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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: 350 Park Avenue (McNair-Fuzzell House) is located on the south side of Park Avenue in the Town of Newmarket. The property contains a two-storey building constructed between 1894 and 1903.

Legal Description: PART LOTS 31 & 32, PLAN 31, TOWN OF 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

350 Park Avenue is a representative example of a building constructed in the Italianate architectural style. The large, two-storey brick clad building follows a L-shaped plan topped by a unique overhanging cross-gambrel roof finished with decorative scroll work in the gable corners, small but ornamented cornice adorned with frieze board, and rhythmically placed wood brackets, which are key features associated with the Italianate architectural style. The segmentally arched window openings with brick voussoirs and the prominent two-storey bay window with hip and bell cast roofs are adorned with decorative woodwork, ornamented cornice, and rhythmically placed wood brackets which are representative of the Italianate design aesthetic. The asymmetrical but balanced façade has a centrally placed and recessed entryway with rectangular door opening with a flat (jack) arch comprised of brick voussoirs, which is protected by the one-storey open front porch with architrave supported by wood columns sitting on brick piers which are features consistent with the Italianate architectural style.

Contextual Value

350 Park Avenue 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 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. 350 Park Avenue was original part of R.H. Smith estate and large land holding, which was subdivided in the late 19th century. The development of this section of Park Avenue laid the groundwork for the streetscape opening and the creation of rhythmic lots through Plan 31 in 1874 where the subject property occupied Lot 31 and 32. The presence of buildings along both side of the section of the streetscape were well established by 1929.

Although the streetscape includes some newer infill, overall, the streetscape contains predominantly two to two-and-a-half storey residences, primarily brick construction, with modest setbacks and include 20th century architectural styles 350 Park Avenue supports the continued growth of the historic village into the late 19th century and early 20th century. 350 Park 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.