

THE BOGART HOUSE (16860 Leslie Street)

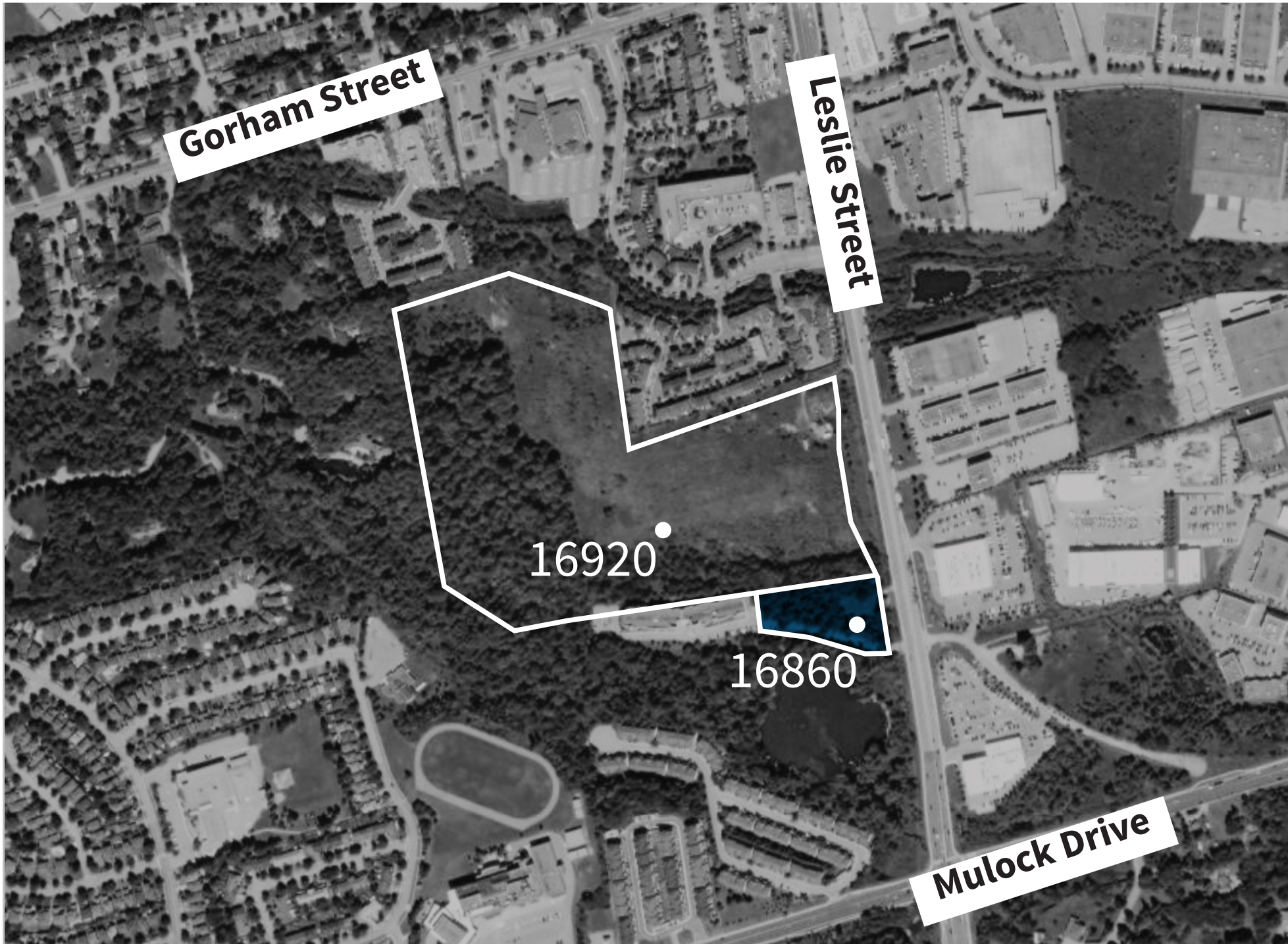
Proposed Heritage Strategy

Heritage Newmarket Advisory Committee

June 17, 2025

ERA

SITE INTRODUCTION



Aerial photograph of the Site and surrounding area (YorkMaps, 2024; annotated by ERA).

 Development Site  Designated Part IV (Bogart House)



16860 Leslie Street: The Bogart House, Designated Part IV (ERA, 2025).



16920 Leslie Street: Vacant (ERA, 2025).

BOGART HOUSE

- Generally, the main volume and tail wing were observed to be in poor condition, with localized areas in fair or defective condition.
- The fieldstone foundation is in fair condition with typical signs of wear.



