



**HERITAGE  
ADVISORY COMMITTEE  
MEETING AGENDA**

**MONDAY, APRIL 13, 2015**

**7 P.M.**

**HOLLAND ROOM  
AURORA TOWN HALL**

  
**AURORA**  
**TOWN OF AURORA**  
**HERITAGE ADVISORY COMMITTEE**  
**MEETING AGENDA**

**DATE:** Monday, April 13, 2015

**TIME AND LOCATION:** 7 p.m., Holland Room, Aurora Town Hall

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**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

THAT the agenda as circulated by Legal and Legislative Services be approved.

**3. RECEIPT OF THE MINUTES**

**4. DELEGATIONS**

(a) **Patty Thoma, Deputy Clerk**  
**Re: Advisory Committee Member Education and Training**

(b) **Jeff Healey, Planner**  
**Re: Heritage Advisory Committee Update**

**5. MATTERS FOR CONSIDERATION**

- 1. HAC15-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 92 Tyler Street**

RECOMMENDED:

THAT Report No. HAC15-001 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 92 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and

THAT the property owner works with the Director of Planning and Development Services in order to ensure any proposed new structures are complementary to the heritage character of the area.

**6. INFORMATIONAL ITEMS**

- 2. Memorandum from Planner** pg. 17  
**Re: 84 Harrison Avenue – Approval of Wood Plaque Application**

RECOMMENDED:

THAT the memorandum regarding 84 Harrison Avenue – Approval of Wood Plaque Application be received for information.

- 3. Memorandum from Planner** pg. 24  
**Re: Doors Open Aurora 2015**

RECOMMENDED:

THAT the memorandum regarding Doors Open Aurora 2015 be received for information.

**7. NEW BUSINESS**

**8. ADJOURNMENT**



**TOWN OF AURORA**

**HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-001**

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**SUBJECT:** *Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
92 Tyler Street*

**FROM:** *Marco Ramunno, Director of Planning & Development Services*

**DATE:** *April 13, 2015*

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### **RECOMMENDATIONS**

***THAT Report No. HAC15-001 be received; and***

***THAT the Heritage Advisory Committee recommend to Council:***

***THAT the property located at 92 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition; and***

***THAT the property owner works with the Director of Planning and Development Services in order to ensure any proposed new structures are complementary to the heritage character of the area.***

### **PURPOSE OF THE REPORT**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 92 Tyler Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

### **BACKGROUND**

The owner of the property located at 92 Tyler Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on December 23, 2014. The owner of the subject property wishes to construct a new single detached structure on the subject lands.

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

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**Report No. HAC15-001**

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

*If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).*

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27.(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

## **COMMENTS**

The subject property is located on the north side of Tyler Street between George Street and Harriman Road (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey worker's house. The building was constructed c. 1914 by Albert Grimwalde. A brief history and land ownership records for the property can be found in Attachment 5.

The south (front) façade displays a gabled roof with an upper storey dormer and window. The building displays a front porch, supported by four wood columns. The front façade displays a single double-hung window. A second double hung window was part of the original building, but has since converted into the main entrance of the existing building.

The building has been subject to a number of renovations including the construction of a front verandah porch and the rear addition (See Attachment 2). The main entrance used to be centred on the front wall of the main building, but has been moved to the right side of the front wall, replacing the original window. The second storey is believed to be added onto the original structure circa 1915. The original siding of the main building may have been either removed or covered, however the existing siding reflects the original look of the building. An accessory shed is also located in the rear yard; there is no recorded date to its construction.

The subject property is located on the western edge of the Heritage Resources Area boundary. The property can be described as a valuable transition lot between homes of relatively new construction to the west and homes of older construction to the east.

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**Report No. HAC15-001**

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The Evaluation Working Group met to perform an objective evaluation of the subject property on Monday March 16, 2015 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

The Evaluation found the subject property to score at the low end of Group 2, suggesting that the property is “significant, worthy of preservation”.

According to the Heritage Evaluation Guide for buildings scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have some associative value, rated 55/100. Design/physical value for the building was rated 41/100. The contextual value for the building was rated 48/100. However, the evaluation found that the property *contributes* to the heritage character of the area, rather than defines, maintains, or supports the heritage character of the area as defined by Ontario Regulation 9/06.

