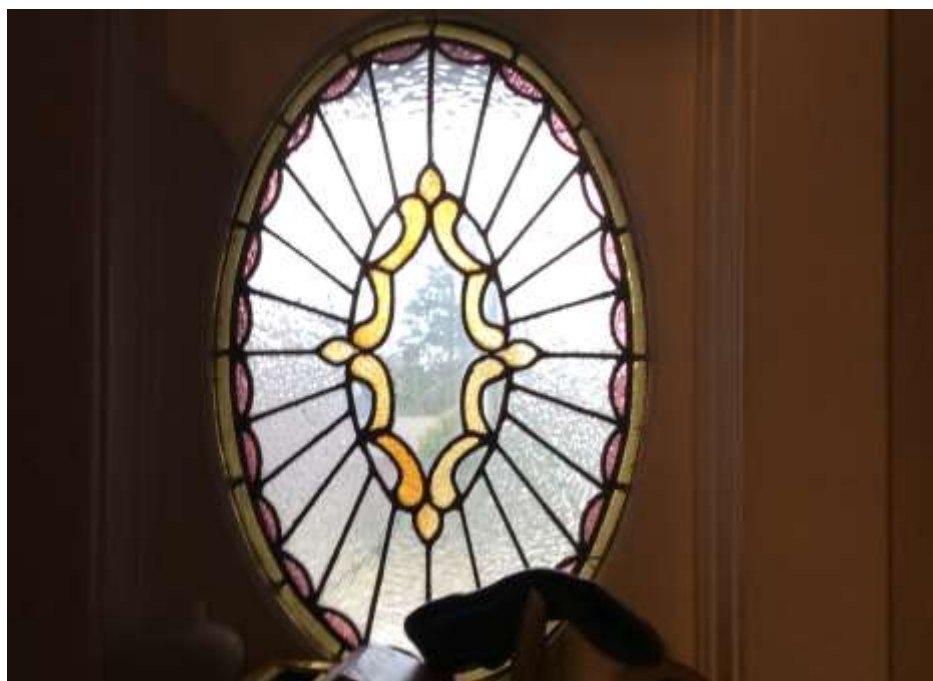


Image 8: Interior View of Oval Stained Glass Window
(Photo taken on April 7, 2016; Facing South)



Image 9: View of West Elevation
(Photo taken on April 7, 2016; Facing Northeast)



Image 10: North and West Elevations
(Photo taken on April 7, 2016; Facing Southeast)



Image 11: North (Rear) Elevation
(Photo taken on April 7, 2016; Facing South)

