



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, AUGUST 17, 2015

7:30 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**


AURORA
TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE
MEETING AGENDA

DATE: Monday, August 17, 2015

TIME AND LOCATION: 7:30 p.m., Holland Room, Aurora Town Hall

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

Heritage Advisory Committee Meeting Minutes of July 13, 2015 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of July 13, 2015, be received for information.

4. DELEGATIONS

(a) **Peter Kakridonis, Owner of 103 Hillview Road** pg. 9
Re: Item 1 – Report No. HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

(b) **Gary Templeton, representing Owner of 32 Wellington Street East** pg. 10
Re: Item 2 – Report No. HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*

5. MATTERS FOR CONSIDERATION

1. **HAC15-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road** pg. 11

RECOMMENDED:

THAT Report No. HAC15-008 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff.

2. **HAC15-007 – 32 Wellington Street East, Final Disposition of the “David W. Doan House” Designated under Part IV of the *Ontario Heritage Act*** pg. 29

RECOMMENDED:

THAT Report No. HAC15-007 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT should the Heritage Advisory Committee support the reconstruction of the David W. Doan House, that the recommended conditions set out by staff be included.

6. INFORMATIONAL ITEMS

7. NEW BUSINESS

8. ADJOURNMENT



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

Date: Monday, July 13, 2015

Time and Location: 7 p.m., Holland Room, Aurora Town Hall

Committee Members: Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, Kathy Constable, Carol Gravelle, Bob McRoberts (Honorary Member), and Martin Paivio

Member(s) Absent: John McIntyre (Honorary Member), and Stan Rycomb

Other Attendees: Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary

The Chair called the meeting to order at 7 p.m.

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

2. APPROVAL OF THE AGENDA

**Moved by Martin Paivio
Seconded by Bob McRoberts**

THAT the agenda as circulated by Legal and Legislative Services, **with the following addition**, be approved:

- Delegation (b) Steve and Sandra Sinclair, property owners
Re: Item 2 – HAC15-005 – Request to remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 98 Mosley Street

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of April 13, 2015

**Moved by Kathy Constable
Seconded by Barry Bridgeford**

THAT the Heritage Advisory Committee meeting minutes of April 13, 2015, be received for information.

CARRIED

4. DELEGATIONS

- (a) **Greg Raspin, representing owner of 12 Ransom Street**
Re: Item 1 – Report No. HAC15-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 12 Ransom Street

Mr. Raspin presented a brief overview of the request and provided information and history regarding the subject property.

**Moved by Councillor Gaertner
Seconded by Kathy Constable**

THAT the comments of the delegation be received and referred to Item 1.

CARRIED

- (b) **Steve and Sandra Sinclair, property owners**
Re: Item 2 – Report No. HAC15-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 98 Mosley Street

Mr. and Mrs. Sinclair provided information and history regarding their property, and stated that the house required replacement of the roof, foundation, and electrical, heating, and plumbing systems. Mr. Sinclair indicated that they would like to build a basement as a part of their reconstruction.

**Moved by Martin Paivio
Seconded by Carol Gravelle**

THAT the comments of the delegation be received and referred to Item 2.

CARRIED

5. MATTERS FOR CONSIDERATION

1. HAC15-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 12 Ransom Street

Staff presented a brief overview of the request and provided information and history regarding the subject property. Staff advised that the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest and noted that the owner wishes to remove the property from the Register as a non-designated “listed” property. Staff explained that the owner proposes a two-storey building with a two-door garage.

The Committee expressed support of the request and inquired about the proposed lot coverage and height restrictions. Staff stated that the proposed lot coverage is 35% and the height restriction is 10 metres in accordance with the Zoning By-law. Staff further noted that the structure would be set back to be less imposing.

**Moved by Bob McRoberts
Seconded by Martin Paivio**

THAT Report No. HAC15-002 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 12 Ransom Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest subsequent to demolition.

CARRIED

2. HAC15-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 98 Mosley Street

The Committee inquired about the additional height as a result of the proposed raised basement. Staff indicated that the proposed dwelling meets the maximum height of ten metres. The Committee also inquired whether staff considered the evaluations of the reports created from 1981 within their current process of evaluations, and inquired about the Canadian Inventory of Historic Buildings. Staff stated that the report from 1981 is kept as a historic record and is not used in the current process of evaluation as the criteria has changed. Staff further noted that they would follow up with John McIntyre or Jacqueline Stuart regarding the Canadian Inventory of Historic Buildings.

**Moved by Carol Gravelle
Seconded by Martin Paivio**

THAT Report No. HAC15-005 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 98 Mosley Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

CARRIED

6. INFORMATIONAL ITEMS

3. HAC15-003 – Distinction between Designated and Listed Properties within the Town of Aurora

Staff reviewed the distinction between designated and listed properties and explained that designated properties fall under two parts; “Part IV” or “Part V”. Part IV indicates that the structure is specifically designated for its unique architectural design or was in possession of a recognized resident. Part V applies to a neighbourhood that possesses a unique character identity that should be preserved.

The Committee inquired if the Town maintains information about heritage properties in hard copy form and if reports and resources about each property are still available online. Staff stated that the Aurora Register of Properties of Cultural Heritage Value or Interest lists designated properties on the Town’s website. Staff further noted that complete detailed files are no longer available on the website, however interested persons may view these files at the Planning and Development department.

The Committee inquired whether every house within a declared Heritage District is automatically designated or listed under the Aurora Register. Staff indicated that only specific properties that meet the criteria are designated or listed.

**Main motion
Moved by Martin Paivio
Seconded by Carol Gravelle**

THAT Report No. HAC15-003 be received for information.

**Amendment
Moved by Councillor Gaertner
Seconded by Barry Bridgeford**

THAT the following clause be added to the main motion:

“THAT the Heritage Advisory Committee recommend to staff:

THAT it be noted on the Town’s website that detailed information regarding properties listed on the Aurora Register of Properties of Cultural Heritage Value or Interest, is available in hard copy and may be accessed at the Planning and Development Services department.”

**Main motion as amended
Moved by Martin Paivio
Seconded by Carol Gravelle**

THAT Report No. HAC15-003 be received; *and*

THAT the Heritage Advisory Committee recommend to staff:

THAT it be noted on the Town’s website that detailed information regarding properties listed on the Aurora Register of Properties of Cultural Heritage Value or Interest, is available in hard copy and may be accessed at the Planning and Development Services department.

CARRIED

**4. Memorandum from Planner
Re: 81 Catherine Avenue, Heritage Review**

Staff provided a brief history of the property and stated that the permit application to allow the property to be demolished was approved by the Heritage Advisory Committee in 2013, and the proposal for a new design of the property was approved by staff in 2014, as the Committee was not populated at this time due to Elections. Staff further noted that this two-storey building occupies a two door garage that is recessed from the main façade, and complies with the Heritage Conservation District Plan guidelines.

The Committee expressed concerns regarding the approved design as many of the houses on Catherine Avenue have a single detached garage. The Committee suggested that during Election years, consideration should be given to having members carried over between terms to ensure comments are provided regarding the suitability of proposed designs within a heritage neighbourhood.

**Moved by Kathy Constable
Seconded by Martin Paivio**

THAT the memorandum regarding 81 Catherine Avenue, Heritage Review be received for information.

CARRIED

**5. Extract from Council Meeting of April 28, 2015
Re: Heritage Advisory Committee Meeting Minutes of April 13, 2015**

**Moved by Bob McRoberts
Seconded by Kathy Constable**

THAT the Extract from Council Meeting of April 28, 2015, regarding the Heritage Advisory Committee meeting minutes of April 13, 2015, be received for information.

CARRIED

6. HAC15-006 – Heritage Permits Approved Under Delegated Authority

Staff presented an overview of two heritage permits for 65 Wellington Street East and 77 Centre Street, which were approved under delegated authority. The property located at 65 Wellington Street East submitted an application to remove an access point and mud room to allow a new access point and deck at the rear of building. The property at 77 Centre Street submitted an application to allow the removal of a small wooden addition and construction of a rear addition with vinyl siding that would continue to the wrap around porch.

The Committee inquired if a tenant was moving into the property located at 65 Wellington Street East, and expressed concerns about compliance with the fire code. Staff stated that the owner of 65 Wellington Street East currently runs a business on the first storey of the building and resides in the second storey. Staff indicated that a building permit has not been issued and that concerns regarding compliance to the fire code would be raised at that time.

The Committee inquired if there was a delay in the process of issuing building permits to property owners as a result of a cancelled Committee meeting. Staff indicated that minor changes that did not alter the front façade of the property would typically be approved by staff under delegated authority, and if the matter was significant it would be postponed until the next available Committee meeting.

Moved by Bob McRoberts
Seconded by Councillor Gaertner

THAT Report No. HAC15-006 be received for information.

CARRIED

7. NEW BUSINESS

The Committee inquired about the Town's interest in promoting heritage through online resources such as the University of Waterloo's Heritage Resource Centre specifically on their "Building Stories" website, which is an interactive inventory and mobile application that identifies important community heritage assets. The Committee further suggested that the Town identify plaque properties of high significance and obtain owner participation in order to add them to the website inventory. Staff stated that they would report back regarding the promotion of Aurora heritage properties on external online resources, and indicated that there is a plaque program in place.