Tyler Street, between George Street to the east and Harriman Road to the west, encompasses a total of twenty-three (23) properties, seven (7) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. This includes: 80, 81, 92, 93, 96, 101 and 121 Tyler Street. The predominant architectural designs of these homes are in a Workers House style. Individual houses such as 96 Tyler Street –

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located immediately west of the subject lands- is designed in a Foursquare/Edwardian style. 80 Tyler Street located at the northwest corner of Tyler Street and George Street is designed in an L-shaped/vernacular building. 81 Tyler Street located at the southwest corner of Tyler Street and George Street is designed in an Ontario House (Homestead) architectural style.

The remaining single detached dwellings located on Tyler Street are not of historical interest to the Town, most of which date to between approximately 1980 to present day. These homes reflect a variety of brick and stone construction and display attached garages on front elevations.

Staff will work with the applicant, if possible, to preserve the trees on site.

### **Proposed Concept Plan**

The owner wishes to remove the property from the Aurora Register as a non-designated 'listed' property with the intention of demolishing the existing structure on the subject property to construct a new building. A Photo of the proposed building type were provided by the owner are shown in Attachment 4.

The applicant is proposing to build a new single detached residence with an attached two car garage on the front façade. The applicant's design hopes to achieve an architectural style that is complementary to the new residential properties along Tyler Street- specifically 97 Tyler Street. Planning Staff will work with the applicant on detailed aspects of the building during the building permit process.

It is recommended that the proposed design of the new structure be modified to respect the heritage character of remaining listed properties on Tyler Street. It is recommended that the elevations be revised in such a way that:

- The attached garage does not protrude beyond the front wall of the main building;
- The main building be setback from the street as to not detract from remaining listed heritage properties on Tyler Street; and
- The materials used in the construction of the new building be sympathetic to the built form of the existing heritage character of the street.

### **LINK TO STRATEGIC PLAN**

The conservation of heritage resources supports the Strategic Plan goal of ***Supporting an Exceptional Quality of Life for All*** through its accomplishment in satisfying requirements in objective ***Celebrating and Promoting our Culture***.

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### **ALTERNATIVE(S) TO THE RECOMMENDATIONS**

1. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Refuse the application and recommend Designation under Part IV of the *Ontario Heritage Act*.

### **FINANCIAL IMPLICATIONS**

None

### **PREVIOUS REPORTS**

None

### **CONCLUSIONS**

The subject building was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

The building does not appear to exhibit significant design/physical, contextual, or associative value to a degree which warrants designation under *the Ontario Heritage Act* as per Ontario Regulation 9/06. The building's strongest value was found to be associative. However, the Evaluation determined that the property contributed, rather than maintained, defined, supported the heritage character of the area.

It is recommended that the proposed site plan and elevations be subject to approval of the Director of Planning and Development Services to ensure the proposed new dwelling will maintain the heritage character of the area.

As such, it is recommended that the property be removed from the Register of Properties of Cultural Heritage Value or Interest following demolition.



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**ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Photographs, 92 Tyler Street

Attachment 3 – Evaluation Working Group Score, 92 Tyler Street

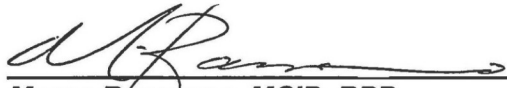
Attachment 4 – Proposed Design for New Building, 92 Tyler Street