Main Volume (c. 1811-1830)

Tail Wing (c. 1811-1840)

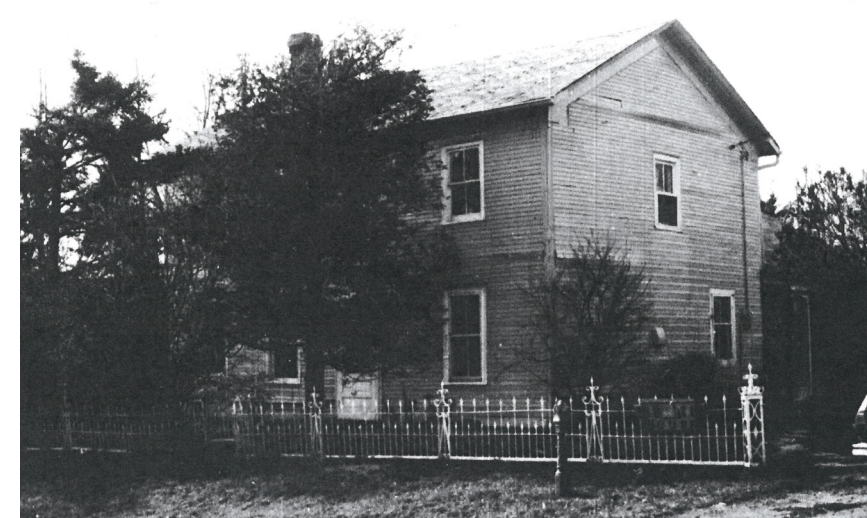
HERITAGE STATUS

The property is designated under Part IV, Section 29 of the Ontario Heritage Act. Per the Reasons for the Proposed Designation, the Bogart House's historical significance is summarized below:

- *The John Bogart House is significant for historical and architectural reasons*
- *Constructed in 1811 for John Bogart, a Quaker pioneer from Pennsylvania, who operated a saw mill and grist mill on the creek near the house*
- *One of the earliest dwellings extant in the Newmarket area*
- *Two-storey frame building, clad in narrow clapboard, on a stone rubble foundation*
- *One-storey tail wing, constructed of red brick, projects to the rear or west of the building*
- *A simple, vernacular dwelling constructed only 9 years after the area was settled, one of the few reminders that Bogarttown was a significant centre in the early 19th century.*



Advertisement for the Bogart Town Mills (York County Atlas, 1878).



1976 photograph of the east and north elevation (University of Toronto Press).



Undated photograph of the rear gardens behind the Bogart House (Whitchurch-Stouffville Museum).

DEVELOPMENT HISTORY

2017

A Heritage Impact Assessment was prepared by Wayne Morgan to support the demolition of the Bogart House (the “2017 HIA”).

2018

ERA was retained by the Town of Newmarket to provide a professional peer review of the 2017 HIA. ERA recommended the following:

- a) a conservation architect complete site investigations to accurately date the construction of the Bogart House and establish the extent of repairs required; and
- b) a revised HIA be prepared to account for changes in the heritage evaluation of the Bogart House, and provide a revised recommended conservation option.

At their March 2018 meeting, City Council adopted recommendations that supported the conservation of the Bogart House, including “**Council not entertain the demolition or removal of the Bogart House but will seek only full restoration and protection on the current site**”.

2024

ERA was retained by City Park Homes as the heritage consultant for the restoration of the Bogart House as part of a new development concept for the Site.

PROPOSED HERITAGE APPROACH

The Bogart House will be retained, in situ, and rehabilitated for contemporary residential use. The tail wing is proposed to rebuilt. A new addition is proposed off the north elevation of the main volume.