The Committee inquired about meetings in the summer months. Staff indicated that the Committee does not meet in the summer months, unless there is a significant time sensitive matter.

Staff extended a reminder regarding Doors Open which would be held on August 15, 2015, from 10 a.m. to 4 p.m., and that there would be a Doors Open meeting on July 29, 2015, from 6 p.m. to 8 p.m. in the Holland Room at Town Hall for interested volunteers and those involved with the 16 sites. Staff further noted that the Auroran newspaper has been provided with five articles leading up to Doors Open to promote the event.

The Chair extended a reminder to members regarding the procedures and protocols of the Committee following delegations.

8. ADJOURNMENT

**Moved by Councillor Gaertner
Seconded by Kathy Constable**

THAT the meeting be adjourned at 8:55 p.m.

CARRIED

COMMITTEE RECOMMENDATIONS ARE NOT BINDING ON THE TOWN UNLESS OTHERWISE ADOPTED BY COUNCIL AT A LATER MEETING.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Heritage Advisory Committee
August 17, 2015

SUBJECT: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

NAME OF SPOKESPERSON: Peter Kakridonis, Property Owner

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

Owners of 103 Hillview Road

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To discuss and answer questions regarding Item 1 - HAC15-008 - Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 103 Hillview Road

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES NO

IF YES, WITH WHOM? Jeff Healey, Planner **DATE:** August 12, 2015

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1

DELEGATION REQUEST

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Heritage Advisory Committee
August 17, 2015

SUBJECT: 32 Wellington Street East

NAME OF SPOKESPERSON: Gary Templeton (Templeton Planning Ltd.)

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):

2101154 Ontario Inc. (owner of 32 Wellington Street East)

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To request support for the demolition of the south-facing elevation remainder of building and the replacement of it with new construction due to poor structural condition as concluded during a structural engineering investigation.

PLEASE COMPLETE THE FOLLOWING:

Have you been in contact with a Town staff or Council member regarding your matter of interest?

YES

NO

IF YES, WITH WHOM? Planning Dept. staff

DATE: Since late July 2015

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-008

SUBJECT: *Request to Remove a Property from the
Aurora Register of Properties of Cultural Heritage Value or Interest
103 Hillview Road*

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

DATE: *August 17, 2015*

RECOMMENDATIONS

THAT Report HAC15-008 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

THAT the proposed elevations are subject to approval of Planning Staff.

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 103 Hillview Road from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 103 Hillview Road submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on June 22nd, 2015. 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.

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

August 17, 2015

- 2 -

Report No. HAC15-008

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 south side of Hillview Road located approximately 110 metres west of George Street (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 2 storey Foursquare House Period Revival. The building was constructed c. 1914, the builder of the structure was J.B Spurr. A brief history and land ownership records for the property can be found in Attachment 5. The subject property is located within the Heritage Resources Area boundary.

The front façade displays a gambrel roof with two centred double-hung windows. The building displays a pedimented front porch, supported by five columns. The front façade displays two double-hung windows on the first floor. The siding of the main building features an assortment of vinyl, stucco and wood clapboard siding, the original siding may have been either removed or covered. An accessory garage is also located in the rear yard; the construction date of the garage is unknown.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Thursday August 6, 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.

August 17, 2015

- 3 -

Report No. HAC15-008

The Evaluation found the subject property to score at Group 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

According to the Heritage Evaluation Guide for buildings scored within Group 3:

- The designation of the building pursuant to the *Ontario Heritage Act* may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless part of a historic grouping such as an intact streetscape;
- Retention of the building on site is supported, particularly if part of a historic streetscape; and
- If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

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 48/100. Design/physical value for the building was rated 30/100. The contextual value for the building was rated 29/100.

Hillview Road encompasses a total of thirty five (35) properties, three (3) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The predominant architectural designs of the listed residential homes are in a Foursquare House style. 80 George Street, also known as the Benjamin Willis House located at the northwest corner of Hillview Road and George Street is designed in an Ell-shaped house architectural style.

The remaining single detached dwellings located on Hillview Road are not of historical interest to the Town, most of which date between approximately 1950 to present day. These homes reflect a variety of brick, stucco and stone construction and display attached garages on front elevations.

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

August 17, 2015

- 4 -

Report No. HAC15-008

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. Planning Staff will work with the applicant on detailed aspects of the building during the building permit process.

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**.

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

It is recommended that the Heritage Advisory Committee receive report No.HAC15-008 and recommend to Council that the property located at 103 Hillview Road be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest.

It is recommended that the proposed elevations are subject to approval of Planning Staff to be sympathetic with 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.

August 17, 2015

- 5 -

Report No. HAC15-008

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 103 Hillview Road

Attachment 4 – Proposed Design for New Building, 103 Hillview Road

Attachment 5 – Heritage Notes by Jaqueline Stuart

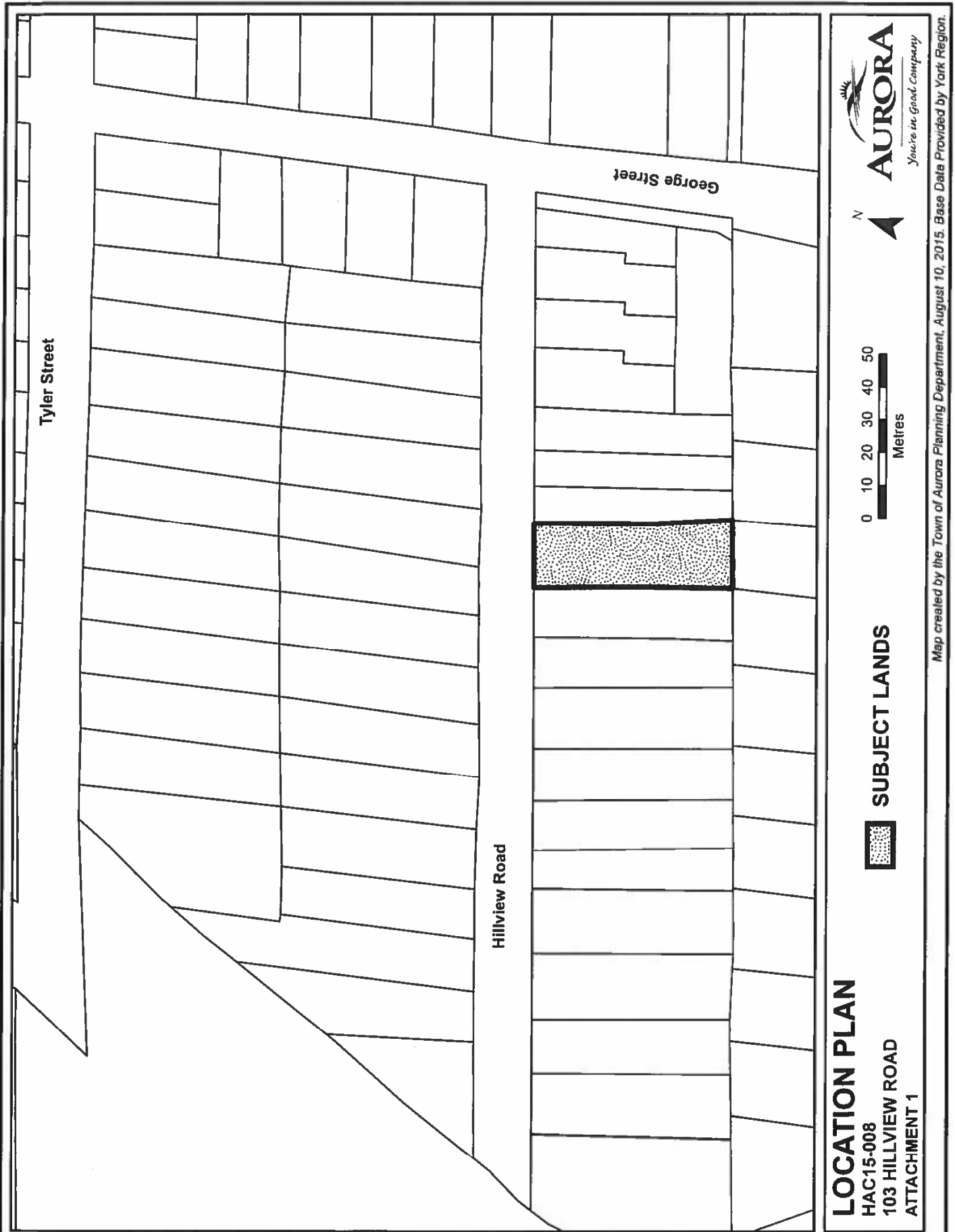
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – August 13, 2015.