Attachment 5 – 92 Tyler Street –Some Notes

**PRE-SUBMISSION REVIEW**

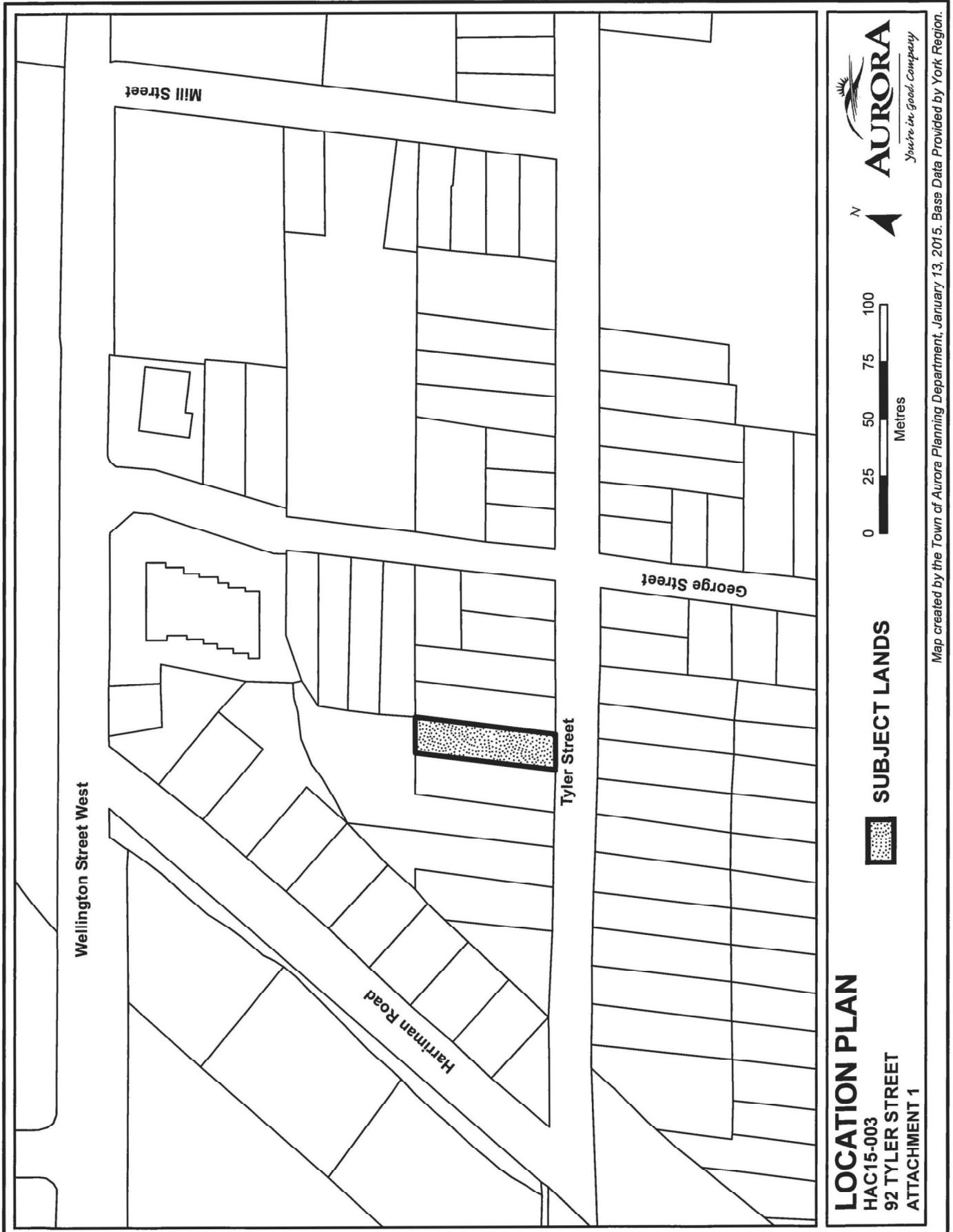
Executive Leadership Team Meeting – April 2, 2015

***Prepared by: Jeff Healey, Planner- Ext. 4349***



***Marco Ramunno, MCIP, RPP***

***Director of Planning & Development Services***



92 Tyler Street



**HERITAGE BUILDING EVALUATION: SCORESHEET**

Municipal Address: 92 Tyler Street  
 Legal Description: \_\_\_\_\_ Lot: \_\_\_\_\_ Cons: \_\_\_\_\_  
 Date of Evaluation: March 16/15 Name of Recorder: Jeff Healey **Group:**

<b>HISTORICAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Date of Construction	30	20	10	0	/30
Trends/Patterns/Themes	40	27	14	0	/40
Events	15	10	5	0	/15
Persons/Groups	15	10	5	0	/15
Archaeological (Bonus)	10	7	3	0	/10
Historic Grouping (Bonus)	10	7	3	0	/10
<b>HISTORICAL TOTAL</b>					<b>55/100</b>

<b>ARCHITECTURAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Design	20	13	7	0	/20
Style	30	20	10	0	/30
Architectural Integrity	20	13	7	0	/20
Physical Condition	20	13	7	0	/20
Design/Builder	10	7	3	0	/10
Interior (Bonus)	10	7	3	0	/10
<b>ARCHITECTURAL TOTAL</b>					<b>41/100</b>

<b>ENVIRONMENTAL</b>					<b>TOTAL</b>
Design Compatibility	40	27	14	0	/40
Community Context	20	13	7	0	/20
Landmark	20	13	7	0	/20
Site	20	13	7	0	/20
<b>ENVIRONMENTAL TOTAL</b>					<b>48/100</b>

