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CORPORATION OF THE TOWN OF NEWMARKET

BYLAW NUMBER 1988-78

A BYLAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 220 PROSPECT STREET, NEWMARKET AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act 1980 authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Newmarket has caused to be served on the owners of the lands and premises known as 220 Prospect Street, Newmarket and upon the The Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and

BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. There is designated as being of architectural and historical value or interest the real property known as 220 Prospect Street, Newmarket, more particularly described in Schedule "A" hereto.
2. The reasons for designation of 220 Prospect Street, Newmarket, are described in Schedule "B" hereto.
3. The Municipal Solicitor is hereby authorized to cause a copy of this bylaw to be registered against the property described in Schedule "A" hereto in the proper land registry office.

4. The Clerk is hereby authorized to cause a copy of this bylaw to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this bylaw to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks.

PASSED this day of , 1988.

R. J. Twinney, Mayor

Linda J. Dean, Acting Clerk

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate lying and being in the Town of Newmarket, in the Regional Municipality of York, and being composed of Lot Number 9 on the west side of Prospect Street according to a Plan Number 85 registered in the Registry Office for the Registry Division of York Region;

Save and except that Part of Lot 9 on the west side of Prospect Street, as shown on Registered Plan 85, more particularly described as follows:

COMMENCING at a point on the western boundary of the lot at a distance of 40 feet from the south-west angle of the lot, said point of commencement being intended to be the point on said western boundary where the same is intersected by the fence marking the boundary line between the two residential properties now situate on the lot.

THENCE easterly in a straight line along said fence to a point in the eastern boundary distance 35 feet from the south-east angle of the lot.

THENCE northerly along said eastern boundary to the southern limit of Timothy Street.

THENCE westerly along the southerly limit of Timothy Street to the western boundary of the lot.

THENCE southerly along the western boundary of the lot to the place of beginning.

SUBJECT to a right-of-way over the southerly portion of the lands hereby conveyed, the particulars and purposes of which have been clearly defined in deed dated September 1, 1943, and registered October 15, 1943, for the Town of Newmarket, in the County of York, as Number 12268.

SCHEDULE "B"

The property known as 220 Prospect Street is worthy of designation for architectural reasons. The house was constructed in 1896 for Isaac Silver and designed by William Bunney, Architect in concert with William Cane and Sons. The building is an excellent example of transitional architecture illustrating the evolution from picturesque Queen Anne styling to the Foursquare House.

The 2½ storey structure is clad in clapboard siding and rests on a rubblestone foundation. The house features both symmetrical and asymmetrical arrangements of openings on the various exterior surfaces. The facade and portions of the south and north elevations display symmetry with the latter incorporating a blind window. Banding in the form of decorative shingles between the first and second storey and a cornice with dentils provide visual relief to the height of this structure.

While the gabled hip roof is covered with asphalt shingles, its pediments are filled with decorative shingles. A single brick chimney caps the apex of the roof. The fenestration is plain throughout, apart from half-round openings in the attic storey. The facade is sheltered by a full-length open verandah with decorative turned posts and bargeboard, its gabled roofline and balustrade composed of latticework. A similar verandah is found on the rear (west) elevation, where a single storey tail extends the dwelling.