Prepared by: Jeff Healey, Planner- Ext. 4349



**Marco Ramunno, MCIP, RPP
Director of Planning & Development Services**



Attachment 2

AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2010)	
SITE	<p>Address: 103 Hillview Road</p> <p>Former Address:</p> <p>Legal Description: PLAN: 30 PART LOTS: 70, 71</p>
STATUS	<p>Current Use: Residence Original use: Residence</p> <p>Heritage Status: Listed By-law No. & Date:</p> <p>Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density)</p> <p>HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2010)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	103 Hillview Road	Builder:	J. B. Spurr
Construction Date:	1914	Architect:	
Architectural Style:	Foursquare House Period Revival	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gambrel	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:


Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Pedimented and enclosed porch
Roof Trim:		Door Trim:	
Window Trim:		Other:	

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>103 Hillview Road</u>					Group:
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>Aug 6 / 2015</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	10/30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	0/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					29/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	0/20
Style	30	20	10	0	0/30
Architectural Integrity	20	13	7	0	7/20
Physical Condition	20	13	7	0	13/20
Design/Builder	10	7	3	0	7/10
Interior (Bonus)	10	7	3	0	3/10
ARCHITECTURAL TOTAL					30/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					48/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	29 X 20% = <u>5.8</u>
Architectural Score	X 40% = _____	30 X 35% = <u>10.5</u>
Environmental Score	X 20% = _____	48 X 45% = <u>21.6</u>
TOTAL SCORE	<input type="text"/>	37.9
GROUP 1 = 70-100	GROUP 2 = 45-69	GROUP 3 = 44 or less

Attachment 4



181 LANGSTAFF ROAD, UNIT 1A
 WILLOWDALE, ONTARIO
 L4M 5T3
 PHONE: (905) 886-2111
 FAX: (905) 882-1183
 www.riserdsgn.com

CLIENT: CUSTOM HOME

PROJECT: 103 HILLVIEW ROAD
 AURORA, ONTARIO

REV	DATE	DESCRIPTION
1	APR 01/15	ISSUED FOR CLIENT REVIEW
2	APR 22/15	ISSUED FOR CLIENT REVIEW
3	MAY 15/15	ISSUED FOR CLIENT REVIEW
4	MAY 20/15	ISSUED FOR CLIENT REVIEW
5	MAY 21/15	ISSUED FOR CLIENT REVIEW
6	MAY 27/15	ISSUED FOR CLIENT REVIEW
7	JUN 17/15	ISSUED FOR CLIENT REVIEW
8	JUN 18/15	ISSUED FOR CLIENT REVIEW
9	JUN 20/15	ISSUED FOR CLIENT REVIEW
10	JUL 15/15	ISSUED FINAL FOR CLIENT REVIEW

MODEL: CUSTOM

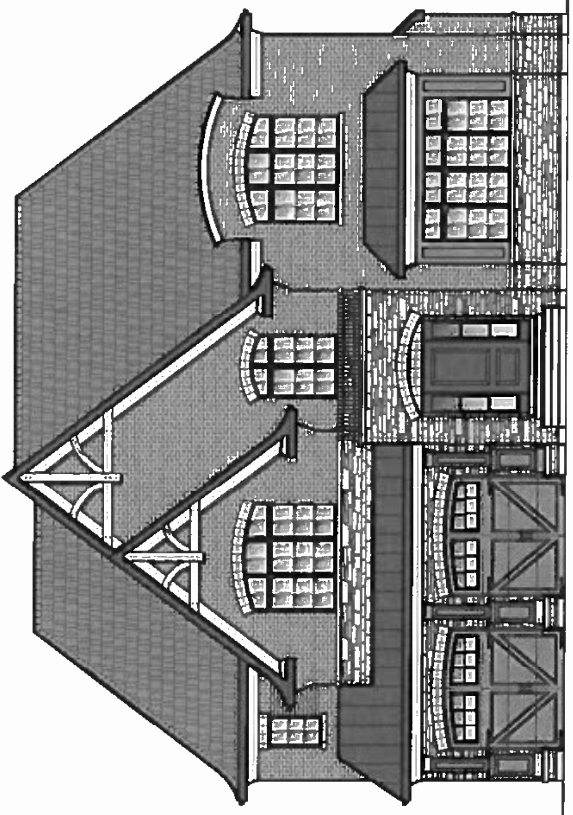
AREA: 5176 SQ. FT.
 (7007 SQ. FT. W/
 FINISHED BASEMENT)

PROJECT NUMBER: 15-11

DRAWN BY: SL

SCALE: 1/8" = 1'-0"


