



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

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: 104 Arden Avenue (Atha M. Gardner 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 1910 and 1911.

Legal Description: LOT 6, 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

104 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 a rectangular plan topped by a gable roof with a prominent and large front-gable pediment clad with wood shingles showcasing a centred Palladian window and framed by the overhanging eaves which is typical of the Edwardian-front gable design. 104 Arden Avenue has segmentally arched window openings, varying in size, which are all topped by a three header voussoirs and finished with rusticated rough faced stone sills, which is consistent with Edwardian architecture. The asymmetrical but balanced façade has a segmentally arched entrance opening protected by the large one-storey open front porch which spans the façade. Accessed by the south elevation, the porch showcases classical design elements, including an architrave supported by square wood columns with Doric style capitals resting on brick columns with stone caps and wood railing which is topped by a rectangular balcony accessed by a segmentally arched door opening, which are features of the front gable Edwardian style.

Contextual Value

104 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. 104 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. 104 Arden Street supports the continued growth of the historic village into the early 20th century. 104 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