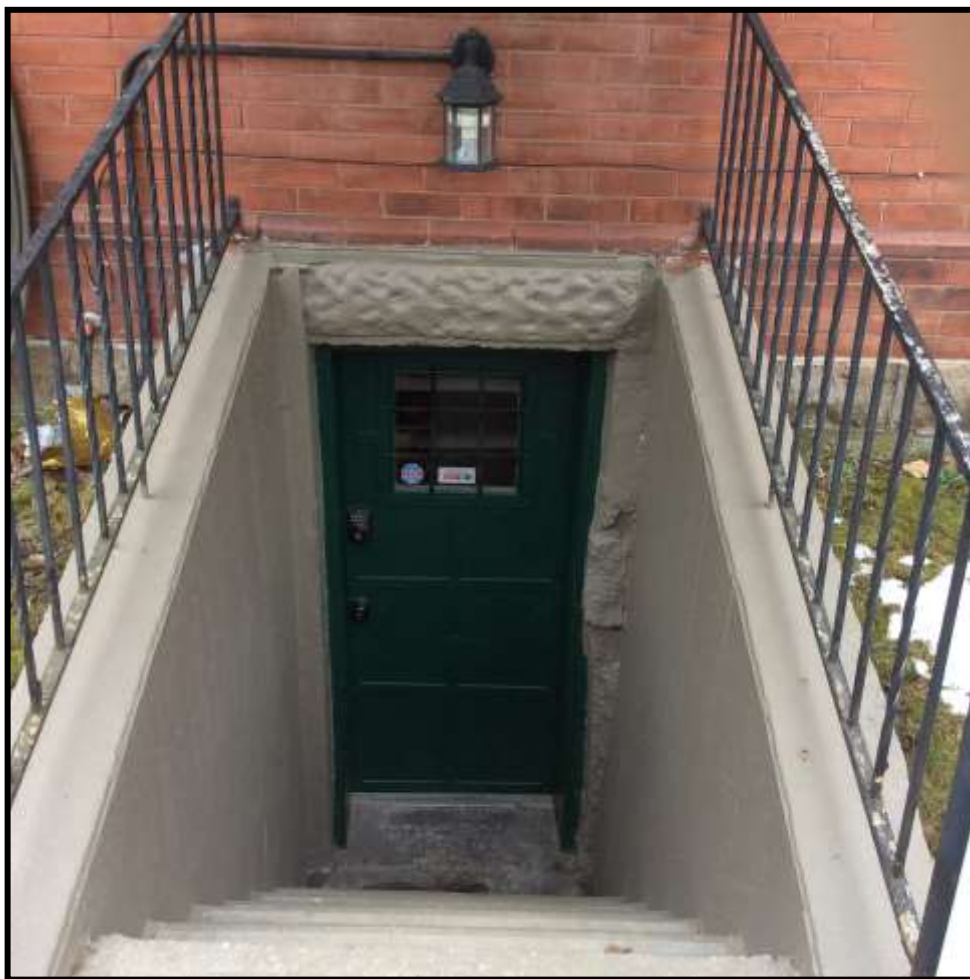


Image 12: Basement Stairwell on North Elevation
(Photo taken on April 7, 2016; Facing South)



Image 13: Stained Glass from Interior at Second Storey Landing
(Photo taken on April 7, 2016; Facing North)



Image 14: North and East Elevations of 379 Botsford Drive
(Photo taken on April 7, 2016; Facing Southwest)



Image 15: East Elevation and Façade of 379 Botsford Drive
(Photo taken on April 7, 2016; Facing Northwest)



Image 16: West Elevation of Garage
(Photo taken on April 7, 2016; Facing East)



Image 17: South Elevation of Garage
(Photo taken on April 7, 2016; Facing Northeast)

3.0 MAPS



**Map 1: Location of the Property at 379 Botsford Drive
(Queens Printer for Ontario 2016)**

4.0 BACKGROUND INFORMATION

4.1 Architecture or Design

- Representative of the Edwardian style with some Queen Anne elements
- L-shaped plan
- Two-and-a-half storey red brick construction laid in stretcher bond with projecting band of brick courses located under the second storey window openings as well as the top of the basement window openings, both bands run around the entire house
- Cut stone foundation
- Hip roof with wide eaves with brackets
 - The hip roof has a hip roof dormer with wide eaves and an offset pediment gable over a two-storey bay
 - The pediment has a small window
 - The pediment is decorated with fish scale shingles and a fan motif in the peak of the gable
- A covered verandah wraps from the façade around the east elevation, supported by columns sitting atop brick bases and a sawed post balustrade
- The façade is two-bay with a projecting bay window on the west side
 - The first storey exhibits a single entranceway and a large window with a rectangular stain glass transom as well as a small oval window opening with radiating brick voussoirs with a wood frame and stain glass window
 - All window openings (save for the oval window) have rusticated lug stone lintels and rusticated sills
 - A continuous border of lintel stones carries across the tops of the three window openings of the protruding bay window on both levels
- The west elevation is two-bay, the scar of a filled in window opening is evident between two first storey window openings
 - There are two basement window openings, one with a stone lintel
 - All other windows on the west elevation have rusticated stone lintels and sills
- The north elevation has stairs leading down to a basement door opening flanked to the west by two basement window openings and one to the east
 - A random assortment of window opening placement and size is exhibited on the north elevation: three rectangular openings on the first storey and three on the second storey
 - One second storey window is a large arched window with radiating brick voussoirs with a large stain glass window
 - All other windows on the north elevation are topped by large rusticated lintels and sills
 - Evidence of an original chimney runs up the elevation to the east of the basement door
- East elevation is two bay; one of the upper storey windows was filled halfway