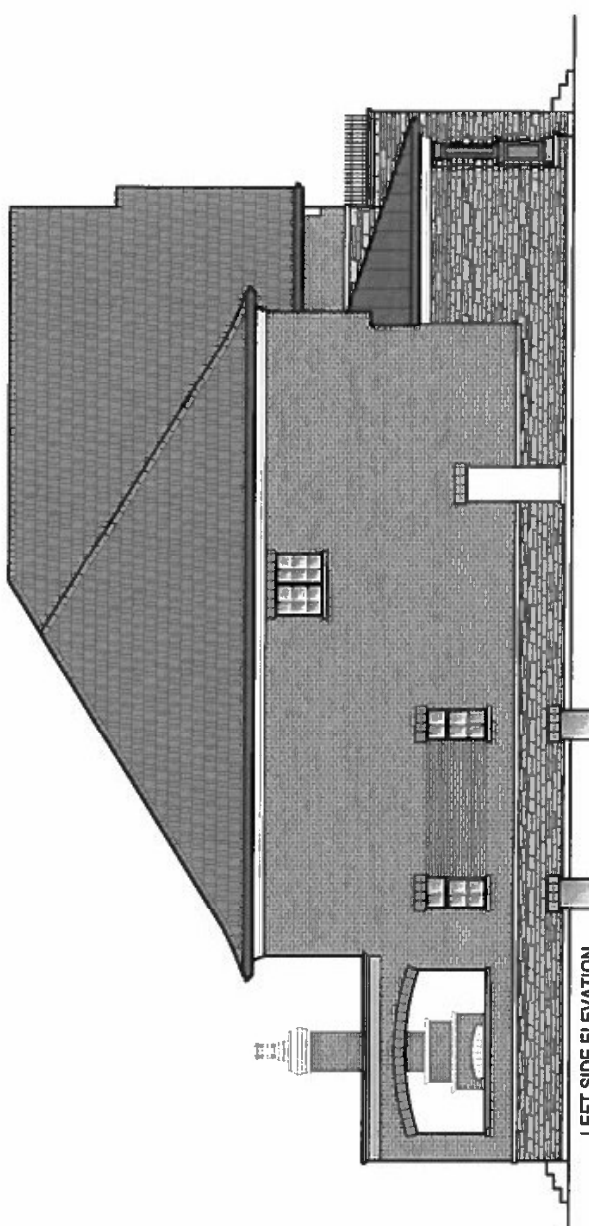
DRAWING NO.: 4 OF 7




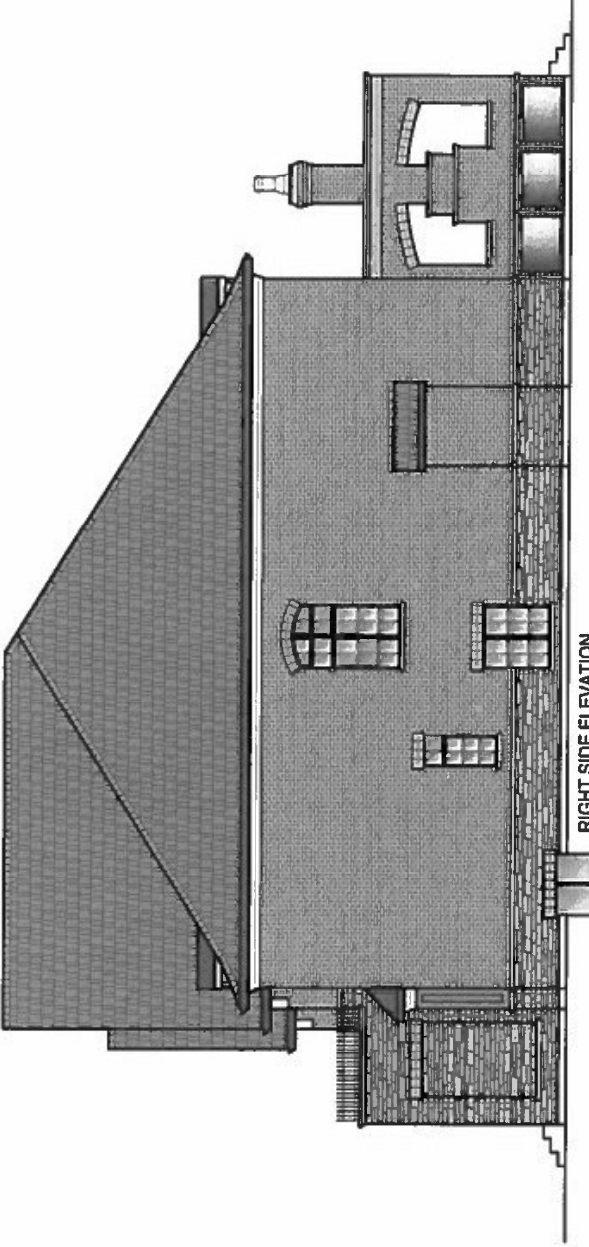
FRONT ELEVATION

3 Hillview Road Architectural 15 - 11 - 103 Hillview - De.dwg


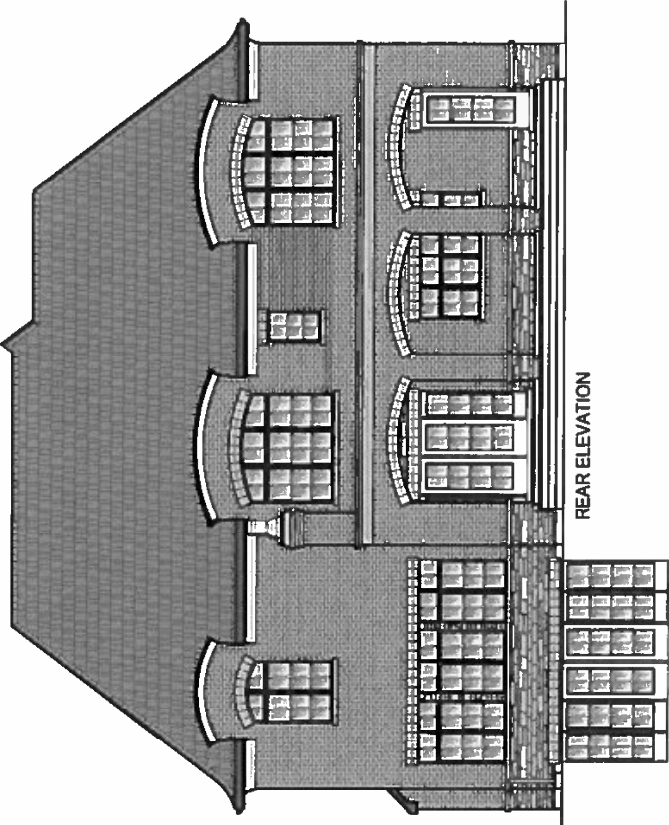
P:\Cument\215 - 11 - 103 Hillview Road\ARCHITECTURAL\215 - 11 - 103 Hillview - DE.DWG

 <p>1881 LANCETAVE ROAD, UNIT 1A WINOHAN, ONTARIO L4W 5T3 PHONE: (905) 686-2111 FAX: (905) 686-1103 www.triser.com</p>	<p>CLIENT: CUSTOM HOME</p> <p>PROJECT: 103 HILLVIEW ROAD AURORA, ONTARIO</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td>APR 01/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>2</td><td>APR 22/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>3</td><td>MAY 15/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>4</td><td>MAY 26/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>5</td><td>MAY 27/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>6</td><td>MAY 27/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>7</td><td>JUN 17/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>8</td><td>JUN 18/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>9</td><td>JUN 20/15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>10</td><td>JUL 13/15</td><td>ISSUED FINAL FOR CLIENT REVIEW</td></tr> </table>	1	APR 01/15	ISSUED FOR CLIENT REVIEW	2	APR 22/15	ISSUED FOR CLIENT REVIEW	3	MAY 15/15	ISSUED FOR CLIENT REVIEW	4	MAY 26/15	ISSUED FOR CLIENT REVIEW	5	MAY 27/15	ISSUED FOR CLIENT REVIEW	6	MAY 27/15	ISSUED FOR CLIENT REVIEW	7	JUN 17/15	ISSUED FOR CLIENT REVIEW	8	JUN 18/15	ISSUED FOR CLIENT REVIEW	9	JUN 20/15	ISSUED FOR CLIENT REVIEW	10	JUL 13/15	ISSUED FINAL FOR CLIENT REVIEW	<p>MODEL: CUSTOM</p> <p>AREA: 5176 SQ. FT. (7007 SQ. FT. W/ FINISHED BASEMENT)</p> <p>PROJECT NUMBER: 15-11</p> <p>DRAWN BY: SL</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWING NO.: 5 OF 7</p>
1	APR 01/15	ISSUED FOR CLIENT REVIEW																															
2	APR 22/15	ISSUED FOR CLIENT REVIEW																															
3	MAY 15/15	ISSUED FOR CLIENT REVIEW																															
4	MAY 26/15	ISSUED FOR CLIENT REVIEW																															
5	MAY 27/15	ISSUED FOR CLIENT REVIEW																															
6	MAY 27/15	ISSUED FOR CLIENT REVIEW																															
7	JUN 17/15	ISSUED FOR CLIENT REVIEW																															
8	JUN 18/15	ISSUED FOR CLIENT REVIEW																															
9	JUN 20/15	ISSUED FOR CLIENT REVIEW																															
10	JUL 13/15	ISSUED FINAL FOR CLIENT REVIEW																															
 <p style="text-align: right; margin-right: 50px;">LEFT SIDE ELEVATION</p>																																	

P:\COUNCIL\215 - 11 - 103 Hillview Road\ARCHITECTURAL\215 - 11 - 103 Hillview - DE.dwg

 <p>1881 LUGGERSHAW ROAD, UNIT 1A VAUGHAN, ONTARIO L4W 5T3 PHONE: (905) 882-2111 FAX: (905) 882-3183 www.riserd.com</p>	<p>CLIENT: CUSTOM HOME</p> <p>PROJECT: 103 HILLVIEW ROAD AURORA, ONTARIO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr><td>1</td><td>APR 01/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>2</td><td>APR 22/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>3</td><td>MAY 15/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>4</td><td>MAY 20/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>5</td><td>MAY 21/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>6</td><td>MAY 27/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>7</td><td>JUN 17/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>8</td><td>JUN 18/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>9</td><td>JUN 30/15 ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>10</td><td>JUL 13/15 ISSUED FINAL FOR CLIENT REVIEW</td></tr> </tbody> </table> <p>MODEL: CUSTOM</p> <p>AREA: 5176 SQ. FT. (7007 SQ. FT. W/ FINISHED BASEMENT)</p>	REVISIONS		1	APR 01/15 ISSUED FOR CLIENT REVIEW	2	APR 22/15 ISSUED FOR CLIENT REVIEW	3	MAY 15/15 ISSUED FOR CLIENT REVIEW	4	MAY 20/15 ISSUED FOR CLIENT REVIEW	5	MAY 21/15 ISSUED FOR CLIENT REVIEW	6	MAY 27/15 ISSUED FOR CLIENT REVIEW	7	JUN 17/15 ISSUED FOR CLIENT REVIEW	8	JUN 18/15 ISSUED FOR CLIENT REVIEW	9	JUN 30/15 ISSUED FOR CLIENT REVIEW	10	JUL 13/15 ISSUED FINAL FOR CLIENT REVIEW	<p>PROJECT NUMBER: 15-11</p> <p>DRAWN BY: SL</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWING NO.: 6 OF 7</p>
REVISIONS																									
1	APR 01/15 ISSUED FOR CLIENT REVIEW																								
2	APR 22/15 ISSUED FOR CLIENT REVIEW																								
3	MAY 15/15 ISSUED FOR CLIENT REVIEW																								
4	MAY 20/15 ISSUED FOR CLIENT REVIEW																								
5	MAY 21/15 ISSUED FOR CLIENT REVIEW																								
6	MAY 27/15 ISSUED FOR CLIENT REVIEW																								
7	JUN 17/15 ISSUED FOR CLIENT REVIEW																								
8	JUN 18/15 ISSUED FOR CLIENT REVIEW																								
9	JUN 30/15 ISSUED FOR CLIENT REVIEW																								
10	JUL 13/15 ISSUED FINAL FOR CLIENT REVIEW																								
 <p style="text-align: right; margin-right: 50px;">RIGHT SIDE ELEVATION</p>																									

P:\Cumm12\15 - 11 - 103 Hillview Road\ARCHITECTURAL\15 - 11 - 103 Hillview - DE.dwg

 <p>1881 LANCASTER ROAD, UNIT 1A VAUGHAN, ONTARIO L4N 5T3 PHONE: (905) 606-2111 FAX: (905) 606-1103 WWW: 103rd.com</p>	<p>CLIENT: CUSTOM HOME</p> <p>PROJECT: 103 HILLVIEW ROAD AURORA, ONTARIO</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td>APR 04 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>2</td><td>APR 22 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>3</td><td>MAY 15 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>4</td><td>MAY 20 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>5</td><td>MAY 21 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>6</td><td>MAY 27 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>7</td><td>JUN 17 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>8</td><td>JUN 18 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>9</td><td>JUN 30 15</td><td>ISSUED FOR CLIENT REVIEW</td></tr> <tr><td>10</td><td>JUL 13 15</td><td>ISSUED FINAL FOR CLIENT REVIEW</td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	APR 04 15	ISSUED FOR CLIENT REVIEW	2	APR 22 15	ISSUED FOR CLIENT REVIEW	3	MAY 15 15	ISSUED FOR CLIENT REVIEW	4	MAY 20 15	ISSUED FOR CLIENT REVIEW	5	MAY 21 15	ISSUED FOR CLIENT REVIEW	6	MAY 27 15	ISSUED FOR CLIENT REVIEW	7	JUN 17 15	ISSUED FOR CLIENT REVIEW	8	JUN 18 15	ISSUED FOR CLIENT REVIEW	9	JUN 30 15	ISSUED FOR CLIENT REVIEW	10	JUL 13 15	ISSUED FINAL FOR CLIENT REVIEW	<p>MODEL: CUSTOM</p> <p>AREA: 5176 SQ. FT. (7007 SQ. FT. W/ FINISHED BASEMENT)</p> <p>PROJECT NUMBER: 15-11</p> <p>DRAWN BY: SL</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWING NO.: 7 OF 7</p>
NO.	DATE	DESCRIPTION																																		
1	APR 04 15	ISSUED FOR CLIENT REVIEW																																		
2	APR 22 15	ISSUED FOR CLIENT REVIEW																																		
3	MAY 15 15	ISSUED FOR CLIENT REVIEW																																		
4	MAY 20 15	ISSUED FOR CLIENT REVIEW																																		
5	MAY 21 15	ISSUED FOR CLIENT REVIEW																																		
6	MAY 27 15	ISSUED FOR CLIENT REVIEW																																		
7	JUN 17 15	ISSUED FOR CLIENT REVIEW																																		
8	JUN 18 15	ISSUED FOR CLIENT REVIEW																																		
9	JUN 30 15	ISSUED FOR CLIENT REVIEW																																		
10	JUL 13 15	ISSUED FINAL FOR CLIENT REVIEW																																		
 <p style="text-align: right;">REAR ELEVATION</p>																																				

10 September 1998

Maureen Tordoff
103 Hillview Road
Aurora, Ontario.