<b>SCORE</b>	<b>INDIVIDUAL</b>	<b>OLD AURORA</b>
Historical Score	X 40% = _____	55 X 20% = 11
Architectural Score	X 40% = _____	41 X 35% = 14.3
Environmental Score	X 20% = _____	48 X 45% = 21.6
<b>TOTAL SCORE</b>	<input type="text"/>	<input type="text" value="46.95"/>

GROUP 1 = 70-100                      GROUP 2 = 45-69                      GROUP 3 = 44 or less

Proposed Design - 92 Tyler Street

Attachment 4

97 TYLER BUILT 2002



## **92 Tyler Street, Aurora**

### **Some Notes**

The construction of the house which stands at number 92 Tyler Street in Aurora appears may have started about 1913. The assessment roll – typically drawn up in the early part of the year at that time – for 1914 shows the presence of some sort of building with a value, for taxation purposes, of \$130.<sup>1</sup> This amount was less than half of the value of the land itself, which is the reverse of the usual ratio for urban properties: it cannot have been much of a building, even taking into account that at that time the assessed value was usually well under market value. Either the house was simply unfinished, although that was usually noted in the roll, or there was a farm shed, small barn, or other structure already in place and work on the house had not actually begun.

The daughter of the Albert J. Grimwade identified as the owner (he was not, as we shall see) in the 1914 roll remembered that the house was started “about 1915.” It should be noted, however, that she was remembering this some seventy-eight years later!<sup>2</sup>



Norman (b. 1909) and Olive (b. 1912) Grimwade  
outside family home, future 92 Tyler Street, Aurora.  
Photo courtesy of Mrs. Olive Davis (*née* Grimwade).

Mr. Grimwade was identified as a machinist and then as a pattern maker in those tax records: quite possibly he worked at the Fleury foundry on Wellington Street West. His essential skill was carpentry, and in later years he was identified as a house carpenter, or builder. It is not recorded if he actually built the basic house, but his daughter remembered that he was responsible for adding the second floor: “Dad built the house around 1915 . . . we moved in before the upstairs was added, as I remember Dad building the stairs.” Unfortunately the damage to the old photo shown above neatly cuts off the area which may, or may not, have shown the upper storey in place.

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<sup>1</sup> Assessment rolls for Town of Aurora: notes attached.

<sup>2</sup> Personal communication from Olive Davis (*née* Grimwade) to Jacqueline Stuart, July 1993.

Albert Grimwade did not actually own the property until 1918, but such anomalies were by no means unheard of.<sup>3</sup> The assessor seems to have believed that someone who behaved like an owner and paid taxes like an owner was the owner.

In 1923 Mr. Grimwade advertised the Tyler Street house for rent: an eight-room house with water and light, for \$13.50 per month.<sup>4</sup> The family had moved to a somewhat grander home at number 12 Ransom Street, and in the following year they would go to the United States. They spent the rest of their lives there, Albert Grimwade working as a house carpenter.

The Grimwades' first tenant appears to have been one Lco Letellier, a shoemaker who likely worked across town at the Sisman shoe factory on Berczy Street. He was followed by another in the same trade, George Wilcox (who later became a tanner, working just along Tyler street at Collis Leather). The 1925 assessment roll shows Mr. Wilcox as the owner of the property, but in fact he was a tenant until he purchased number 92 Tyler from the Grimwades in 1929. The Wilcoxes and their family would remain owners of the property for twenty-eight years.

Mr. Wilcox and his wife Mary (*née* Daniel) had three sons and a daughter, all of whom spent at least parts of their childhood in the house on Tyler Street. George Wilcox died in October of 1951, and Mary in December of the same year: they were both only in their very early sixties.<sup>5</sup> Their only daughter, Janie – by then Janie Miller – became the owner of the Tyler property.

For the next five years or so number 92 was rented out, sometimes to two families. At some point the openings in the Tyler Street façade were altered, perhaps to more conveniently accommodate the division of the house into living spaces for two families during this period, or possibly to make a more useful space immediately inside the front door.



92 Tyler Street in March 2015

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<sup>3</sup> Land ownership records for lot 18, Plan 30, at Land Registry Office, Aurora. Notes attached.

<sup>4</sup> *Aurora Banner*, 31 August 1923.

<sup>5</sup> *Aurora Banner*, 25 October 1951 and 3 January 1952.

In 1957 number 92 Tyler reverted to occupation by the owner, who from the autumn of that year was Kenneth Elmer, a baker who probably worked at the Scanlon bakery in town.

