

# Corporation of the Town of Newmarket

## By-law 2025-47

A By-law to designate the property at 698 Gorham Street, the Phoebe J. Mintern House, as being of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act.

**Whereas** pursuant to Section 29, Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and,

**Whereas** authority was granted by Council to designate the property at 698 Gorham Street as being 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, and upon the Ontario Heritage Trust, Notice of Intention to Designate, and has caused such notice of intention to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act; and,

**Whereas** no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

**Whereas** the reasons for designation are set out in Schedule "A" to this By-law;

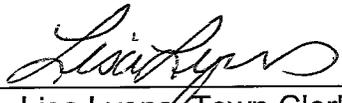
**Therefore** the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 698 Gorham Street, more particularly described in Schedule "B" to this By-law, is hereby designated as being of cultural heritage value or interest.
2. That Schedule "A" and Schedule "B" is declared to form part of this By-law.
3. That the Town Clerk is authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "B" and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act.
4. And that the Municipal Solicitor or designate is authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the Land Registry Office.

Enacted and passed this 10<sup>th</sup> day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

# Schedule “A” to By-law 2025-47

## Statement of Significance Reason for Designation

Phoebe J. Mintern House  
698 Gorham Street  
Newmarket, ON  
L3Y 1L4

## Reason for Designation

The property at 698 Gorham Street, also known as the Phoebe J. Mintern House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 1990 for its cultural heritage value or interest, and meets Ontario Regulation 9/06, for design/physical value, and contextual value.

## Description of Property

698 Gorham Street is located at the south side of Gorham Street in the Town of Newmarket. The subject property consists of a two-storey brick building constructed in a unique vernacular architectural style constructed in 1893.

## Statement of Cultural Heritage Value or Interest/Statement of Significance

### Physical/Design Value

698 Gorham Street is a unique expression of a 19th century vernacular building. The building showcases design influences associated with several styles including Queen Anne, Italianate, and Tudor. The two-storey brick building has a two-storey rectangular bay on the façade which showcases ornamental brick work including two rows of angle brick that visually separates the lower and upper storeys and a decorative brick band with circular design under the roofline which speaks to the Queen Anne influence. The prominent and complex roofline is comprised of a large front gable with jerkinhead design with extremely wide overhanging eaves and solid soffits influenced by the Tudor style adds to the uniqueness of the building’s aesthetic. The building has various sized rectangular window openings, including façade’s main level window opening with a rectangular transom topped by decorative three course recessed tall brick voussoir in soldier bond designed to mimic a keystone, as well as the upper level (paired) tall and narrow sash windows each with their own large three brick voussoir laid in soldier bond influenced by the Italianate aesthetic. The asymmetrical but balanced façade has an off-centre entryway opening with rectangular opening and one sidelight which add to the vernacular nature of the building.

### Contextual Value

698 Gorham Street is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket. The lots lines, layout, and built form of the historic Village of Newmarket was well established in the mid-19th century as shown in the commercial core found along Main Street and the large presence of residences located along several side streets. The expansion of the historic village in the late 19th and early 20th century resulting from the subdivision of several large land parcels associated with early settlers created an increase of development, particularly along arterial roads, and saw the creation of several new side streets. The village’s expansion naturally extended along the existing and arterial roads which served as important connectors for surrounding villages and often provided direct access the historic commercial core. The buildings located along these key roadways and

side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period. The lands associated with a portion of the south side of Gorham Street were originally part of Eli Gorham's large landholding and used for his residence and woolen factory. The development of the south side of Gorham Street through Plan 53 in 1882 resulted in the creation of rhythmic lots along the streetscape and the construction of buildings which were well established by 1929. 698 Gorham Street supports the continued growth of the historic village into the late 19th century and early 20th century. Located on an important arterial road, 698 Gorham Street exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

### **Cultural Heritage Attributes**

698 Gorham Street is a unique expression of a 19th century vernacular building. The property contains the following heritage attributes that reflect this value:

- The two-storey brick building constructed in a unique vernacular architectural style
- Asymmetrical but balanced façade
- Two-storey rectangular bay on the façade
- Ornamental brick work including two rows of angled brick and a decorative brick band with circular design
- The prominent and complex roofline with large front gable and jerkinhead design with extremely wide overhanging eaves and solid soffits
- The various sized rectangular window openings
- Façade's main level window opening with a rectangular transom topped by decorative three course recessed tall brick voussoir in soldier bond designed to mimic a keystone
- Pair of tall and narrow sash windows with large three brick voussoir
- Off-centre entryway opening with rectangular opening and one sidelight

698 Gorham Street is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- The two-storey brick building constructed in a unique vernacular architectural style
- Overall massing, setback, and decorative details
- Location on Gorham Street.

## **Schedule "B" to By-law 2025-47**

### **LEGAL DESCRIPTION**

PT LT 10 PL 53 NEWMARKET CONFIRMED BY 65BA237 AS IN R296015;  
NEWMARKET

Property Identification Number: 03613-0083 (LT)