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CORPORATION OF THE TOWN OF NEWMARKET

BYLAW NUMBER 1995-57

A BYLAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 178 to 180 MAIN STREET, NEWMARKET, AS BEING OF ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.
(FEDERAL BUILDING, 178-180 MAIN STREET)

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 178-180 Main Street (original structure only), 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.

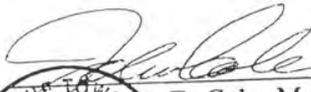
BE IT THEREFORE ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

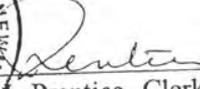
1. There is designated as being of architectural and historical value or interest the land and building located on the real property known as 178-180 Main Street (original structure only), Newmarket, more particularly described in Schedule "A" hereto.
2. The reasons for designation of the land and building at 178-180 Main 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 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 1ST DAY OF
MAY, 1995.

READ A THIRD TIME AND FINALLY PASSED THIS 1ST DAY
OF MAY, 1995.


John E. Cole, Mayor


Robert M. Prentice, Clerk



SCHEDULE 'A' TO BYLAW 1995-57

LEGAL DESCRIPTION - 178-180 Main Street

Lot 49, on the west side of Main Street, Plan Number 81, in The Town of Newmarket, in The Regional Municipality of York.

SCHEDULE 'B' TO BYLAW 1995-57

REASONS FOR DESIGNATION (178-180 Main Street)

The Newmarket Federal Building at 178-180 Main Street South is designated for architectural, contextual and historical reasons.

The Newmarket Federal Building designed in the Italianate style, was constructed between 1914 and 1915 with a major addition built in 1956. In scale, form, materials and layout, the original building is typical of structures of this type designed by the Canadian Department of Public Works (DPW) under Chief Architect David Ewart.

The building is a two storey steel frame and concrete structure faced with red brick, with a one storey irregularly shaped wing along Main Street. It rests on a stone faced basement. The north east corner is marked by a 65 foot campanile of brick with Georgetown stone trim. While the rear elevation was very simple prior to its alteration to accommodate the 1956 structure, the Main and Park Street facades are carefully composed. Five bays wide along Main and four bays wide along Park, the elevations feature large windows on the first floor resting on stone lugsills surmounted by triple arches of red Milton brick accented by a keystone, and visually linked by an interrupted stone belt course. The upper storey windows, smaller and simpler, are grouped in pairs to align with the openings below, rest on a stone string course, and are capped by flat arches of brick with stone keys. The modified hip roof is "supported" by heavy wood brackets which set off the bays and draw attention to the cornice and roofline. The main decorative elements are the campanile and the entrances. The secondary entrance (to the customs house) is the more ornately conceived. It is placed on a high stone clad foundation, set within a double arch of brick and flanked by sham brick buttresses with stone caps. The arch is broken visually by a canopy, installed in 1966, which protects a glass door within an aluminium frame and a glass surround. The whole assemblage is surmounted by a tripartite cast panel with an inset of the date of construction interrupted by a crown motif. The main entrances (to the post office) form the base of the campanile and are somewhat less elaborately conceived. The doors (also 1966 replacements) are set within a tall arch with a cast panel announcing the post office function above. The arch is again broken by small canopies hung with iron chains, but in contrast to the customs entrance, those over the main entrance are 1966 replacements of the original design. The pilastered tower rises through the second storey to house a bell and manually operated clock works, protected by a wooden screen with stone mullions, sill and cap. Above is a clock whose four faces are set in a circular brick surround. The campanile, capped by the bracketed roof topped by a weathervane, provides a distinctive mark. A one storey wing, to the left of the customs house entrance is similar in treatment to the upper storey of the main block.

REASONS FOR DESIGNATION (178-180 Main Street)

The scale of this wing provides an integrating link between the smaller scale buildings to the south and the much larger main body of the federal building.

In functional terms, the Newmarket Federal Building is representative of the broad range of DPW's contemporary work on post offices in scale, materials and placement of services. In stylistic and design terms, the building employs the general massing, materials and overall handling of design components of the standard Ewart post office. The choice of Italianate style, on the other hand, brought some distinction to the structure and the result was the construction of a well-designed and prominent building whose stylistic elements single it out as a rare example among contemporary post offices, and a unique element in the local context. The building is a prominent local landmark, while the bell has always functioned as the Town bell. With the exception of the demolition of the west wall to construct the 1956 addition, the changes to the exterior of the building are largely cosmetic in nature. In its main elements, the structure remains largely as it was upon completion in 1915.