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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: 98 Arden Avenue (Walter Bogart House) is located on the west side of Arden Avenue in the Town of Newmarket. The property contains a two-and-a-half storey building constructed between 1911 and 1912.

Legal Description: LOT 8, 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

98 Arden Avenue is a representative example of a building constructed in a front gable Edwardian architectural style.

The two-and-a-half storey red brick building follows an “L-shaped” plan with asymmetrical but balanced façade topped by a large pedimented front gable roof, with intersecting side gable with pediment, adorned with patterned shingles, overhanging eaves, and moulded frieze board which are key features and typical massing associated with buildings constructed in the front gable Edwardian style. The subject building includes rhythmically positioned tall and narrow segmentally arched window openings with brick voussoirs and masonry sills and a large window opening with arched transom along the main level which are features of front gable Edwardian design. The ornamented wrap around verandah with classical elements including an architrave held by freestanding columns, provides shelter to the off centre segmentally arched primary entranceway openings which are consistent features of the front gable Edwardian aesthetic.

Contextual Value

98 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. 98 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 107 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 developer, who built and sold several properties on Arden Street during the same development period. 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. 98 Arden Street supports the continued growth of the historic village into the early 20th century. 98 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.

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