

Corporation of the Town of Newmarket

By-law 2025-22

A By-law to designate the property at 350 Park Avenue, the McNair-Fuzzell House, as being of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act.

Whereas pursuant to Section 29, Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and,

Whereas authority was granted by Council to designate the property at 350 Park Avenue as being of cultural heritage value or interest; and,

Whereas the Council of the Corporation of the Town of Newmarket has caused to be served on the owners of the lands and premises, and upon the Ontario Heritage Trust, Notice of Intention to Designate, and has caused such notice of intention to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act; and,

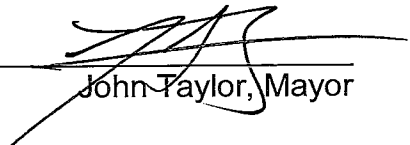
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

Whereas the reasons for designation are set out in Schedule "A" to this By-law;


Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 350 Park Avenue, more particularly described in Schedule "B" to this By-law, is hereby designated as being of cultural heritage value or interest.
2. That Schedule "A" and Schedule "B" is declared to form part of this By-law.
3. That the Town Clerk is authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "B" and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act.
4. And that the Municipal Solicitor or designate is authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the Land Registry Office.

Enacted and passed this 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-22

Statement of Significance Reason for Designation

McNair-Fuzzell House
350 Park Avenue
Newmarket, ON
L3Y 1V5

Reason for Designation

The property at 350 Park Avenue, also known as the McNair-Fuzzell House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 1990 for its cultural heritage value or interest, and meets Ontario Regulation 9/06, for design/physical value and contextual value.

Description of Property

350 Park Avenue 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.

Statement of Cultural Heritage Value or Interest/Statement of Significance

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.

Cultural Heritage Attributes

350 Park Avenue is a representative example of a building constructed in the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in the Italianate architectural style
- Brick construction
- Asymmetrical but balanced façade
- L-shaped plan
- Cross-gambrel roof with overhanging eaves, decorative scroll work, and ornamented cornice with rhythmically placed wood brackets
- Segmentally arched window openings with brick voussoir
- Two-storey bay window with hip and bellcast roofs adorned with decorative woodwork, ornamented cornice, and rhythmically placed wood brackets
- Primary entranceway with rectangular opening
- The one-storey open front porch with architrave and cylindrical wood columns

350 Park Avenue is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in the Italianate architectural style
- Overall massing, setback, and decorative details
- Location on Park Avenue

Schedule “B” to By-law 2025-22

LEGAL DESCRIPTION

PT LT 31 PL 31 NEWMARKET; PT LT 32 PL 31 NEWMARKET AS IN
R406704; NEWMARKET

Property Identification Number: 03605-0006 (LT)