- A wood siding clad vestibule shelters the entrance way into the rear end of the elevation; the vestibule has a door in both the north and south sides, a narrow walkway connects the verandah to the vestibule
 - A large hip roof dormer breaks the roofline
- Banded red brick chimney at the west elevation, evidence of an original chimney at the rear
- A one storey hip roof stuccoed two-car garage is located at the northeast corner of the property
 - The north, east and west elevations are two-bay
 - The property owner indicated that this garage may have been used to store inventory from Binns' business, however research could not verify this use

4.2 History

- Constructed in 1906 (Heritage Newmarket Advisory Committee n.d.:15)
- Home of George Alexander Binns (1867–1940)
 - Binns started in the hardware business in Newmarket in 1890 after learning the trade with J.C. Robertson (at the 1932 location of Bolton's Bakery) (Newmarket Era 1932:2)
 - Binns purchased the former tinsmith and plumbing business of D.S. Wright – the 1932 location of Gibney's Barber Shop and the Dominion Express Office in Newmarket (Newmarket Era 1932:2)
 - He started his own business in 1902 with a focus on hardware, carriage, woodenware and sports (Pilfrey 2016)
 - He operated the business on Newmarket's main street for over 35 years (Emanuel 2016)
 - He retired in 1928 after selling his business to Mr. Rowland (later known as MacNab Hardware)
 - Binns resided in the home with wife Emily (Watson) Binns, daughters Florence and Marjorie, and son Gordon
 - Binns owned the property from 1904 until his death in 1940, it was sold by his executors in 1941
 - He was a prominent citizen in Newmarket
 - George Binns served on Town Council, high school board, and cemetery board
 - He was a board member of the bicycle club, curling and bowling clubs, a charter member of the High Wheel Newmarket Bicycle Club (1885), and a Master of the Masonic Lodge
 - The Binns family was one of the first to own a summer cottage at Orchard Beach on Lake Simcoe
 - Newmarket has a street "Binns Avenue" named for him (Emanuel 2016)

- George Alexander Binns was the son of GM Binns, printer of the first conservative newspaper in Newmarket, the **Newmarket Courier** (established in December 26, 1867) (Elder 1985:30;Carter 2011:148)

4.3 Context

- The house is set back from the road on a small rise
- Supports the rich heritage character of the historic neighbourhood

5.0 EVALUATION OF SIGNIFICANCE

**Table 1: Evaluation of the Cultural Heritage Value or Interest of the Property
According to Ontario Regulation 9/06**

EVALUATION OF PROPERTY		
Criteria	Description	✓
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	
	Displays 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	✓
	Yields or has the potential to 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	
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓
	Is physically, functionally, visually or historically linked to its surroundings	
	Is a landmark	

6.0 RECOMMENDATION

RECOMMENDATION FOR PROPERTY	
Recommendation	✓
The property has no cultural heritage value or interest, therefore it requires no further work.	
The property should be considered for addition to the Municipal Heritage Register.	✓

RECOMMENDATION FOR PROPERTY	
Recommendation	✓
The property should be considered for designation under Part IV of the <i>Ontario Heritage Act</i> .	✓

