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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: 86 Prospect Street (John Clubine House) is located on the southeast corner at the intersection of Prospect Street and Queen Street in the Town of Newmarket. The subject property includes a two-storey Italianate building constructed between 1876 and 1895.

Legal Description: PART LOT 20, PLAN 125, 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

86 Prospect Street is a representative example of a building constructed in the Italianate architectural style. The two-storey irregular floor plan building has a varied roofline with front and side gable peaks, overhanging eaves, constructed with buff brick with red brick detailing which is typical of Italianate residential buildings. The balanced façade with ornate bay window and use of dichromatic brick detailing of the window surround and quoins add to the Italianate aesthetic. The building showcases stylized tall and narrow segmentally arched window openings with red brick voussiors and ornamental stone keystone, which creates a decorative detail which mimics a hood mould effect associated with the Italianate style

Historical and Associative Value

86 Prospect Street is directly associated with 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 and evident in a well-established commercial core found along Main Street and the large presence of residences located along several side streets. Simultaneously, Prospect Street, located on the east side of the Holland River and part of a community known as Garbutt Hill, developed during the mid-19th century. Garbutt Hill was the site of several important businesses such as the Stickwood Brickyard, the pump factory, Thomas Gardiner's foundry, later occupied by the Newmarket Dairy, and the York County Hospital. By 1865, several small bridges and makeshift roads had been constructed across the Holland River and Timothy Street extending the road to Garbutt Hill (Prospect Street) was opened the same year. The development of the commercial core and surrounding residential streetscapes, including the

community of Garbutt Hill, in the mid-19th century played a significant role in the social and economic development and growth of the Village of Newmarket. It is likely that the brick used in the construction of the residence was from the Stickwood Brickyard, which produced both red and buff/yellow-coloured bricks during this time period. 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. The use of locally made bricks reflect the concentrated development and prosperity of the historic core.

Contextual Value

86 Prospect Street is important in supporting and maintaining the 19th 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 on Prospect Street, and 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. 86 Prospect Street 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 um Mahmood@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