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Corporation of the Town of Newmarket

By-law 2018-53

A By-law to Designate a Property as Being of Cultural Heritage Value or Interest

The Union Hotel (425 Davis Drive)

Whereas pursuant to Part IV of the Ontario Heritage Act, the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage 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 at:

425 Davis Drive
Newmarket, ON L3Y 2P1

and upon the Ontario Heritage Trust, notice of intention to designate the Union Hotel and associated building, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality; and,

Whereas the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law; and,

Whereas the Council of the Town of Newmarket deems it advisable to pass such a by-law;

Therefore Be It Enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

The Union Hotel
425 Davis Drive
Town of Newmarket
The Regional Municipality of York

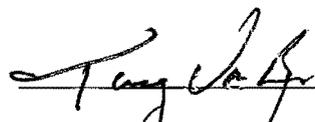
2. And That the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office

ONTARIO HERITAGE TRUST

Enacted this 24th day of September, 2018.

SEP 14 2018

RECEIVED



Tony Van Bynen, Mayor



Lisa Lyons, Town Clerk

SCHEDULE 'A' TO BY-LAW 2018-53

In the Town of Newmarket in the Regional Municipality of York, property descriptions as follows:

LT 16 N/S HURON ST PL 78 NEWMARKET, PT LT 15 N/S HURON ST PL 78 ,
STRIP OF LAND IN REAR OF LT E & 12 TO 16 N/S HURON ST PL 78, BEING
PARTS 1, 2, 3, 4 & 5 ON EXPROPRIATION PLAN YR1373076 ; T/W R737131.
NEWMARKET, Regional Municipality of York

SCHEDULE 'B' TO BY-LAW 2018-53
STATEMENT OF SIGNIFICANCE

The Union Hotel and Associated Building
425 Davis Drive

425 Davis Drive, containing The Union Hotel and associated adjacent building on the same lot is recommended for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

425 Davis Drive (formerly 425 Huron Street) is located at the northeast corner of Davis Drive and Main Street, Part Lot 15 and Part Lot 16, in the Town of Newmarket. The property consists of a two-storey Colonial/Georgian Revival style building, a former inn. The structure was built circa 1882. The property also consists of the former adjacent residence historically linked to the Union Hotel.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

425 Davis Drive is a representative example of a hotel building in the Colonial/Georgian Revival architectural style. The building displays elements of the Colonial/Georgian Revival style of architecture exemplified by its simple and solid design. The two-storey brick and clapboard/shiplap structure has a square floor plan, a hip roof and a three-bay façade. The façade features a centre entryway with transom and sidelights, two doors on either side of the centre entryway, and second storey sashed, two-over-two windows. The west and east elevations are four-bay with sashed two-over-two windows. There are radiating brick lintels above the first and second-storey windows (façade, west and east elevations) and some door openings.

Historical/Associative Value

425 Davis Drive is associated with the early urban development of Newmarket and with several prominent local citizens. Hotels were prevalent in the Town of Newmarket, as was similar of many towns in Ontario at the time. At the time of its incorporation as a town in 1880, Newmarket had ten hotels. Hotels and taverns were locations where travellers could rest along their route, and historically these establishments also functioned as important social locales which hosted political meetings, court proceedings and the like.

The Union Hotel is associated with its many owners/operators who contributed to the development of the hotel and the commercial history of Newmarket. James P. Flanagan, erected the hotel circa 1882. Flanagan's son Thomas Flanagan continued the operation of the hotel until 1896. The Town of Newmarket's Local Architectural Conservation Advisory Committee (LACAC) has indicated that during this time it also may have operated as a brothel. James Burke, who also operated the Newmarket Soda Water Works Company, owned the property from 1897 to 1907. Burke moved the soda operation onto the property. Patrick Hodgins owned the property after Burke and constructed the adjacent building at 431 Davis Drive. The end of the hotel's operation appears to coincide with the Temperance Movement when Newmarket went dry in 1911.

425 Davis Drive is associated with local Newmarket builder John Ough, as it is believed he constructed the hotel. Ough is noted to have constructed several other buildings in Newmarket including Charles Denne House (415 Davis Drive) and Queensville School. Ough was believed to be the proprietor of the Eagle Hotel and was the leader of the Newmarket Orchestra.

Contextual Value

425 Davis Drive is situated close to the road and the northeast corner of Davis Drive and Main Street in downtown Newmarket. The property's historic architectural style and massing contributes to the historical character of the commercial core of Newmarket. 425 Davis Drive is historically linked to its surroundings. The adjacent building, municipally addressed as 431 Davis Drive was constructed by Patrick Hodgins in 1910. Hodgins operated the Union Hotel and likely constructed this house as his residence.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 425 Davis Drive include, but are not limited to:

- Two-storey Colonial/Georgian Revival style building;
- Square floor plan;
- Hip roof;
- Three-bay façade;
- Buff Stickwood brick;
- Clapboard/shiplap beneath brick cladding;
- Central entryway with transom and sidelights;
- Four-bay west and east elevations;
- Sashed two-over-two windows;
- Radiating brick lintels above the window and door openings;
 - Situated close to the road and the northeast corner of Davis Drive and Main Street;
 - Historic Residence adjacent to the former Hotel Building; and
- Location in the commercial core of Newmarket.