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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: 435 Park Avenue (Don Guy House) is located on the north side of Park Avenue in the historic village of Newmarket just outside of the historic commercial core. The subject property includes a two-storey, Georgian Revival, duplex constructed between 1931 and 1932.

Legal Description: LOTS 21 & 22, PLAN 29, 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

435 Park Avenue is a representative example of a duplex constructed in a Georgian Revival architectural style. The large two-storey, brick building follows a rectangular plan with a shallow hip roof, double fluted brick chimneys, and overhanging eaves finished with a small, moulded cornice which are representative of Georgian Revival architecture. The western unit showcases rhythmically placed rectangular window openings with flat jack brick voussoirs and stone sills and a projecting bay window with hip roof, while the eastern unit showcases a variety of window openings including rectangular and rounded arched window opening all topped with brick voussoirs and stone sills and an octagonal window opening. Both of the building's units have accentuated front entrances which is a key characteristic of Georgian Revival design. The west entrance is recessed with rectangular door opening and exhibits classical influences with decorative moulded cornice surrounded by engaged columns topped by a small flat overhang. The east entrance has a rectangular opening and has engaged wood columns supporting and architrave and decorative pediment.

Historical and Associative Value

435 Park Avenue is associated with the historic Village of Newmarket. It is also associated with Dr. Donald H. Guy and Dr. George E. Case. 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 and the large presence of residences located along several side streets. 435 Park Avenue was built in the early 20th century and located near the historic commercial core along Main Street. 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 Village of Newmarket. The building was constructed in the early 20th century as both a residence and a medical office and contributed to the social and economic development of the historic Village of Newmarket.

The building served as a medical establishment for Dr. Donald H. Guy and Dr. George E. Case. Dr. Donald Henry Guy was born on February 27, 1887, in Grey County, Ontario. After successfully obtaining his teaching certificate Guy spent the first two years of his professional career teaching before deciding to go back to school to pursue medicine. He graduated from Toronto University in 1915 and spent the next two years practicing at the Western and General hospital in Toronto. After serving his hometown of Maxwell, Grey County, Dr. Guy and his family moved to Newmarket in 1929. Dr. Guy took over Dr. Ames medical practice and began his work as a physician in Newmarket. In 1932 Guy had 435 Park Avenue constructed to serve as both his residence and medical practice. Dr. Guy was active in the social and religious community in Newmarket and for five years served the communities medical needs before selling his home and practice to Dr. G. Case in 1938. Dr. George Case continued to use 435 Park Avenue as a residence and medical office, and as of 1965 continued to serve the community as a physician from 435 Park Avenue. Dr. Case owned the subject property for 37 years, and when the property was sold by the Case estate in 1975, it ended approximately 44 years of use as a residence and medical practice.

435 Park Avenue reflects the work of Toronto architect George Roper Gouinlock. George Roper Gouinlock was born in Toronto in 1896 and was educated at Upper Canada College, St. Andrew's College, and the University of Toronto. After graduating in 1921, Gouinlock's practical training took place at numerous firms, including Darling & Pearson (1915), Sproatt & Rolph (1920), and F.H. Mariani (1921). G.R. Gouinlock designed the subject property around 1931 as one of the commissions he designed under his own name from 1927 until 1935. G.R. Gouinlock was well known for Georgian Revival and Tudor Revival styles for commercial works and private residences, most of which were constructed before the Second World War. In 1935, Gouinlock formed a partnership with Hugh Allward, and together the firm was well known for its post-war Modernist work on Toronto institutional buildings.

Contextual Value

435 Park Avenue is important in supporting the early 20th century character of the historic Village of Newmarket. Several residential side streets, including Prospect Street, were established in the village core, near the commercial Main Street. Located off or parallel to Main Street, the buildings along the 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. 435 Park Avenue exhibits setback, massing, style, decorative details consistent with the historic village character.

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