Dear Mrs. Tordoff:

103 HILLVIEW ROAD

Usually the best evidence for the construction date of a house comes from the tax records, but I think that the poor assessor got confused by all the wheeling and dealing and building on Hillview—then Lepper—back in the first world war period, and I can hardly blame him. However, I have now scoured the assessment rolls for your house and the adjacent properties, and compared everything with the ownership records, and it seems that your house was certainly built by 1915, and possibly as early as 1914 or '13.

In July of 1913 the local paper reported that Mr. J.B. Spurr had put in the foundations of four new homes on Lepper Street, and that he would “commence building at once” (*Aurora Banner*, 18 July 1913). Because the assessment roll was completed early in the year, these developments would not have shown up in the roll for 1913. The 1914 tax roll shows Mr. Spurr as the owner of a great deal of vacant land along Lepper, and also of two houses apparently not completely finished, their values being only \$300 and \$700. I think it is almost certain that those houses were part of a group of four: the more-or-less identical numbers 97, 101, and 103, and the somewhat larger number 93, which was demolished and replaced in 1991. Unfortunately, the assessor was not very clear in his description of Mr. Spurr’s holdings and so we cannot tell which house was which.

By the time of the 1915 assessment there were tenants in two of Mr. Spurr’s houses, and Mr. Reeves was the owner of a third house—but the assessor seemed uncertain about the ownership, putting a question mark into the roll. However, the enclosed notes from the land ownership records show that in June of 1915 Ernest G. Reeves purchased a piece of land which was partly on lot 71 and partly on lot 72. For this property he paid \$1800; at that price, there would have been a house in place. Perhaps the assessor was uncertain because the deal was not yet closed when he completed his assessment, yet he knew that “Ernie” Reeves was about to buy the house.

In 1916 Mr. Reeves purchased an adjacent piece of land to the west, part of lots 70 and 71. That land remained vacant for many years.

Back-tracking a bit... John Besson Spurr was born in England about 1866, and came to Canada about 1883. He worked as a newspaperman in Edmonton and Toronto, and was in Aurora by at least 1910. For a while he owned a nursery on the west side of Yonge Street, where the Highland Green condominiums are now (he was also active in the Aurora Horticultural Society). I understand that he built the cobblestone house at the south corner of Yonge and Kennedy Street East, and your own house and its neighbours to the east all show Mr. Spurr's partiality to this form of stonework. He was a composer! We have at the museum the music for his song "The Battle at the Gates of Love," self-published in 1919, and we know of other compositions. After his wife, Emma Amelia, died in Aurora in 1922, J.B. Spurr moved to Florida, where he also did some house-building. Mr. Spurr died in Miami in 1942. (*Aurora Banner*, 25 August 1922; 15 May 1925; 28 August 1925; 10 April 1942).

As you can see in the notes from the assessment rolls, Ernest G. Reeves, the first person to live in your house, was a tanner. He worked conveniently close to home, at Collis Leather on Tyler Street (Collis began operation in the autumn of 1912 and closed in 1988). On a personal note, my late father grew up on Tyler Street and was friends with Mr. Reeves' son, also "Ernie." Through the influence of the elder Reeves my father, in his teens, was able to get Saturday morning and summertime work at the tannery. If the younger Mr. Reeves is still alive he would be in his late eighties.

The Reeves sold your property, including the vacant lot to the west, in 1925, and for just over two years it was owned by William and Annie Gordon. Mr. Gordon is described in the assessment rolls as a "conductor." I would guess that he worked on the radial railway, the electric railway which ran from north Toronto to Sutton, through Aurora; it was closed in 1930.

The next owner was Thomas Stewart. In 1927 he purchased not only your property, but, in a separate transaction, fourteen vacant lots on Lepper (lot numbers 56 to 69: everything west of you on the south side, and a bit on the north side of Hillview down at the west end). We have only the assessment roll entries to tell us about Thomas Stewart: there he is described as a carpenter, which could mean house-builder. Perhaps he had dreams of building on all those empty lots, but when he sold your house in 1943—it had been rented out for some years—he also sold all that other land, still undeveloped.

You probably know more than we do about the next owners of number 103, Nobre and Maebelle Wright, and what you do not know you could find out from the two sons who still live in Aurora. Mr. Wright was a shoemaker, and so almost certainly worked at the Sisman shoe company over on Mosley and Berczy streets. I believe both the Wrights came from East Gwillimbury township, and they are buried at Queensville; Mrs. Wright died in 1983, and Mr. Wright in 1994.

So, just to sum up: your house was certainly standing by 1915, and possibly in 1913 or 1914. There have been relatively few owners during that time: the Reeves (1915–1925), the Gordons (1925–1927), the Stewarts (1927–1943), the Wrights (1943–1997), and now the Tordoffs. I hope you find this of interest; thank you for your enquiry.

Yours truly,


Jacqueline Stuart
Curator, Aurora Museum

Notes from assessment rolls re 103 Hillview Road, Aurora

note: when this area was subdivided by Matthew Lepper in 1874, by what became registered plan 30, the name "Lepper" was given to the street now known as "Hillview"; in 1952 sensitive residents had the name changed

- 1913 J.B. Spurr, gardener, freeholder [owner]; Lepper, lot 70, 54 ft; vacant lot; value for taxation purposes \$216
J.B. Spurr, gardener, freeholder; Lepper, lot 71, 54 ft; vacant lot; value for taxation purposes \$216
- 1914 J.B. Spurr, gardener, freeholder: north [sic] side Lepper, lots 69, 70, 71, 72, 73, 74; all vacant; total value of land \$600
J.B. Spurr, gardener, freeholder; south [sic] side Lepper, lots 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68; all vacant; total value of land \$1200
J.B. Spurr, gardener, freeholder; Lepper, 36 ft; value of land \$125, of building(s) \$300
J.B. Spurr, gardener, freeholder; Lepper, 36 ft; value of land \$125, of building(s) \$700
J.B. Spurr, gardener, freeholder; Lepper, lots 54 & 55, 108 ft; value of land \$400
- 1915 J.B. Spurr)
Harry Eveleigh Lepper, 36 ft; value of land \$125, of building(s) \$1000 }
M. Clarke Lepper, 36 ft; value of land \$125, of building(s) \$1000 }
E.G. Reeves "sold?" Lepper, 36 ft; value of land \$125, of building(s) \$1000 }
J.B. Spurr, gardener, freeholder; north [sic] side Lepper, lots 69, 70, 71, 72, 73, 74; 558 ft; all vacant; total value of land \$600
J.B. Spurr, gardener, freeholder; south [sic] side Lepper, lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68; all vacant; 594 ft; total value of land \$1200
J.B. Spurr, gardener, freeholder; south side Lepper, 36 ft; value of land \$125, of building(s) \$300
J.B. Spurr, gardener, freeholder; south side Lepper, 72 ft; value of land \$350
- 1916 E. G. Reeves, tanner, freeholder; Lepper, 36 ft; value of land \$125, of building(s) \$1000
J.B. Spurr, lots 69, 70, 71, 72, 73, 74, 558 ft, vacant; "sold to E.G. Reeves"
- 1917 E.G. Reeves, tanner, freeholder; Lepper; 36 ft; value of land \$125, of building(s) \$1000
E.G. Reeves, tanner, freeholder; Lepper; 50ft, vacant; value of land \$125
- 1925 E.G. Reeves, age 50, tanner, freeholder; south side Lepper, 40 ft, built on; value of land \$150, of building(s) \$1200
Mrs. E.G. Reeves, age 51, freeholder; south side Lepper, 50 ft, vacant; value of land \$175
- 1926 W.E. Gordon, age 50, conductor, and Mrs. W.E. Gordon, age 46, freeholders; Lepper, 40 ft, built on; value of land \$150, of building(s) \$1200
W.E. Gordon, age 50, conductor, and Mrs. W.E. Gordon, age 46, freeholders; Lepper, 50 ft, vacant; value of land \$175

