

Corporation of the Town of Newmarket

By-law 2025-48

A By-law to designate the property at 70 Main Street South, the William Bunney 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 70 Main Street South 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,

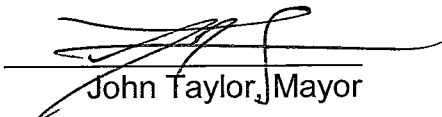
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

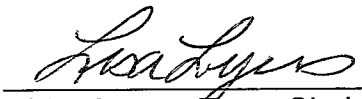
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 70 Main Street South, 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 2025-48

Statement of Significance Reason for Designation

The William Bunney House
70 Main Street South
Newmarket, ON
L3Y 3Y6

Reason for Designation

The property at 70 Main Street South, also known as the William Bunney 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, historical/associative value and contextual value.

Description of Property

70 Main Street South is located on the west side of Main Street in the Town of Newmarket. The subject property contains a two-and-a-half storey Queen Anne building which was constructed in 1894.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

70 Main Street South is a representative example of a building constructed in the Queen Anne architectural style. The two-and-a-half storey, brick building follows an irregular plan with complex roofline showcasing cross gable roof, multi-front gable peaks all decorated with detailed ornamental woodwork, wide overhanging eaves, which create the playful and asymmetrical composition typical of the Queen Anne design. The façade exhibits several elaborate and decorative details including a decorative banding, two-storey box bay window with oversized arch windows with brick voussoirs, stone keystone and springers, stain glass on lower level and Queen Anne sash with smaller square panes lining the parameter of the window on the upper storey. In addition to the second two-storey bay window and variety of remaining window openings, the large ornamental wrap around verandah, completed with ornamented, chamfered wood columns, turned and carved woodwork, brackets, spindles, and gingerbread trim provides access to the formal entranceway are characteristics of the Queen Anne style. The use of mixed materials, detailed woodwork, and ornamental design of openings provides a playfulness that is representative of Queen Anne style.

Historical/Associative Value

70 Main Street South is directly associated with the historic Village of Newmarket and William Bunney. The lots lines, layout, and built form of the historic village of Newmarket was well established in the mid-19th century and evident in a well-established commercial core found along Main Street South and the large presence of residences located along several side streets. Historically, 70 Main Street South was a residential building located near the historic commercial core to the south and a prominent commercial intersection located north at Davis Drive. The development of the commercial core and surrounding residential streetscapes in the mid-19th century played a significant role in the social and economic development and growth of the historic Village of Newmarket. Additionally, the brick used in the construction of 70 Main Street was likely from the Stickwood Brickyard. Local historians indicate that almost all of the brick buildings built in Newmarket between

1860 and 1910 were likely constructed with bricks that originated at the Stickwood Brickyard.

70 Main Street South is historically associated with local architect William Bunney. William Bunney was born in Cornwall, England in 1851 and immigrated to Bowmanville in 1871, where he began working as an architect. He joined the Ontario Association of Architects (OAA) in November 1890 and moved to Newmarket in 1894. William Bunney was locally employed by Wm. Cane & Sons, a manufacturer of a wide range of wood products, and also responsible for the design not only of his own residence at 70 Main Street South, but also several other residences of other prominent local citizens, some of which are still extant. He moved to Ottawa in 1898 and died in Hamilton in 1925.

70 Main Street South reflects the work of local architect William Bunney. Many of William Bunney's local commissions were buildings constructed in the Queen Anne Style for prominent institutions or community members. The elaborate and/or well-known buildings within Newmarket that reflect William Bunney's architectural work includes the Christian Church Manse at 127 Main Street, the William Widdifield House at 266 Prospect Street and the Brunton residence at 480 Eagle Street.

Contextual Value

70 Main Street South is important in supporting the 19th century character of the historic Village of Newmarket. The subject property is located along a section of Main Street which was historically residential but in proximity to the historic commercial core. Many of the early residences were owned by local merchants who owned and/or worked within the commercial core. The buildings in the area 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. 70 Main Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

70 Main Street South is a representative example of the Queen Anne architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building
- Asymmetrical composition
- Brick construction
- Irregular plan with complex roofline with cross gable roof
- Multiple front gable peaks all decorated with detailed ornamental woodwork
- Wide overhanging eaves
- Decorative brick banding
- Two-storey bay windows
- Oversized arch windows with brick voussoirs, stone keystone and springers, stain glass transom and detailing on lower level and Queen Anne sash with smaller square panes on the upper storey.
- Square window in gable peak with decorative surrounds
- Variety of window openings with voussoirs
- Large ornamental wrap around verandah, completed with ornamented, chamfered wood columns, turned and carved woodwork, brackets, spindles, and gingerbread trim
- Formal entranceway on façade

70 Main Street South is directly associated with the historic Village of Newmarket and William Bunney. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building
- Overall massing, setback, and decorative details
- Brick construction

70 Main Street South reflects the work of local architect William Bunney. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building
- Overall massing, setback, and decorative details

70 Main Street South is important in supporting the 19th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building
- Overall massing, setback, and decorative details
- Location on Main Street South

Schedule "B" to By-law 2025-48

LEGAL DESCRIPTION

LT 3 W/S MAIN ST PL 222 NEWMARKET; NEWMARKET

Property Identification Number: 03603-0046 (LT)