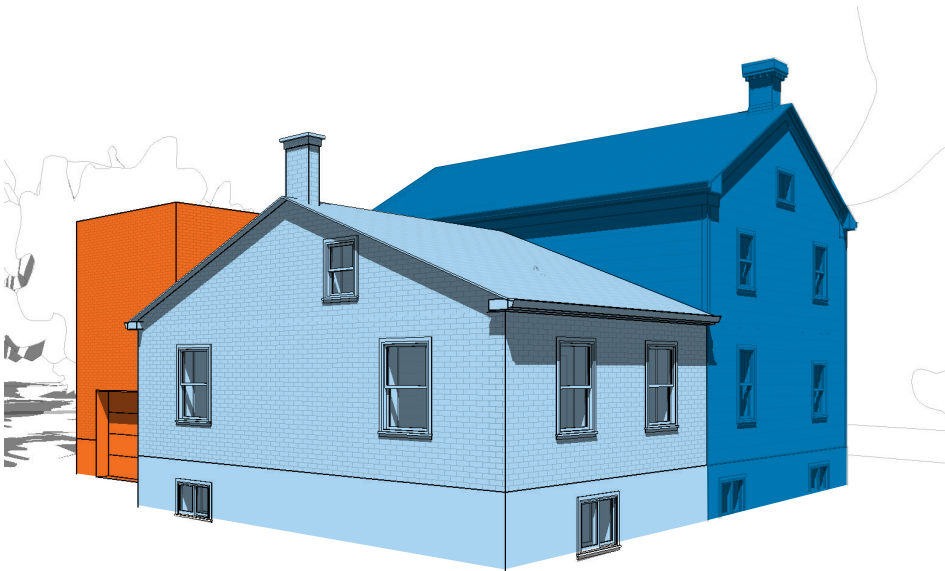
The proposed restoration will significantly improve the condition of the underutilized heritage resource and allow for a new ongoing (residential) use of the building.



Looking northwest toward the Bogart House



Looking west toward the Bogart House



Looking northeast toward the Bogart House

- Retain main volume
- Dismantle and rebuild tail wing
- Contemporary addition

HERITAGE IMPACT AND MITIGATION

Impact: Dismantling and rebuilding the tail wing with salvaged materials, and replacement brick, where necessary.

- Tail wing appears to be in poor condition, with brick deterioration, staining, mortar loss, and missing courses observed.
- Proposed to be rebuilt in the same one-storey form with a gable roof profile.
- Prior to deconstruction, the existing tail wing will be documented and cataloged.
- Where possible, salvaged brick will be used in reconstruction to retain the historic profile of brick units. Where use of salvage brick is not possible, in-kind replacement bricks will be used.



Tail wing and its double-wythe red brick cladding (ERA, 2025)

HERITAGE IMPACT AND MITIGATION

Impact: Replacement of the main volume's exterior narrow clapboard.

- Existing wood siding is showing signs of peeling paint, warping and missing boards.
- New horizontal wood siding, similar to Maibec (see reference image at right), is proposed to be installed at the main volume
- The new siding will match the profile currently found on the Bogart House.



Maibec wood siding installed on a residential home in Quebec (Maibec)

HERITAGE IMPACT AND MITIGATION

Impact: Replacement of the existing fieldstone foundation with a new stone-clad foundation, to match the historic profile.

- Existing fieldstone foundation will be removed and replaced with a new stone-clad foundation.
- New foundation will allow for waterproofing and underpinning.
- Concrete foundation will be faced with new rubble stone to match the historic profile.

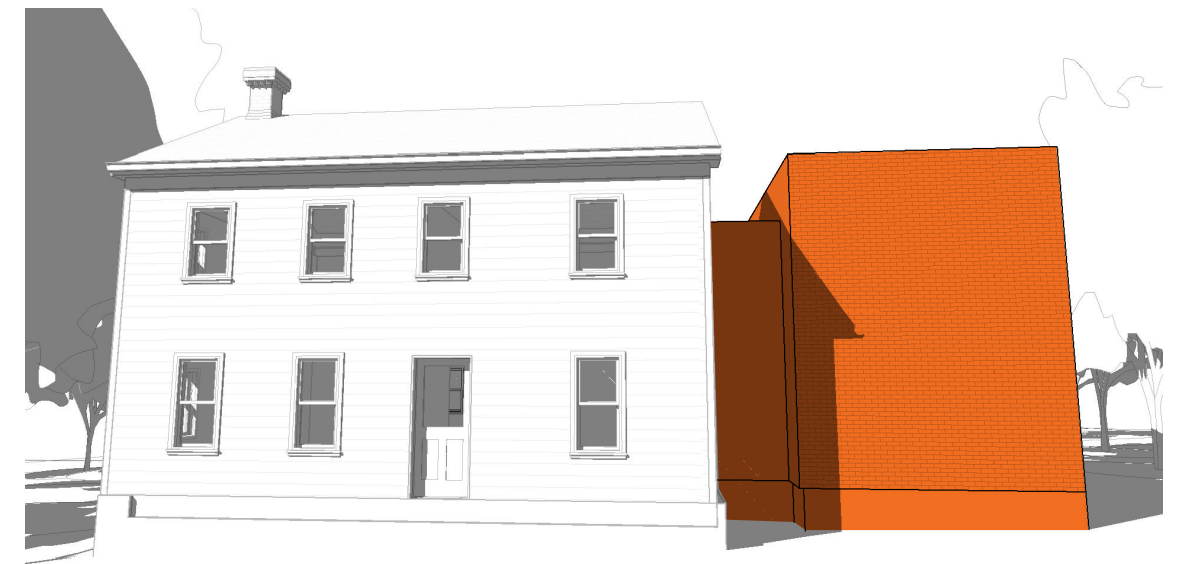


Existing fieldstone foundation (ERA, 2025)

HERITAGE IMPACT AND MITIGATION

Impact: Construction of a contemporary two-storey addition, which will alter and partially obscure the north elevation.

