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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: 125 Arden Avenue (Lyman Rose House) is located on the east side of Arden Avenue in the Town of Newmarket. The subject property contains a two-and-a-half storey building constructed in the Edwardian architectural style built between 1917 and 1918.

Legal Description: LOTS 17 & 18, PLAN 107A, 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

125 Arden Avenue is a representative example of a building constructed in the Edwardian architectural style. The two-and-a-half storey red brick building follows a rectangular plan and has a side gable roof with eave returns, wide overhanging eaves, ornamented cornice, pedimented front gable dormer, and a pedimented front gable along the front roofline which are features associated with Edwardian design. The Classical detailing typically associated with Edwardian architecture is expressed through the variety of windows and window detailing. 125 Arden Avenue has singular and paired rectangular and square window openings which are finished with large plain stone lintels and rough-faced stone sills, a triangular window with classical surrounds, a large rectangular window opening on façade with ornate ribbon windows with large lower sash topped by a decorative transom as well as Palladian windows in the end gable peaks. 125 Arden Avenue has an asymmetrical but balanced façade with off-centre entranceway with rectangular opening and stone lintel which is in keeping with Edwardian design. The one-storey open front porch, which spans the entire façade, showcases classical design elements including the moulded architrave and wood columns with plain capitals which are supported on brick piers with stone caps and the low pitched pediment framing the access point which are features associated with the Edwardian architectural style.

Historical and Associative Value

125 Arden Avenue is associated with the 20th century expansion of the historic Village of Newmarket and directly associate with the Rose family, specifically Issac Rose and his son Lyman B. Rose. The development of the commercial core along Main Street and surrounding residential streetscapes in the mid-19th and early 20th century played a significant role in the social and economic development and growth of the Village of Newmarket. Arden Avenue was opened in 1910 and located on the edge of the historic village of Newmarket. Several buildings along the streetscape (98 Arden Street, 99 Arden Street, and 102 Arden Street) are attributed to local builder Isaac Rose, who was the father of Lyman Bradley Rose. Lyman B. Rose acquired the vacant lot associated with 125 Arden Avenue in 1917.

Lyman Bradley Rose was born in Mount Albert on May 12, 1888, to Isaac S. Rose (1861-1933) and Matilda Crone (1864-1945). In 1916, Lyman married Mildred Roadhouse (1888-1975) who was the daughter of Neriah John "N.J." Roadhouse. Lyman Rose followed his father into the building trade and likely played a role in the construction of 125 Arden Avenue which was built between 1917-1918. Lyman also joined his father in law, N.J. Roadhouse, as an undertaker and furniture retailer in 1921, a business which had been founded by N.J.'s father Samuel Roadhouse in 1842. The business name changed to Roadhouse & Rose, and Lyman became the sole owner in 1932, after the death of his father-in-law. Roadhouse & Rose continues to operate on Newmarket's Main Street as one of its oldest businesses. Lyman Rose was also heavily involved in Newmarket's sports teams, as well as serving on the Newmarket Public School Board. Lyman Rose died in 1976.

Contextual Value

125 Arden Avenue is important in supporting the 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. 125 Arden Street was originally part of a large land holding owned by the Millard family who were early settlers in the area, which was subdivided in the mid-19th century and came into the Wasley family ownership. The development of the Arden Street, through Plan 81 in 1895, set the groundwork for the opening of the streetscape and the creation of rhythmic lots through Plan 107a in 1910. The presence of buildings along both side of the streetscape were well established by 1929.

Several buildings located along newly created side streets are associated with the same local builders and constructed at the same time. This resulted in several front gable Edwardian designs which create a rhythmical and cohesive 20th century character along Arden Street. 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 predominately Edwardian. 125 Arden Street supports the continued growth of the historic village into the early 20th century. 125 Arden Street exhibits setback, massing, style, and decorative details consistent with the character of the streetscape and 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.

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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