

Corporation of the Town of Newmarket

By-law 2025-16

A By-law to designate the property at 194 Lorne Avenue, the Charles P. Morton 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 194 Lorne Avenue, 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,

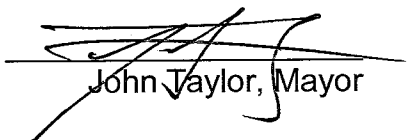
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 194 Lorne Avenue, 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 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-16

Statement of Significance Reason for Designation

Charles P. Morton House
194 Lorne Avenue
Newmarket, ON
L3Y 4K2

Reason for Designation

The property at 194 Lorne Avenue, also known as the Charles P. Morton 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 historical/associative value.

Description of Property

194 Lorne Avenue is located on the west side of Lorne Avenue near its intersection with Botsford Street in the Town of Newmarket. The subject property contains a two-and-a-half storey building constructed in a front gable Edwardian architectural style between 1914 and 1915.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

194 Lorne Avenue is a representative example of a building constructed in a front gable Edwardian architectural style. The two-and-a-half storey buff brick building follows a rectangular plan with asymmetrical but balanced façade topped by a large, steeply pitched, front-gable roof. The roof is adorned with patterned diamond and fishscale shingles, wide overhanging eaves and a Palladian style window opening located in the gable peak which is protected by an additional front gable overhang all of which are key features and massing associated with residential buildings constructed in the front gable Edwardian style. The subject building includes rectangular window openings, varying in size and organization, including paired, grouped and ribbon examples, all finished with large rough faced stone lintels and sills which are representative of Edwardian detailing. The prominent and unique projecting two-storey bow window with ribbon style openings and the small window on the main level containing stain glass add to the unique aesthetic and individual variation associated with the front gable Edwardian design. The subject building includes a rectangular entranceway opening with a centred bevel glass panel wood door protected by a pedimented front gable open porch supported by freestanding columns on brick piers which are consistent with the front gable Edwardian aesthetic.

Historical/Associative Value

194 Lorne Avenue is important in supporting the 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 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 and saw the creation of several new side streets. The village's expansion naturally extended along the existing streets which often provided direct access the historic commercial core. 194 Lorne Avenue was original part

of the Botsford Estate and the Millard family's large land holding, which was subdivided in the mid 19th century. The development of this section of Lorne Avenue, through several plans, laid the foundation for the opening of the streetscape and creation of rhythmic lots through Plan 74 in 1891, to which this property became known as Block A. The presence of buildings along both side of the section of the streetscape were well established by 1929.

Overall, the streetscape contains predominantly two to two-and-a-half storey residences, primarily brick construction, with modest setbacks and various 20th century architectural styles. 194 Lorne Avenue supports the continued growth of the historic village into the early 20th century. Located on an important arterial road, 194 Lorne Avenue exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

Cultural Heritage Attributes

194 Lorne Avenue is a representative example of a building constructed in a front gable Edwardian architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey front gable Edwardian building
- Rectangular plan
- Asymmetrical but balanced composition
- Brick construction
- Steeply pitched front gable roof clad with patterned wood shingles and Palladian style window opening protected by secondary front gable
- Rectangular window openings of various sizes with large rough faced stone lintels and sills
- Rectangular window with stain glass on main level façade
- Two-storey bow window
- One-storey open front porch
- Primary entranceway with rectangular opening

194 Lorne Avenue is important in supporting the early 20th century expansion of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey front gable Edwardian building
- Overall massing, setback, and decorative details
- Location along Lorne Avenue

Schedule “B” to By-law 2025-16

LEGAL DESCRIPTION

PT BLK A PL 74 NEWMARKET PT 1 65R16782; TOWN OF NEWMARKET

Property Identification Number: 03599-0054 (LT)