- 1927 W.E. Gordon, age 51, conductor, and Mrs. W.E. Gordon, age 47, freeholders;
Lepper, 40 ft. built on; value of land \$150, of building(s) \$1200
W.E. Gordon, age 51, conductor, and Mrs. W.E. Gordon, age 47, freeholders;
Lepper, 50 ft. vacant; value of land \$175
- 1928 T.W. Stewart, age 46, carpenter, and Mrs. T.W. Stewart, age 46, freeholders;
Lepper, 54-71, 900 ft; value of land \$1285, of building(s) \$1200
- 1936 T.W. Stewart, carpenter, and Mrs. T.W. Stewart, freeholders;
Lepper, 54-71, 900 ft; value of land \$1285, of building(s) \$1200
tenants: T. Chatburn, age 71, blacksmith, and Mrs. T. Chatburn, age 58
- 1940 T.W. Stewart, carpenter, and Mrs. T.W. Stewart, freeholders, non-resident;
Lepper, lots 54-71, 900 ft; value of land \$1285, of building(s) \$1200
tenants: Mr. & Mrs. T. Chatburn
- 1941 T.W. Stewart, carpenter, and Mrs. T.W. Stewart, freeholders, non-resident;
Lepper, lots 54-71, 900 ft; value of land \$1285, of building(s) \$1200
tenants: N. Fierheller, age 42, labourer, and Mrs. N. Fierheller, age 22
- 1949 Nobre G. Wright, shoemaker, age 43, and Mrs. N.G. Wright, age 37, owners;
south side Lepper, lots 36-75; value of land \$1200, of building(s) \$1200
"part 66, 67, 68 (50 ft x 200) sold to Clarence Donaby? George Ward (50 x 200)"
- 1951 Nobre G. Wright, age 41 [sic], shoemaker, and Mrs. N.G. Wright, owners;
103 Lepper Street, lots 36-75, 890 ft; value of land \$1000, of building(s) \$1200

Extracts from Abstract Index for part Lots 70, 71, 72, Plan 30, Aurora: 103 Hillview Road

<u>Instrument Number</u>	<u>Instrument Date</u>	<u>Reg'n Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Cons'n (\$)</u>	<u>Notes</u>
	26 Sep 1805		Crown	William Tyler		210 acres, all [of township lot 80]
12305	1 Oct 1835	10 Nov 1835	Wm Tyler	Samuel P. Jarvis et al	7441.77	209 acres
	26 May 1847	11 Sep 1849	S.P. Jarvis	Matthew Lepper	550.00	25 acres
613	24 Mar 1875	2 Apr 1875	Matthew Lepper	Arthur Lepper	7000.00	all lot 71 (int. al.)
1871	16 Dec 1886	18 Dec 1886	Arthur Lepper	Matthew Lepper	1.00	all 71 (int. al.)
3935	12 Apr 1910	9 May 1910	executors of Matthew Lepper	Wilmer Monroe	1000.00	all 71 (int. al.)
4261	1 Feb 1912	17 Apr 1912	Wilmer Monroe	Albert A. Conover	3600.00	all 71 (int. al.)
4421	27 Nov 1912	28 Nov 1912	A.A. Conover	John B. Spurr	3000.00	all lot 71 (int. al.)
5030	5 June 1915	14 June 1915	J.B. Spurr	Ernest G. Reeves	1800.00	part lots 71, 72
5186	6 May 1916	31 Aug 1916	J.B. Spurr	Ernest Reeves	200.00	part lots 70, 71
6676	25 Apr 1925	28 Apr 1925	E.G. Reeves	W.E. Gordon & Annie Gordon	3500.00	part lots 70, 71, 72
6948	30 June 1927	14 July 1927	W.E. Gordon & A. Gordon	Thomas W. Stewart	3250.00	part lots 70, 71, 72: 86 ft front on Lepper St.
8786	15 May 1943	18 May 1943	T.W. Stewart	Nobre Garfield Wright & Maetelle Wright	2600.00	part lots 71, 72 (int. al.)
627338	Transfer	7 Oct 1993	N.G. Wright	John Boag Wright, Robert Nobre Wright, Keith Edward Wright (each 1/3 interest)	nil	part lot: part 1 & 2 on 65R-16448 (OL)
R698021	Transfer	30 Apr 1997	J.B. Wright, R.N. Wright, K.E. Wright	Ralph Scott Tordoff & Maureen Margaret Tordoff	200,000.00	as above

B&S: Bargain and Sale: normal sale transaction
 Cons'n: Consideration: usually the price paid
 Grant: transfer of ownership, usually normal sale transaction
 Int. al.: *inter alia*: among others (other parcels of land included in the deal)
 OL: other lands
 Patent: deed awarded by Crown
 Transfer: transfer of ownership, usually by normal sale transaction
 8/98



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC15-007

SUBJECT: *32 Wellington Street East, Final Disposition of the "David W. Doan House" Designated under Part IV of the Ontario Heritage Act*

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

DATE: *August 17, 2015*

RECOMMENDATIONS

THAT Report HAC15-007 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT should the Heritage Advisory Committee support the reconstruction of the David W. Doan House, that the recommended conditions set out by staff be included.

PURPOSE OF THE REPORT

The purpose of this report is to seek the Heritage Advisory Committee's feedback on the proposed reconstruction of the designated heritage structure under Part IV of the *Ontario Heritage Act* located at 32 Wellington Street East, the "David W. Doan House".

BACKGROUND

On May 13, 2013, the following motion was approved by the Heritage Advisory Committee for 32 Wellington Street East:

THAT report HAC13-012 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application (IV-HPA-13-02) to permit the alterations of the existing 2 storey dwelling known as the David W. Doan House, designated under Part IV of the Ontario Heritage Act be approved; and

THAT designation By-law No.4948-07.R for the subject property be amended to remove the historic rear wing and edit the description of the painted brick; and

THAT tests be conducted by restoration specialists to ensure that suggested cleaning and paint removal methods for the purpose of repairing the brick take

August 17, 2015

- 2 -

Report No. HAC15-007

place, having respect for the Parks Canada Standards and Guidelines (2010) for the preservation of brick and masonry; and

THAT should testing conclude that proposed cleaning and paint removal methods for the purpose of repairing the brick be found to cause irreparable damage, that a new method or treatment is required and shall be subject to approval through the Heritage Permit Application process.

On June 10, 2013, further information was provided to the Heritage Advisory Committee to provide further investigation on the potential impact of the proposed development on the subject site on Centre Street and properties within the Northeast Old Aurora Heritage Conservation District.

On August 5, 2015 a request was received by the Owner of 32 Wellington Street East for an Emergency Meeting citing concerns with regards to the structural stability of the remaining designated structure.

Council has ninety (90) days after the Notice of Receipt is served on the applicant to issue Notice of Council decision, (unless the time is extended in writing between Town Council and the applicant) that being on July 14, 2013.

Section 33(1) of the *Ontario Heritage Act*, states that,

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

COMMENTS

The property is located on the north side of Wellington Street East, with a through lot backing onto Centre Street. The back of the lot is vacant, and included in the Northeast Old Aurora Heritage Conservation District. A Site Plan Application and Zoning By-law Amendment have been approved by Council for the subject lands. The approved project comprises of a 3 storey building with 24 residential units and a commercial office.

Summary Statement of Significance

According to the Heritage Designation Brief (2007), the David W. Doan House is a prominent Aurora home from the 1870s period that was lived in for most of its history by a series of prominent Aurorans. Architecturally, the Doan House is a good example of

August 17, 2015

- 3 -

Report No. HAC15-007

Ontario Vernacular architecture, unique in Aurora, embodying elements of a number of architectural styles. The Georgian Period is represented by the buildings massive, square form and its symmetry. Remaining Regency features are the hipped roof, square form and French doors, with their recessed shutters in the reveals. The Italianate style adds the segmentally-headed openings and wide eaves. The Classical Revival style may be found in the brick keystones and the fluted engaged columns.

The house was built by David Wilson Doan, a well-respected merchant and postmaster and member of the prominent York County family connected with the village of Sharon, and the Sharon Temple, a national historic site. The house was his residence for about a quarter of a century. Two earlier Doan houses in Aurora have disappeared: 'Castle Doan', built in the first half of the 19th Century, was demolished in 1982 and 'Doan Hall', built in 1855 was demolished in 1969. Both were homes to Charles Doan, father of David W. Thus 32 Wellington Street East is a final architectural reminder of an important family in Aurora.

Additional information regarding the history of the house can be found in the Heritage Designation Brief attached as attachment #4.

Measures to Date for the David W. Doan House

The owner has undertaken several measures to protect the remaining structure in anticipation of the proposed development. On December 12 2014, a demolition permit was issued to demolish the rear portion of the main structure, in accordance with approvals provided in Heritage Permit IV-HPA-13-02. In spring 2015, the owner submitted permits for shoring and underpinning of the remaining structure in order to preserve the remaining front façade. These measures continue to be carried out in the preservation of the existing structure.

Correspondence with the owners in regards to the structural integrity of the remaining structure began on July 27 2015. On July 30 2015, the owners consultant submitted a report titled *32 Wellington Street East*, prepared by Soccia Professional Engineers Inc., dated July 29, 2015. The report concludes that the existing structure does not meet the OBC standards for masonry construction. The structural report in its entirety can be found as attachment #5 to this report.

Staff recommended conditions

The subject lands containing the David W. Doan House are designated under Section 29 of the *Ontario Heritage Act* by By-Law 4948-07.R. Designation under the Act requires Owners of designated properties to obtain Council approval before allowing any alteration that could affect the property's cultural heritage attributes as set in a designation by-law (Section 33 "alterations to a property"). Council consent in writing is required before any alteration/demolition take place.

