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TOWN OF NEWMARKET

Office of the Town Clerk

DIRECTOR'S OFFICE

AUG 07 1992

HERITAGE POLICY BRANCH

Nancy S

July 23, 1992

York

The Ontario Heritage Foundation,
7 Bloor Street West,
7th Floor,
Toronto, Ontario.
M7A 2R9

Dear Sirs:

**Re: Designations Under the
Ontario Heritage Act**

I am writing to advise that the Council of the Corporation of the Town of Newmarket at its meeting held July 20, 1992, enacted the following bylaws:

- ✓ 1992-105 A BYLAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 170 LORNE AVENUE, NEWMARKET, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.
- 1992-106 A BYLAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 438 BOTSFORD STREET, NEWMARKET AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.

I have enclosed copies of the bylaws for your records.

Yours very truly,

Linda J. Dean

Linda J. Dean,
Deputy Clerk.

LJD:adm
(File: 3.7.2)

cc: Mr. W. Morgan, L.A.C.A.C. Chairman

CORPORATION OF THE TOWN OF NEWMARKET

BYLAW NUMBER 1992-105

A BYLAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 170 LORNE AVENUE, NEWMARKET, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.

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

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 of 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 170 Lorne Avenue, Newmarket, and upon 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.

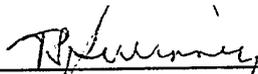
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. There is designated as being of architectural and historical value or interest the real property known as 170 Lorne Avenue, Newmarket, more particularly described in Schedule "A" hereto.
2. The reasons for designation of 170 Lorne Avenue, 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 property land registry office.

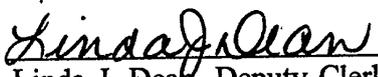
4. The Clerk is hereby authorized to cause a copy of this bylaw to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this bylaw to be published in a newspaper having general circulation in the municipality once for each of three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

READ A FIRST AND SECOND TIME THIS 20 DAY OF
July, 1992.

READ A THIRD TIME AND FINALLY PASSED THIS 20 DAY OF
July, 1992.



R. J. Twinney, Mayor



Linda J. Deak, Deputy Clerk

SCHEDULE 'A' TO BYLAW 1992-105

LEGAL DESCRIPTION (170 Lorne Avenue)

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 Province of Ontario and being composed of Part of Lot 29, according to Plan 48 and Part of Lot 12, according to Plan 55, registered in the Land Registry Office for the Registry Division of York Region, more particularly defined in Plan 65R-2947, Town of Newmarket.

SCHEDULE 'B' TO BYLAW 1992-105

REASONS FOR DESIGNATION (170 LORNE AVENUE)

The property at 170 Lorne is designated for architectural reasons. The house, constructed in 1887-89 for Levi Rogers, was expanded and updated in 1926 for William Andrew McCaffrey according to the plans and specifications of the Toronto architectural firm of Sandford, Smith and Everett.

The 2 1/2 storey residence incorporates elements identified with early 20th century Edwardian Classicism. The brick and frame structure displays stucco cladding and wood and stone trim. On the principal (east) facade, the main entrance features a Classical doorcase. All elevations contain rectangular and segmental windows, some with louvred wooden shutters. A bull's eye window is introduced on the north wall while French windows provide access to a second-storey balcony on the south elevation. The central portion of the building is covered by a truncated hip roof with a gable on the east face and a gabled dormer and tall chimney on the west. Gable roofs protect 2 1/2 storey extensions to the north and south, with a tall stone exterior chimney on the south wall. A single storey hip roof servery is attached to the northeast corner.