The property was owned by the Ken and Grace Elmer until 1985. The purchasers at that time were Robert and Helen Jaffrey. They were followed in 1992 by Ian Murray, and there have probably been at least two owners, or possibly tenants, since that time.

Jacqueline Stuart  
13 March 2015



**92 Tyler Street, Aurora: Plan 30, lot 18**

**Notes from land ownership records (to 1992)**

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
	Patent		26 Sep 1805	Crown	William Tyler		all lot 80, con. 1, King township
illeg	Bargain & Sale	21 Feb 1818	30 Mar 1821	William Tyler	John Hartman et al.	1.00	1 acre in trust for Methodist Episcopal Church
12305	B&S	1 Oct 1835	16 Nov 1835	William Tyler	Samuel P. Jarvis et al.	7,441.77	209 acres lot 80, int. al.
illeg	B&S	26 May 1847	12 Sep 1849	Samuel P. Jarvis et al.	Matthew Lepper	550.00	25 acres
30	Plan		12 Nov 1874				
613	B&S	24 Mar 1875	2 Apr 1875	Matthew Lepper	Arthur Lepper	7,000.00	25 acres
1871	B&S	16 Dec 1886	18 Dec 1886	Arthur Lepper	Matthew Lepper	1.00	25 acres
3935	B&S	12 Apr 1910	9 May 1910	executors of Matthew Lepper	Wilmer Monroe		all lot 18, int. al.
4261	B&S	1 Feb 1912	17 Apr 1912	Wilmer Monroe	A. A. Conover	3,600.00	all lot 18, int. al.
5442	B&S	21 Nov 1918	13 Dec 1918	A. A. Conover	Albert J. Grimwade	300.00	lot 18
5601	B&S	27 Sep 1919	10 May 1919	Albert J. Grimwade	Elizabeth Grimwade		lot 18
7290	Grant	17 Sep 1929	28 Sep 1929	Elizabeth Grimwade	George Wilcox	1,600.00	lot 18
11141	Deed	8 Sep 1952	12 Jan 1953	Janie D. Miller	Edward Miller & Walter G. Preston, executors of Mary Wilcox	1.00	lot 18

92 Tyler

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
11142	Deed	8 Sep 1952	12 Jan 1953	executors of Mary Wilcox	Janie D. Miller	1.00	lot 18
11551	Grant	18 Feb 1954	2 Apr 1954	Janie D. Miller	Mabel J. Miller	v.c. + 1.00	lot 18
14192A	Grant		3 Oct 1957	Mabel J. Miller	Kenneth M. Elmer		lot 18
14975B	Grant	20 May 1965	13 Aug 1965	Kenneth M. Elmer	Roscoe M. Linton [neighbour to west]		2 feet of lot 18
370918	Grant	-	14 Jun 1985	Kenneth M. Elmer	Robert Jaffrey & Helen Jaffrey		lot 18: east 52 feet
593452	Transfer	-	29 Apr 1992	Robert Jaffrey & Helen E. Jaffrey	Ian D. Murray	183,500.00	lot 18: east 52 feet

B&S: Bargain & Sale: normal sale transaction  
 consideration: amount paid; at some periods actual amount shown, at other times only words “value of consideration” and nominal amount of \$1 or \$2 required  
 et al.: et alia: and others (in this case, his cousin William B. Jarvis (sheriff) and probably their wives)  
 grant: usually normal sale transaction  
 instrument: legal document  
 int. al.: inter alia: among other [parcels of property]  
 v.c.: value of consideration: actual sale price, which has not been revealed

Jacqueline Stuart  
13 March 2015

## **92 Tyler Street Aurora**

### **Notes from assessment records**

The assessment rolls are useful sources for dating buildings and for finding out more about the people who lived in or used the structures. However, there can be problems or challenges:

- early assessors frequently omitted the plan and lot number – the legal description
- street numbers were not used in the rolls until 1951
- an error, once made, tended to be carried forward year after year.

The notes below are from only the early years of number 92 Tyler.