August 17, 2015

- 4 -

Report No. HAC15-007

Should the Heritage Advisory Committee determine that the remaining structure be demolished, staff have provided the following conditions:

- The Owner agree to a proper reconstruction and restoration plan of the designated house in conjunction with the proposed development to the satisfaction of the Director of Planning and Development Services;
- That the original bricks be identified and salvaged to be used in the reconstruction of the house, where possible;
- That the windows, doors, trim, eaves, piers and other remaining designated heritage elements as shown in By-law 4948-07.R be identified and salvaged to be used in the reconstruction of the house, and;
- That the owner provides a \$30,000.00 financial contribution to the Town of Aurora's Heritage Reserve Fund.

LINK TO STRATEGIC PLAN

Heritage conservation supports the Strategic Plan goal of ***Supporting an Exceptional Quality of Life for All*** through its accomplishment in satisfying requirements in the following key objectives within its goal statement.

Celebrating and Promoting our Culture: Through the retention of heritage resources in the Town, it will contribute to the ability to ***Develop a Cultural Master Plan that includes heritage, music, and art to promote more cohesive and coordinate cultural services*** action item.

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. The Heritage Advisory Committee may suggest changes to the proposed recommendations and conditions.
2. The Heritage Advisory Committee refuse the request to reconstruct the remaining structure

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

Public Planning Report No. PL12-056 – December 19, 2013
Heritage Advisory Committee Report No. HAC13-012 – May 13, 2013
Heritage Advisory Committee Report No. HAC13-017 – June 10, 2013

August 17, 2015

- 5 -

Report No. HAC15-007

CONCLUSIONS

Should the Heritage Advisory Committee support the reconstruction of the David W. Doan House, staff recommend that the conditions identified on page 4 of this report be included.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Property Page, Aurora Register of Properties of Cultural Heritage Value or Interest

Attachment 3 – Site Photographs- August 2015

Attachment 4 – Site Plan

Attachment 5 – Concept Drawings

Attachment 6 – Heritage Designation Brief

Attachment 7 – Structural Letter, dated July 29, 2015

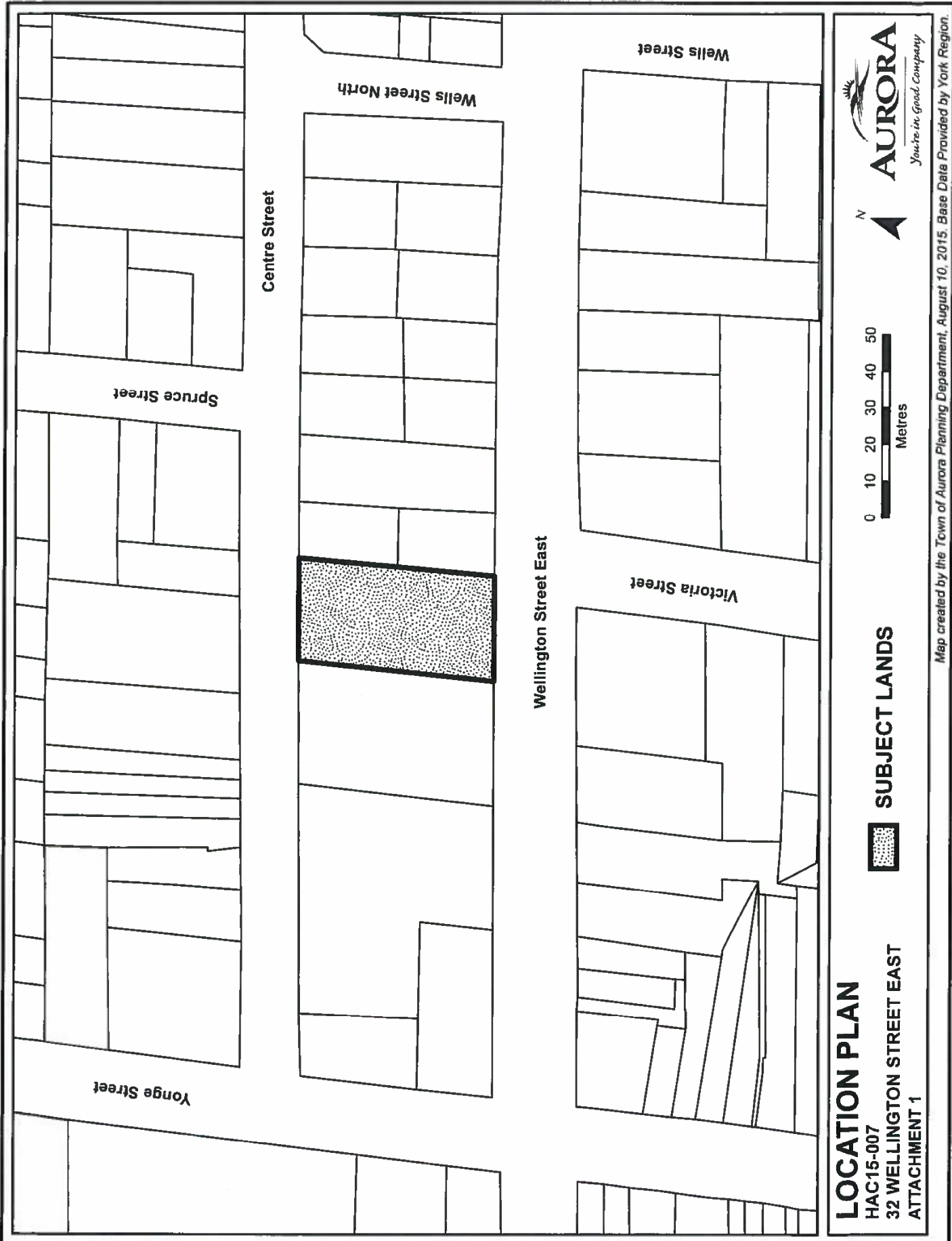
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – August 13, 2015.

Prepared by: Jeff Healey, Planner- Ext. 4349



**Marco Ramunno, MCIP, RPP
Director of Planning & Development Services**



LOCATION PLAN

HAC15-007
32 WELLINGTON STREET EAST
ATTACHMENT 1



SUBJECT LANDS



Map created by the Town of Aurora Planning Department, August 10, 2015. Base Data Provided by York Region.

AURORA INVENTORY OF HERITAGE BUILDINGS

**S
I
T
E**

ADDRESS: 32 Wellington Street East (D. W. Doan House)

LEGAL DESCRIPTION: PLAN: 246 PART LOT: 134

**S
T
A
T
U
S**

PRESENT USE: Multi-unit Residential ORIGINAL USE: Residential.
HERITAGE DESIGNATION: C.I.H.B. 1995 INVENTORY
OFFICIAL PLAN: Commercial ZONING: C2 (Central Commercial)

**P
H
O
T
O
G
R
A
P
H**



**K
E
Y
M
A
P**



Attachment 2

AURORA INVENTORY OF HERITAGE BUILDINGS

A
R
C
H
I
T
E
C
T
U
R
E

ADDRESS: 32 Wellington Street East

CONSTRUCTION DATE: 1864

STYLE: Italianate Georgian House

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS:

FOUNDATION MATERIAL:

EXTERIOR WALL MATERIAL: Brick.

ROOF TYPE: Hip

WINDOWS:

ENTRANCE: Elaborate entry

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

DOOR TRIM:

PORCH/VERANDAH: Verandahs replaced with 2-storey classical porch in 1906

OTHER: Addition

H
I
S
T
O
R
Y

Historical Society
file includes..

- 2-page title search
info from 1803 to
1978.

- 1982 colour
photo.

- 4-page 1991
Historical Report.

- 1993 colour
photo.



1981 photo Vol. 1, #17.