7.0 STATEMENT OF SIGNIFICANCE

Introduction and Description of Property

The George Binns House, located at 379 Botsford Drive, is situated on the north side of the road, in the Town of Newmarket. The property contains a two-and-a-half storey hip roof red brick house constructed circa 1906.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The George Binns House is a good example of a two-and-a-half storey Edwardian house with Queen Anne elements. The L-shaped plan two-and-a-half storey house is constructed with red brick laid in stretcher bond with projecting bands of coursing at the sill level of the second storey window openings as well as at the lintel level of the basement window openings that both run around the entire perimeter of the house. The foundation is cut stone. Typical of Edwardian style, the house has a high hip roof with bracketed wide eaves broken by a hip roof dormer, a wrap-around verandah and a projecting pedimented over the two storey bay window. The Queen Anne influence is seen in the variety of decorative details and window openings including the projecting two storey bay on the west wing with a continuous border of lintel stones that carry across the tops of the three window openings. The wing is topped with a fish scale decorated pediment within which is a small window decorated with a fan motif in the peak. The façade is two-bay with an additional decorative oval stained glass window with a wood surround and radiating brick voussoirs. Several other stained glass windows are also found on the house: the single entranceway and large window opening with a stained glass transom and the large centrally placed stain glass arched window on the north elevation with has radiating brick voussoirs and a stone sill. The windows are topped with single lug rusticated stone lintels and sills. The verandah with sawed post balustrade is covered by a hip roof supported by half columns resting on brick stone foundations.

Historical/Associative Value

The George Binns House is associated with George Binns, who was a prominent citizen and shop owner in Newmarket. The house was built for George Alexander Binns (1867–1940) in 1906 where he lived until his death in 1940 when it was sold by his executors. George was the son of G.M. Binns, a printer of the first conservative newspaper in Newmarket, the *Newmarket Courier*. Binns began working in the hardware industry in

1890 with J.C. Robertson. By 1902 he started his own business in Newmarket with a focus on hardware, carriage, woodenware and sports. Two years later he bought the land for this house. He operated the business on Newmarket's main street for over 35 years. He sold his interest in his company to Mr. Rowland when he retired in 1928. The store was later known as MacNab Hardware. George Binns lived in the home with his wife, Emily (Watson) Binns, daughters Florence and Marjorie and son Gordon. George Binns was a prominent citizen in Newmarket; he served on Town Council, the high school board and cemetery board. He was a board member of the bicycle club, curling and bowling clubs, a charter member of the High Wheel Newmarket Bicycle Club (1885), and a Master of the Masonic Lodge. George Binns' contribution to the Town of Newmarket is commemorated through the naming of "Binns Avenue" after him.

Contextual Value

The George Binns House's distinctive architecture and situation on a slight rise from the street makes it a landmark along Botsford Drive. The house supports the heritage character of the historic neighbourhood.

Cultural Heritage Attributes

- Two-and-a-half storey red brick construction
- Hip roof with two hip roof dormers
- Two bay façade with projecting two-storey bay window
- Fish scale decorate pediment on the façade with a rectangular window opening
- Off-centre oval stain glass window with radiating brick voussoirs and wood frame
- Central entranceway
- Large façade window with stain glass rectangular transom
- All window openings with stone lintels and sills
- Hip roof covered verandah
- Two-bay east and west elevations
- Large arched rear stain glass window with radiating brick voussoirs and stone sill
- Banded brick chimney

8.0 BIBLIOGRAPHY AND SOURCES

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City of Newmarket

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Special thanks to the volunteers at the Ellman Campbell Museum for their research assistance.

Appendix A: Background Material

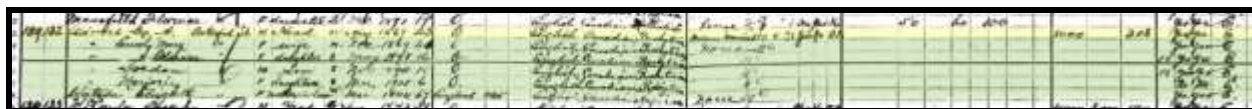


Image 18: George Alexander Binns and Family in the 1911 Census
(LAC 1911)



Image 19: George Alexander Binns Family in the 1921 Census
(LAC 1921)



Image 20: Article About George Alexander Binns, 1932
(The Newmarket Era 1932:2)

Eminent Citizen, Sportsman, 'Al' Binns Mourned By Town

SERVICE CONDUCTED TO- DAY FOR RETIRED HARD- WARE MAN

There was laid to rest on Thursday afternoon one of Newmarket's life-long, best known citizens, George Alexander (Al) Binns. He died on Tuesday.

