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Notice is Hereby Given that the Council of The Corporation of the Town of Newmarket intends to designate as a property of cultural heritage value and interest the following property in accordance with the Ontario Heritage Act, R.S.O. 1990, c. O.18:

Property Description: 194 Lorne Avenue (Charles P. Morton House) 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.

Legal Description: PART BLOCK A, PLAN 74, NEWMARKET

Publication Date: Nov 1, 2024

Last Date for Objection: Dec 1, 2024

Any notice of objection to this Notice of Intention to Designate, setting out the reason for objection and all relevant facts, must be served upon the Town Clerk within 30 days of the first publication of this notice.

Statement of Cultural Heritage Value or Interest:

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 window 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.

Contextual 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.

Additional information, including a full description of the rationale for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage, Planning Services at (905) 895-5193, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket this 1st day of Nov, 2024

Town Clerk | Town of Newmarket

P.O. Box 328, 395 Mulock Drive, Newmarket, ON L3Y 4X7