

Corporation of the Town of Newmarket

By-law 2025-52

A By-law to designate the property at 98 Arden Avenue, the Walter Bogart 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 98 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,

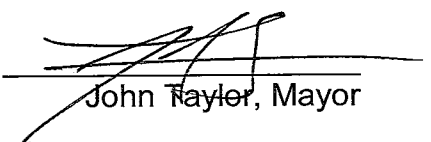
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

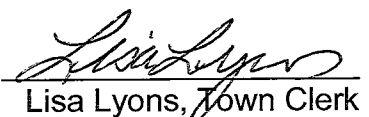
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 98 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 2025-52

Statement of Significance Reason for Designation

Walter Bogart House
98 Arden Avenue
Newmarket, ON
L3Y 4H6

Reason for Designation

The property at 98 Arden Avenue, also known as the Walter Bogart 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

98 Arden Avenue 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.

Statement of Cultural Heritage Value or Interest/Statement of Significance

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.

Cultural Heritage Attributes

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

- The two-and-a-half storey building constructed in a front gable Edwardian architectural style
- Red brick construction
- L-shaped plan
- Asymmetrical but balanced façade
- Pedimented large front gable with intersecting side gable with pediment, overhanging eaves, and moulded frieze board
- Rhythmically positioned tall and narrow segmentally arched window openings with brick voussoirs and stone sills
- Large window opening with arched transom on main level of façade
- Ornamented wrap around verandah with classical elements such as an architrave held by freestanding columns
- Segmentally arched primary entranceway openings

98 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:

- The two-and-a-half storey building constructed in a front gable Edwardian architectural style
- Overall massing, setback, and decorative details
- Location on Arden Avenue

Schedule "B" to By-law 2025-52

LEGAL DESCRIPTION

LT 8 PL 107A NEWMARKET; NEWMARKET; SUBJECT TO EXECUTION 98-02174, IF ENFORCEABLE.

Property Identification Number: 03604-0020 (LT)