- Proposed two-storey addition will expand the existing floor plan to accommodate a single-car garage on the ground level, and an additional bedroom and ensuite washroom on the second-level.
- The addition is stepped back approximately 2.6 metres behind the Bogart House's east elevation maintaining the visual prominence of the heritage building.
- The design of the proposed addition, including its simple rectilinear massing, is contemporary, and distinguishable from the historic building fabric.



Proposed contemporary addition off the north elevation of the Bogart House - highlighted in orange (ERA, 2025)

HERITAGE IMPACT AND MITIGATION

Impact: Proposed new construction including contemporary townhome blocks in close proximity to the heritage lot.

- The Bogart House will be retained, in-situ, within a new residential block consisting of three-storey townhouses.
- Interpretive program is recommended to communicate the Site’s cultural heritage value.
- Historic themes related to the Bogart Mill, Bogarttown, and evolution of the Bogart House should be explored in a forthcoming Interpretation Plan.



Draft Plan of Subdivision (RN Design, 2025)

CONSERVATION STRATEGY

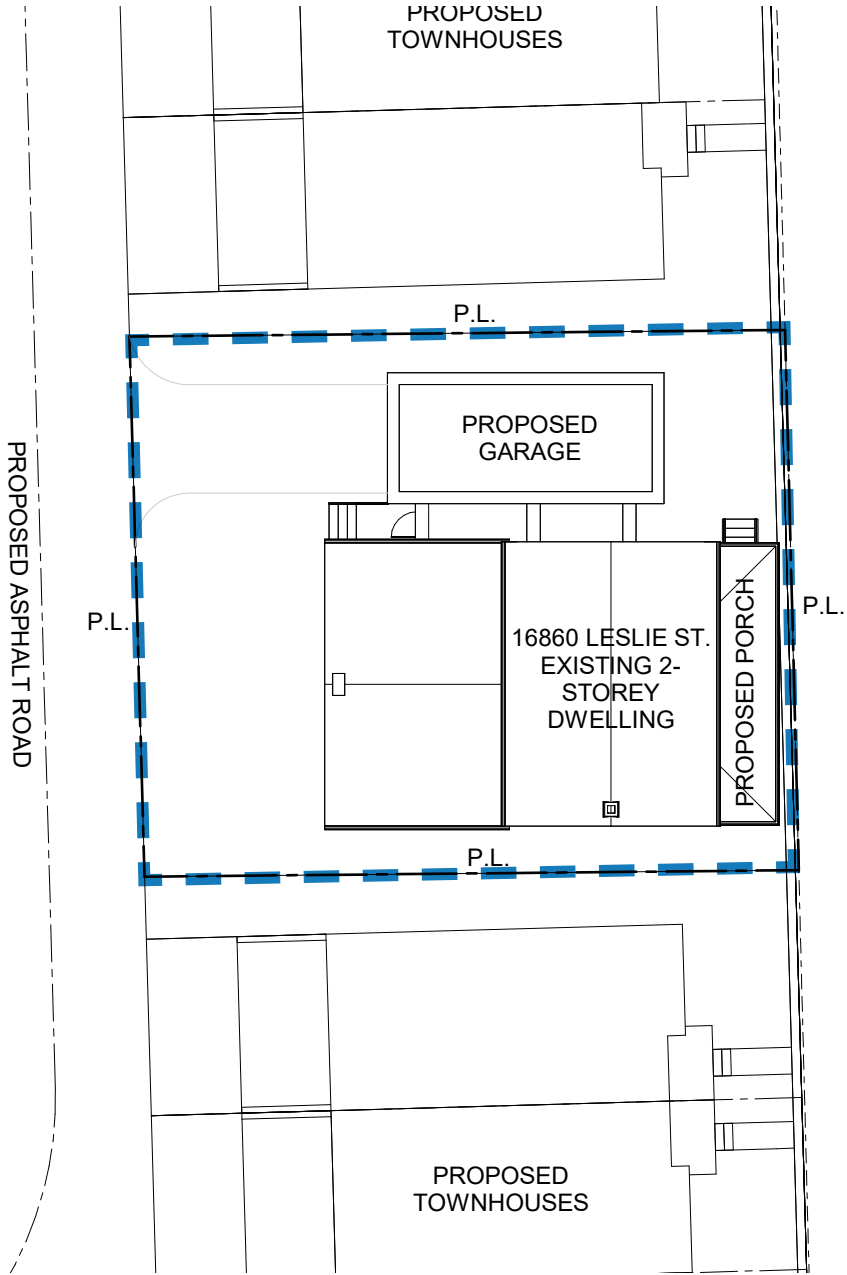
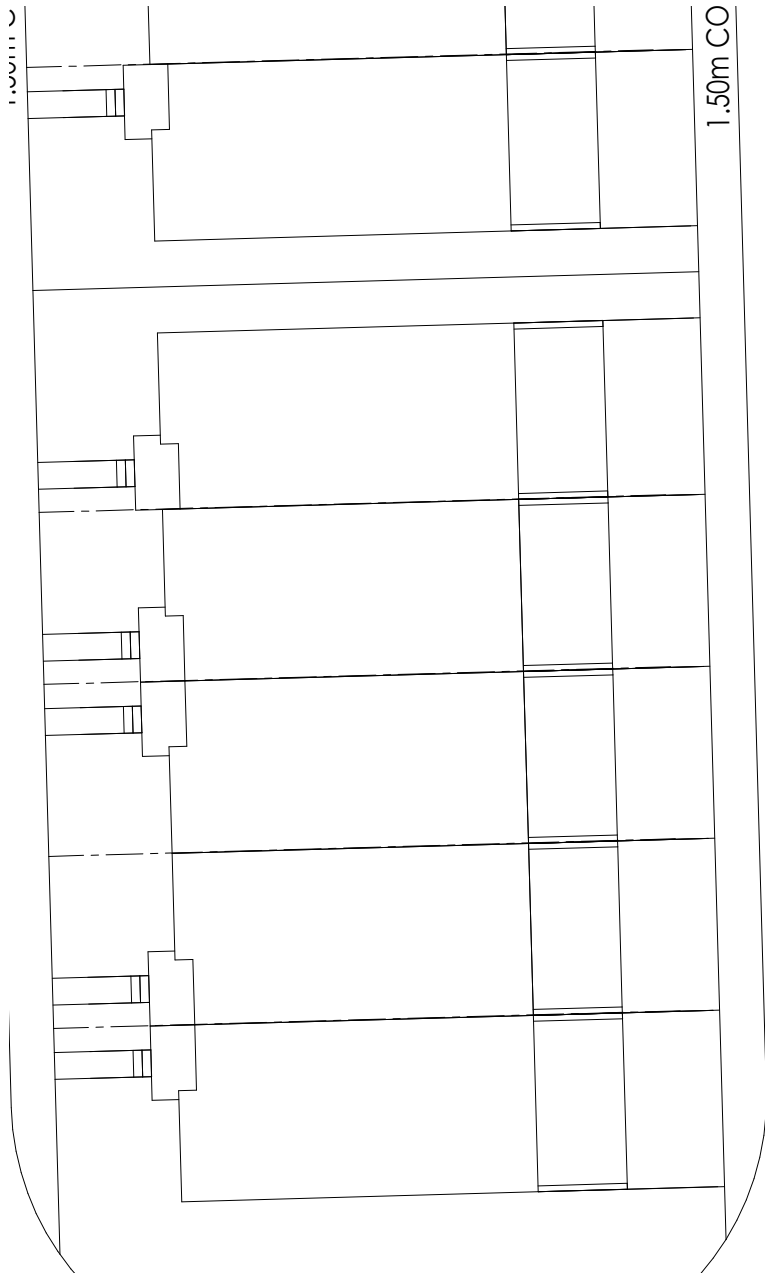
The proposed conservation approach is rehabilitation.

- In-situ retention of the main volume.
- Dismantle and reconstruction of the tail wing with salvaged brick, using replacement brick where necessary.
- Replacement of the fieldstone foundation with a new stone-clad foundation, to match existing profile.

Detailed conservation scope to be described in a forthcoming Conservation Plan, general scope includes:

- Construction of a sympathetic new two-storey addition with an integrated garage.
- Construction of a large porch across the east elevation, inspired by the sprawling verandahs typically found in Regency architecture.
- Installation of new horizontal wood siding, to match existing profile.
- Cleaning, repair and replacement (where necessary) for stone and masonry elements.
- Installation of new windows, inspired by the historic window profile.
- Installation of a new roof and rainwater management system.

DISCUSSION



LESLIE STREET