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Notice of Passing



Notice of Passing a By-law to designate the following property to be of cultural heritage value and interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Take Notice that the Council of the Corporation of the Town of Newmarket, on February 10, 2025, passed By-law Number 2025-08, under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 ("the Act"), to designate the following property to be of cultural heritage value and interest:

125 Arden Avenue, Newmarket, Ontario

LT 17 PL 107A NEWMARKET; LT 18 PL 107A NEWMARKET; NEWMARKET;
TOWN OF NEWMARKET

In accordance with Section 29(11) of the Act, any person who objects to the By-law may appeal to the Ontario Land Tribunal (OLT) by providing a notice of appeal to the OLT and the Town Clerk.

This notice of appeal must:

1. Be filed within 30 days of the publication of the notice of passing (publication was on February 18, 2025) and by 4:30 p.m. on **March 20, 2025** (the filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day) to the attention of the Town Clerk, either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Newmarket as the Approval Authority or by email at clerks@newmarket.ca, or in person or by mail at the Municipal Offices, 395 Mulock Drive, Newmarket, ON, P.O Box 328 STN, L3Y 4X7; and,
2. Set out the objection(s) to the By-law and the reasons in support of the objection(s); and,
3. Be accompanied by the fees charged by the OLT and the Town of Newmarket. The OLT appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>. The Town of Newmarket's fee is \$200.82 and must be paid in person at the Town of Newmarket's Customer Service Department or by phone at 905-895-5193.

The appeal form is available from the Ontario Land Tribunal (OLT) website:
<https://olt.gov.on.ca/>.

The last date to file a notice of appeal in relation to this By-law is March 20, 2025.

Additional information, including a full description of the reasons for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage at 905-953-5300, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket
this 18th day of February 2025

Town Clerk
Town of Newmarket

Corporation of the Town of Newmarket

By-law 2025-08

A By-law to designate the property at 125 Arden Avenue, the Lyman Rose 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 125 Arden 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,

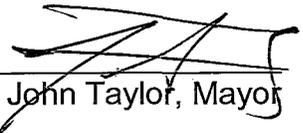
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 125 Arden 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 2025-08

Statement of Significance Reason for Designation

The Lyman Rose House
125 Arden Avenue
Newmarket, ON
L3Y 4H7

Reason for Designation

The property at 125 Arden Avenue, also known as the Lyman Rose 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, historical/associative value and contextual value.

Description of Property

125 Arden Avenue 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.

Statement of Cultural Heritage Value or Interest/Statement of Significance

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-story 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/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 lot 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 to 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 sides 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 rhythmic 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.

Cultural Heritage Attributes

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

- Two-and-a-half storey building constructed in the Edwardian architectural style
- Red brick construction following a rectangular plan
- Side gable roof with eave returns, wide overhanging eaves, ornamented cornice, pedimented front gable dormer and a pedimented front gable along the front roofline
- Singular and paired rectangular and square window openings finished with large plain stone lintels and rough-faced stone sills,
- Triangular window with classical surrounds

- Large rectangular window opening on façade with ornate ribbon windows with large lower sash topped by a decorative transom
- Palladian windows in the end gable peaks
- Asymmetrical but balanced façade
- Off-centre rectangular entranceway with stone lintel
- The one-storey open porch with classical design elements including the moulded architrave, wood columns with plain capitals which are supported on brick piers with stone caps and the low-pitched pediment

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 property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Edwardian architectural style
- Overall massing, setback, and decorative details

125 Arden Avenue is important in supporting the early 20th century expansion of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Edwardian architectural style
- Overall massing, setback, and decorative details
- Location along Arden Avenue

Schedule "B" to By-law 2025-08

LEGAL DESCRIPTION

LT 17 PL 107A NEWMARKET; LT 18 PL 107A NEWMARKET; NEWMARKET;
TOWN OF NEWMARKET

Property Identification Number: 03604-0030 (LT)