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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: 480 Eagle Street (William Burton House) is located on the east side of Eagle Street in the Town of Newmarket. The subject property contains a large two-storey building constructed in 1898 by local architect William Bunney.

Legal Description: PT BLK A PL 75 NEWMARKET CONFIRMED BY 65BA236, AS IN R207005; NEWMARKET

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

480 Eagle Street is a representative example of a building constructed in the Queen Anne architectural style. The large two-storey building follows an irregular plan topped by a complex hip roofline with overhanging eaves, and prominent circular tower that creates the playful and asymmetrical composition typical of the Queen Anne design. Also, in keeping with Queen Anne design, the envelope exhibits several elaborate and decorative details including engaged columns with plain capitals at buildings corners, an elaborate cornice with decorative frieze which showcases a garland motif, and the decorative tower adorned with a highly ornate entablature that includes a moulded cornice, dentils, and carries through raised garland motif, and showcases fish scale belting. The formal central entranceway exhibits classical detailing in the door surrounds but are also expressed in the porch's free-standing and engaged circular wood columns supporting an entablature with decorative detailing including dentils and moulded cornice which compliments the variation and detailing associated with Queen Anne design. The building has rectangular window openings of various sizes with plain surrounds, and also has one large rectangular window on the façade which is topped by a rectangular transom with an ornate stain glass pane. The irregular and complex composition, use of mixed materials, ornamental design details is representative of the whimsical nature of Queen Anne architectural style.

Historical and Associative Value

480 Eagle Street is directly associated with the historic Village of Newmarket and local merchant William Brunton. 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. 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.

480 Eagle Street was associated with prosperous local general store owner William A. Brunton. William Albert Brunton was born in London, Ontario on November 13, 1856. William owned a general and grocery store with his brother, T.H. Brunton, located on Main Street and built 480 Eagle Street as a family residence in 1898. The Brunton's were both active in Newmarket's civic and social activities. William served on Public School and hospital boards, hosted receptions for important visitors, traditionally opened the Newmarket Christmas Market every year, and was also partially responsible for founding Newmarket's first public lawn bowling club prior.

480 Eagle Street reflects the work of 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 Associated of Architects 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. William was hired as an architect to construct the subject property in 1898. He moved to Ottawa in 1898 and died in Hamilton in 1925. Many of William Bunney's local commissions were buildings constructed in the Queen Anne Style for prominent institutions or community members. The often elaborate and 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 his own residence at 70 Main Street South.

Contextual Value

480 Eagle Street is important in supporting the 19th century character of the historic Village of Newmarket. The subject property is located along a section of Eagle Street which was historically residential but in close proximity to the historic commercial core. Many of the early residences we 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. 480 Eagle 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 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