1914 A. J. Grimwade, machinist, owner; Tyler, lot 18; value of land for taxation purposes \$270, of building(s) \$130

1915 A. J. Grimwade, pattern maker, owner; Tyler, lot 18; value of land for taxation purposes \$270, of building(s) \$130

there was a general reassessment in 1919

1920 A. J. Grimwade, pattern maker, owner; Tyler, lot 18; value of land for taxation purposes \$325, of building(s) \$275

1924 A. J. Grimwade, pattern maker, owner; Tyler, lot 18; value of land for taxation purposes \$325, of building(s) \$325  
tenant: Leo Letellier, shoemaker

1925 George Wilcox, shoemaker, owner; Tyler, lot 18; value of land \$325, of building(s) \$325

1935 George Wilcox, tanner, owner; Tyler, lot 18; value of land \$325, of building(s) \$500

1940 George Wilcox, tanner, owner; Tyler, lot 18; value of land \$325, of building(s) \$500

Jacqueline Stuart, 11 March 2015

92 Tyler



100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
Phone: 905-727-3123 ext. 4349  
Email: jhealey@aurora.ca  
www.aurora.ca

**Town of Aurora**  
**Planning & Development Services**

## **MEMORANDUM**

**DATE:** April 13, 2015  
**TO:** Heritage Advisory Committee  
**FROM:** Jeff Healey, Planner  
**CC:** Marco Ramunno, Director of Planning and Development Services  
**RE:** 84 Harrison Avenue – Approval of Wood Plaque Application

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### **RECOMMENDATIONS**

***THAT the memorandum regarding 84 Harrison Avenue – Approval of Wood Plaque Application be received for information.***

### **BACKGROUND**

The owners of the property located at 84 Harrison Avenue submitted an Application to receive a Wooden Plaque in December 2014.

As per By-law 5365-11 being a By-law to delegate certain assigned Council authority under the Ontario Heritage Act to staff whereby, “The Manager is authorized to approve the application for, and order the creation of, interpretive wood plaques for heritage properties as part of the Heritage Advisory Committee education initiative.”

As such, the Director of Planning and Development Services has processed and approved the Application for a Wood Plaque at 84 Harrison Avenue.

The property located at 84 Harrison Avenue is a listed (non-designated) property on the Aurora Register of Properties of Cultural Heritage Value or Interest. The Register describes the property as being constructed in 1915, built in the Foursquare architectural style (Attachment 1).

According to research conducted by Jacqueline Stuart (Attachment 2), the property located at 84 Harrison Avenue was part of the “Rosemount” subdivision, developed by Hermas Proctor. The subject property was sold to Albert Barr in 1913. According to assessment rolls, the existing house was under construction in 1914 and finished by 1915.

The house changed ownership for several years and was rented to tenants during this time. In 1922, the house was purchased by William Powell and his wife Minnie. Mr. Powell worked as a farmer, civil servant and a mail carrier over the course of his

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84 Harrison Avenue

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lifetime. Mr. Powell passed in 1945, however Minnie continued to own the house until 1965. The Powell family owned the property for 43 years. Due to the significance of the length of ownership/occupancy by the Powell family, as well as the name of the owner from whom the building was constructed, the Wooden Plaque will read as follows:

**THE BARR-POWELL HOUSE**

**1915**


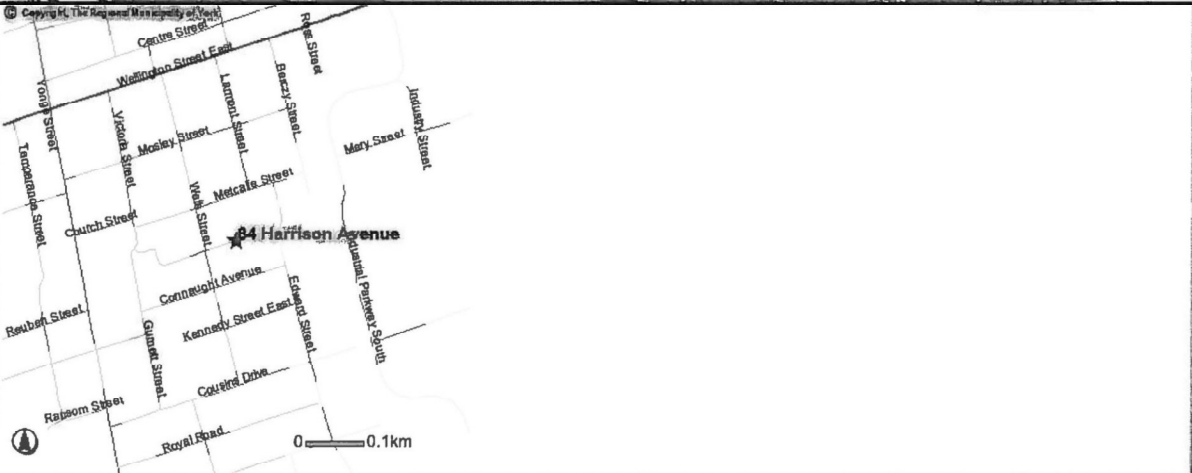
**HERITAGE ADVISORY COMMITTEE**

**ATTACHMENTS**

Attachment 1 – Property Page, 84 Harrison Avenue

Attachment 2 – History of Property by Jaqueline Stuart

## AURORA INVENTORY OF HERITAGE BUILDINGS

<b>S I T E</b>	<p>ADDRESS: 84 Harrison Avenue</p> <p><b>LEGAL DESCRIPTION:</b>      PLAN: 120              LOT: 34</p>
<b>S T A T U S</b>	<p>PRESENT USE: Residence                      ORIGINAL USE: Residence</p> <p>HERITAGE DESIGNATION: Undesignated      1995 INVENTORY</p> <p>OFFICIAL PLAN: Urban residential              ZONING: R2 (Det'd Dwelling 2<sup>nd</sup> Density)</p>
<b>P H O T O G R A P H</b>	
<b>K E Y M A P</b>	

**AURORA INVENTORY OF HERITAGE BUILDINGS**

**A** ADDRESS: 84 Harrison Avenue  
**R** CONSTRUCTION DATE: 1915 STYLE: Foursquare House  
**C** BUILDER: Albert Barr

**GENERAL DESCRIPTION:**

**H** PLAN: STOREYS: 2.5 BAYS:  
**I** FOUNDATION MATERIAL:  
**T** EXTERIOR WALL MATERIAL: Brick  
**E** ROOF TYPE: Pedimented gable front  
**C** WINDOWS:  
**T** ENTRANCE:

**UNIQUE FEATURES:**

**U** CHIMNEY (S):  
**R** DORMERS:  
**E** ROOF TRIM:  
**C** WINDOW TRIM:  
**T** SPECIAL WINDOWS:  
**U** DOOR TRIM:  
**R** PORCH/VERANDAH: Corner verandah  
**E** OTHER:

**H** Historical Society file includes...  
**I** - 2 pages title search from 1797 to 1996  
**S** - 2 pages assessment roll notes from 1912 to 1951  
**T** - 2 page descriptive correspondence (1999)  
**O** - 1981 photo vol. 1 #6  
**R**  
**Y**



**Aurora and District Historical Society**

22 Church Street, Aurora, Ontario L4G 1G4 • (905) 727-8991

24 March 1999

David Koffman  
84 Harrison Avenue  
Aurora, Ontario.

Dear Mr. Koffman:

84 HARRISON AVENUE

Thank you for your enquiry about the history of your home. We are always happy to add information to our files on the buildings of central Aurora, but pressure of work means that we only do so when someone actually asks about a property!

Notes from the land ownership records for your property are enclosed. They show first the division of old township lot 80 over the years. The first subdivision was the 1878 bequest of the western one hundred acres to Jacob Wells, who in turn left that land to Henry G. Wells in 1887. Most of that large piece of farming land was sold to Frank Staples in 1910, and with that a period of speculation began. Messrs Fischer and Collis, who purchased ninety-three acres in 1912, were principals in the Collis Leather tannery over on Tyler Street. The acreage quickly came into the hands of a local man, Hermas [yes, that is the correct spelling] Proctor, who was the town postmaster, an early proponent of direct mail advertising, and the developer of many properties in the south-east quadrant of town in particular.

As was typical of the time, Mr. Proctor's "Rosemount" subdivision was not developed all at once: in some cases a few lots would be sold to a developer who would have more-or-less identical houses erected for sale; in other cases a purchaser would buy a single lot for his own use, and have a house built.

Hermas Proctor sold your lot to Albert Barr in 1913. The purchase price alone—\$300—would indicate that there was no house on it at that point. This is reinforced by the assessment rolls (notes are also enclosed), which in the assessment for 1913 show no value for buildings on this lot. By the time of the 1914 assessment, some building had taken place, but that portion of the assessed value still had not reached the figure it would attain in 1915. As Albert Barr was a mason, I suspect that he was building the house himself, as time and funds would permit.



According to the tax roll, which often contained errors when it came to legal ownership, Hans Kaudse owned your house by 1915. In fact, he did not purchase it until 1916, but presumably he was already in residence in 1915. Mr. Kaudse owned the property for a little over three years, and for at least one of those years it was rented out, to Charles Southwood who worked at the Fleury plough works on Wellington Street West (where Bacon Basketware is today). In 1919 Hans Kaudse sold the house to J.M. Walton from whom he had borrowed money to buy it in the first place. Mr. Walton lived at 74 Wellington East, never in this house. He was able to sell the property at what was likely a healthy profit to James Walley in 1920.

