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Notice is Hereby Given that the Council of The Corporation of the Town of Newmarket intends to designate as a property of cultural heritage value and interest the following property in accordance with the Ontario Heritage Act, R.S.O. 1990, c. O.18:

Property Description: 471 Eagle Street (Dye's Inn) is located on a large lot on the west side of Eagle Street in the Town of Newmarket. The subject property consists of a two-and-a-half storey Georgian building with two storey rear wing which was constructed between 1820 and 1822.

Legal Description: PT LT 97 PL 81 NEWMARKET; PT BLK K PL 85 NEWMARKET PTS 1 & 2 65R1599, AS CONFIRMED BY BA236 AS IN R115553; S/T NE10608 NEWMARKET

Publication Date: Nov 1, 2024

Last Date for Objection: Dec 1, 2024

Any notice of objection to this Notice of Intention to Designate, setting out the reason for objection and all relevant facts, must be served upon the Town Clerk within 30 days of the first publication of this notice.

Statement of Cultural Heritage Value or Interest:

Physical/ Design Value

471 Eagle Street has physical value as an early example of an inn and tavern in the Town of Newmarket. The two-and-a-half storey wood frame building with two-storey rear wing was constructed between 1820 and 1822. The inn is believed to have housed the first tavern in the Town of Newmarket.

Historical and Associative Value

471 Eagle Street is a representative example of a building constructed in the Georgian architectural style. The building includes a large two-and-a-half storey wood frame building with a balanced and symmetrical three-bay façade and centrally place rectangular door opening with transom and sidelights which are typical features of Georgian architecture. The box like main portion of the building has side gable roof with overhanging eaves, end chimneys, one-storey bay window, and unadorned and rhythmically placed rectangular window openings which are also common features associated with Georgian architecture style.

471 Eagle Street is directly associated with the historic Village of Newmarket and several prominent community members. The lots lines, layout, and built form of the historic village of Newmarket was well established in the mid-19th century and evident in a well-established commercial core found along Main Street and the large presence of residences located along several side streets. The development of the commercial core and surrounding residential streetscapes in the mid-19th century played a significant role in the social and economic development and growth of the Village of Newmarket.

471 Eagle Street, originally known as Dye's Inn, was built between 1820 and 1822 for proprietor Michael Dye. It is one of the oldest remaining buildings in Newmarket and

remains in its original location along Eagle Street, a historically important roadway. The two-storey building with rear wing are present on an 1862 map of the Village. The former inn's narrow setback to the road is a visible reminder of Newmarket's early beginnings when travel was by stagecoach and there were hotels and taverns in most settlements. Some historical documentation note that the property might have been the site of an early inn operated, by either Elisha Beman or Thomas Dye, where the first murder in Newmarket occurred in 1819. The property was seized from Michael Dye due to bankruptcy, however it had several prominent owners throughout the 19th century. John Cawthra was the proprietor of Newmarket's first bank and used the inn as a private residence before it was sold to Hugh Willson. He operated it as Willson's Hotel during the 1850s. It was sold to a local doctor in the 1860s and converted into a private residence, which it remained until 1985.

Contextual Value

471 Eagle Street is important in supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including Eagle Street, were established in the village core, near the commercial Main Street. Located off or parallel to Main Street, the buildings along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks and include a range of architectural styles from that time period. As one of the earliest buildings in Newmarket, 471 Eagle Street exhibits setback and massing which are associated with early buildings and which help define the early origins of the historic village.

Additional information, including a full description of the rationale for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage, Planning Services at (905) 895-5193, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket this 1st day of Nov, 2024

Town Clerk | Town of Newmarket

P.O. Box 328, 395 Mulock Drive, Newmarket, ON L3Y 4X7