Rev. A. J. Patstone conducted the service. Pallbearers were Theodore Bolton, T. F. Doyle, Fred Chantler, W. L. Bosworth, Joseph Brammar, W. C. Landy. Interment was in Newmarket cemetery.

"Al" Binns was one of Newmarket's best liked citizens. He was always friendly and cheerful, full of fun and good humor, and he will be greatly missed, particularly by friends along Main St. and fellow members of the bowling club, where he was a great favorite.

He was born in Newmarket in 1867, learning the hardware trade with J. C. Robertson, in the store where Bolton's bakery now stands. After working in Orillia, Toronto, Montreal and other places, he started business in 1890 in Newmarket, where the T. Eaton office is now located, later moving across the street to the site now occupied by the Bank of Toronto.

He married Emily Watson of Newmarket.

His last business move was to build the store which is now occupied by Maenab Hardware, selling out to Mr. Rowland about 1928. Since then Mr. Binns has been retired.

As a young man he was always keen on all kinds of sports, being one of the charter members

of the High Wheel Newmarket Bicycle club of 1885. He has held office in curling, bowling and bicycle clubs and been a member of the town council, high school and cemetery company boards, and past master of the Masonic lodge.

The family was one of the first to open a summer cottage at Orchard Beach, Lake Simcoe.



G. A. BINNS

Besides his widow, he leaves two daughters, Florence, of Toronto, and Mrs. T. H. Scott (Marjorie), of Newmarket, and one son, Gordon, of Newmarket. Also surviving are a sister, Mrs. Howard Porter (Effie), of Ottawa, and two brothers, Frank, of Montreal, and George, of Halifax.

Image 21: George Alexander Binns Mourned
(The Newmarket Era 1940:2)

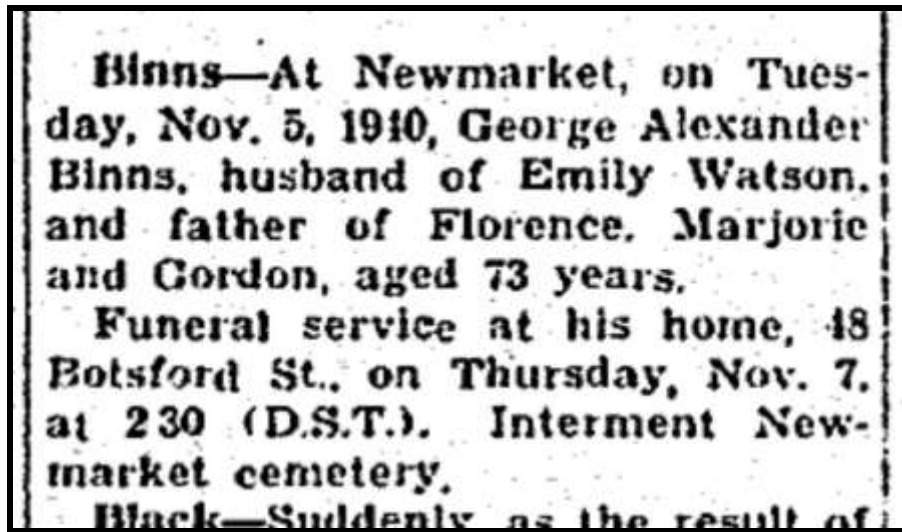


Image 22: George Alexander Binns Obituary
(The Newmarket Era 1940)