In the assessment role James Walley's occupation is almost illegible, but it looks like 'glazier,' and "at the tannery" is clear enough. In our museum collection we have a glass scraper said to have been used on hides during the tanning process, so perhaps that is what Mr. Walley the 'glazier' did. Anyway, he too ended up selling the house back to J.M. Walton.

The next purchaser was John Morgan, a clergyman. His daughter, Grace, taught at the high school (then located where Wells Street Public School is now) from 1918 to 1922, and so they lived in this house for only the last year of her time here.

At last, in 1922, a period of long—very long— ownership by one family began, when William Powell bought your house. Mr. Powell seems to have had a varied career. According to his obituary, he farmed on or near the old family homestead at Vandorf for some time, but moved to Aurora and into the Harrison Avenue house. He was described as a teamster (hauling loads in a wagon drawn by a team of horses) when he first moved to Harrison, and at the end of his life he was a mail carrier. In fact, he died at the railway station after taking mail bags out there. In between, however, he worked at the provincial government's legislative library, and later at Toronto city hall [*Aurora Banner*, 9 November 1945].

William Powell and his wife, formerly Minnie Atkinson, had one child, Jean Adele. William Powell died in 1945, and Mrs. Powell in 1959 (*Aurora Banner*, 22 October 1959). Jean married Kenneth Giles, an accountant, and for a time they lived in the house on Harrison, but later moved to Gurnett Street. Both Jean and Kenneth Giles are also now deceased.

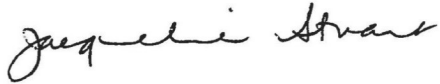
Number 84 remained in the family's ownership until 1965, when Jean Giles sold it to Frederick and Doreen Southwood. Frederick was, I believe, a grandson of the Charles Southwood who was a tenant back in 1917. Fred eventually was ordained as a Baptist pastor, and the person who clipped the newspapers for us at that time wrote in the margin of the announcement, "Fred was a hell raiser as a kid!"

The Southwoods sold the house in 1972 to Ralph and Donna Clemens. Unfortunately, the farther forward we come in time, the less we at the museum know about people! But the chances are that you know something about the Clemens from neighbours, as the house was in the ownership of first Ralph and Donna, and from 1975 until 1995 Donna alone, for almost twenty-three years.

Larry and Lesley Budolowski owned number 84 for a bit over a year, and you know the story from that point.

I am sorry we have nothing particularly colorful to tell you about your home, but I hope you find these bits and pieces of interest.

Yours truly,

A handwritten signature in cursive script that reads "Jacqueline Stuart".

Jacqueline Stuart  
Curator, Aurora Museum



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**Town of Aurora**  
**Planning & Development Services**

## **MEMORANDUM**

**DATE:** April 13, 2015  
**TO:** Heritage Advisory Committee  
**FROM:** Jeff Healey, Planner  
**CC:** Marco Ramunno, Director of Planning and Development Services  
**RE:** Doors Open Aurora 2015

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### **RECOMMENDATIONS**

***THAT the memorandum regarding Doors Open Aurora 2015 be received for information.***

### **BACKGROUND**

The 10<sup>th</sup> annual Doors Open Aurora event will be held on Saturday August 15, 2015 from 10 a.m. to 4 p.m. As per the requirements of the Ontario Heritage Trust, ten sites were required to be confirmed no later than February 26, 2015. As such, please find attached the current list of sites which have confirmed that they will be participating in the event.

### **Doors Open Sites 2015:**

1. Aurora Cultural Centre- 22 Church Street;
2. Aurora Farmers' Market & Artisan Fair- Town Park, Wells Street and Mosley Street;
3. Aurora Lawn Bowling Club - McMahan Park;
4. Aurora Public Library- 15145 Yonge Street;
5. Emergency Preparedness Centre- 220 Old Yonge Street;
6. Hillary House, Koffler Museum of Medicine- 15372 Yonge Street;
7. Merlin's Hollow- 181 Centre Crescent;
8. Benjamin Stephenson House (Pace Credit Union) - 15010 Yonge Street;
9. Petch Log House- 90 John West Way;
10. Aurora Armoury- 89 Mosley Street; and
11. Walking Tour with David Heard (tour details to follow) - Town Park, Wells Street and Mosley Street

### **ATTACHMENTS**

None.