View of 32 Wellington Street East – North-East Elevation

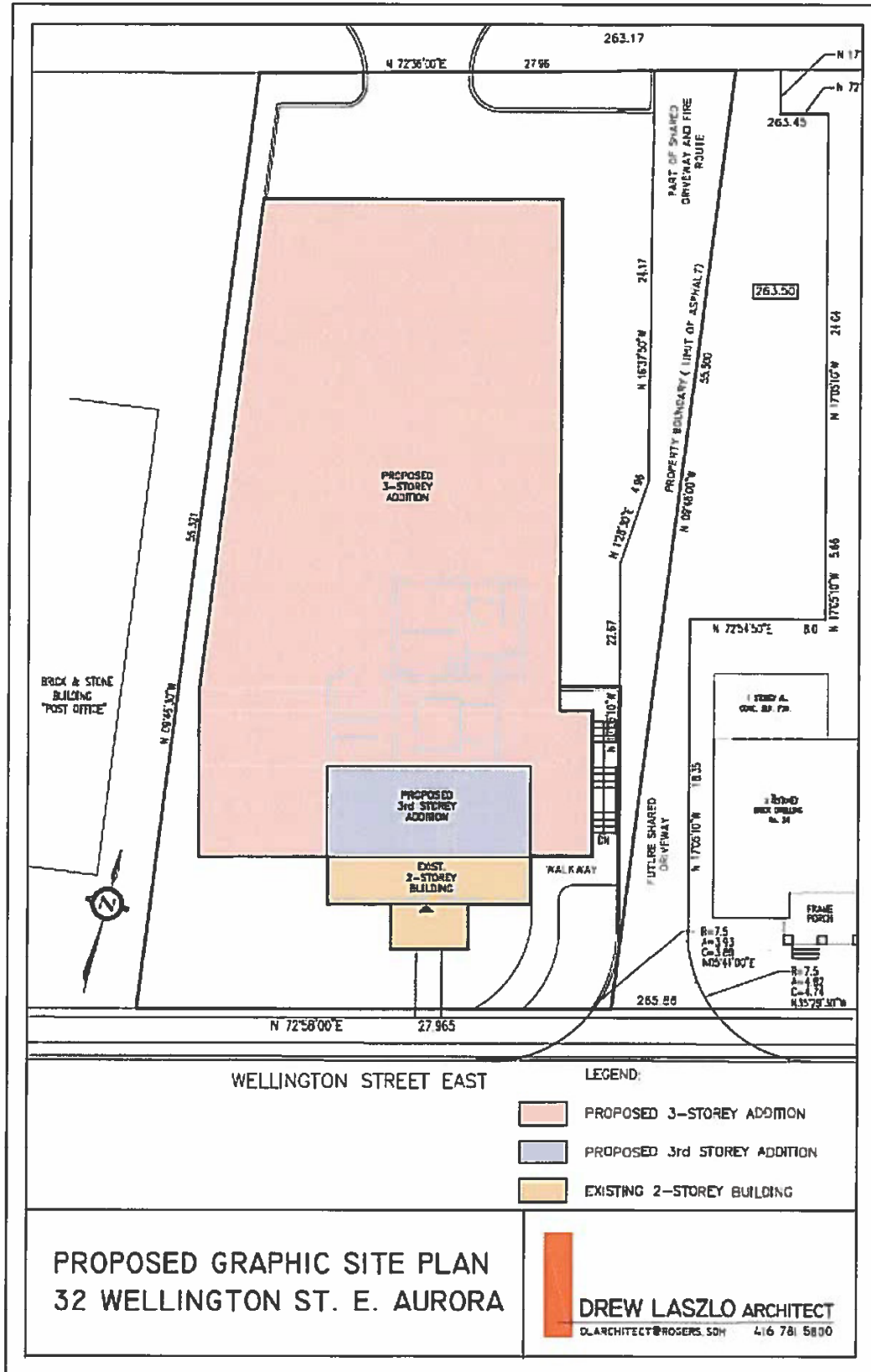


View of 32 Wellington Street East – South Elevation

Attachment 3



View of 32 Wellington Street East – South-West Elevation





Site Concept Drawing – 32 Wellington Street East, South-East Elevation



Site Concept Drawings – 32 Wellington Street East, South Elevation



Site Concept Drawing – 32 Wellington Street East, North-East Elevation



Site Concept Drawing – North-West Elevation

Heritage Designation Brief



The David W. Doan House

**32 Wellington Street East
*circa 1873***

**Heritage Advisory Committee of Aurora
April 2007**

Attachment 6

Description of Property

Street Address:	32 Wellington Street East
Roll Number:	1946-000-021-25200-0000
Short Legal Description:	Plan 246, Lot 134
Names of Owners:	M & D Investment House in Aurora Wellness
Owners' Mailing Address:	32 Wellington Street East Aurora, ON L4G 1H5
Discussion with the current owner regarding Designation began:	December 2005
Heritage Advisory Committee of Aurora Review Date:	April 9, 2007
Heritage Type:	Built Structure
Designation Type:	Ontario Heritage Act – Part IV
Designation Brief Completion Date:	March 30, 2007
Designation Brief Completed by:	Michael Seaman, MCIP, RPP Based on research by Janet and David Fayle Heritage Consultants (June 2003)

Summary

ORIGINAL OWNER: David. W. Doan

CURRENT OWNER: M & D Investment House in Aurora Wellness

ORIGINAL USE: Single family dwelling

CURRENT USE: Spa

ARCHITECT: Unknown

DATE OF CONSTRUCTION: circa 1873

BUILDER: Unknown

SITE LOCATION: North Side of Wellington Street, East of Yonge Street

Description of the property

The David W. Doan House, located at 32 Wellington Street east is a prominent Aurora home from the 1870s period that was lived in for most of its history by a series of prominent Aurorans. Architecturally the house is an important example of the vernacular architecture of the 1870s period in Aurora with later alterations which reflected the varied tastes and trends in architecture in this period.

Statement of Cultural Heritage Value or Interest

Historical or Associative Value

The David W. Doan House was built by David Wilson Doan, a well-respected merchant and postmaster and member of the prominent York County family connected with the village of Sharon, and the Sharon Temple, a national historic site. The house was his residence for about a quarter of a century. Two earlier Doan houses in Aurora have disappeared: 'Castle Doan', built in the first half of the 19th Century, was demolished in 1982 and 'Doan Hall', built in 1855 was demolished in 1969. Both were homes to Charles Doan, father of David W. Thus 32 Wellington Street East is a final architectural reminder of an important family in Aurora.

A subsequent owner, Charles Mulloy, served the school community of York County for 32 years, as principal of Aurora High School and as inspector of public schools. Mr. Mulloy made architectural changes to the house. Dr. Charles Boulding, resident from 1943 to 1949, was a local physician and served as mayor for a time. Dr. Donald Hutchins (1949-1978) added the wing to the west as his medical offices. Thus the house has been home to well—respected members of the community from its inception.

Design or Physical value

The Doan House is a good example of Ontario Vernacular architecture, unique in Aurora, embodying elements of a number of architectural styles. The Georgian Period is represented by the buildings massive, square form and its symmetry. Remaining Regency features are the hipped roof, square form and French doors, with their recessed shutters in the reveals. The Italianate style adds the segmentally-headed openings and wide eaves. The Classical Revival style may be found in the brick keystones and the fluted engaged columns. The various elements come together to produce a residence befitting the status of a prominent business man of the village.

The interior also reflects the relative grandeur of a home of a prosperous member of the community. The wide entrance hall, spacious high-ceilinged rooms, faux marble fireplace surrounds, gracious stairway with elaborately carved newell, and the later additions of wide openings flanked by columns are all features that would be found only in the residence of a well-to-do owner.

Contextual Value

The Doan House is one of a continuum of stylistic periods represented on both sides of Wellington Street East within the first block-and-a half from Yonge Street. Although the use of the interior space has changed in many of these residences, and a number of these have had major additions to them, the retention of the historic exteriors is important in reflecting the history of Aurora from a small rural village to a prospering community. Since a significant portion of the core of Aurora was lost in numerous fires (1859, 1965, 1887, 1893 and 1954), it is particularly important that the remaining buildings of the core be retained.

Description of Heritage Attributes

(Describes the key attributes or elements of the property that must be retained to conserve its cultural heritage value or interest.)

The Description of Heritage Attributes include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- 2 storey brick exterior walls;
- 3 bay façade dominated by a 2-storey front porch;
- Brickwork, tuck pointed and painted;
- Medium pitched hipped roof, including:
 - Wide eaves, made of wood;

- Soffits
- Fascia
- Wood Trim
- Segmental arched openings on windows of the 1873 section of the building with keyed voussoirs and wood sills;
- Main entrance, including:
 - Segmental transom light with central muntin
 - Engaged, fluted Doric columns flanking the front door;
 - Paneled transom
 - Oak door with single light;
- Front Porch
 - Six unfluted Ionic Columns on brick piers
 - Two matching engaged columns on brick piers
 - Red shingles
 - 3-sided window openings
 - Gable-roofed porch with pent eave accentuated by red stained wood shingles;
- Exterior of historic rear wing;

Note: The windows and fenestration are modern but are representative of the original sash windows. Any replacement of the windows should be in keeping with the existing design which echoes historic precedents.

Legal Description:

32 Wellington Street
Plan 246, Lot 134, Whitchurch (Town of Aurora)



The David W. Doan House from Southeast



The David W. Doan House from front



The David W. Doan House from front-

Attachment 7



10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E: ssoscia@sosciaeng.ca

July 29th, 2015.

**Town of Aurora Building Department
100 John West Way, Box 1000
Aurora, Ontario
L4G 6J1**

RE: 32 Wellington Street East

I am writing to advise that the owners of 32 Wellington Street East have retained Soscia Professional Engineers Ltd. to perform a third party review of the demolition occurring at the subject property.

It is our understanding that the site is under a new development application and as part of the new construction a condition was imposed by the Town of Aurora to maintain part of the existing residential dwelling. Based upon our site visit the following was observed:

- The existing structure is currently under demolition;
- The front face and portions of the east and west elevation were shored with the purpose of retaining this part of the structure;
- The existing footings were adequately underpinned and the remaining structure appeared to be adequately shored;
- The existing load bearing brick was soft and easy to break;
- The wall composition was of eight (8) inch load bearing veneer and outer face veneer;
- The outer face and load bearing veneer was separated with an air space of approximately two (2) inches.
- Despite the shoring provided new cracks in the existing veneer have developed;
- It appears that the east elevation outer skin veneer is out of plumb;
- The brick ties across the air space do not appear to be adequately spaced.



10378 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosclaeng.ca

Based on observations we have the following comments:

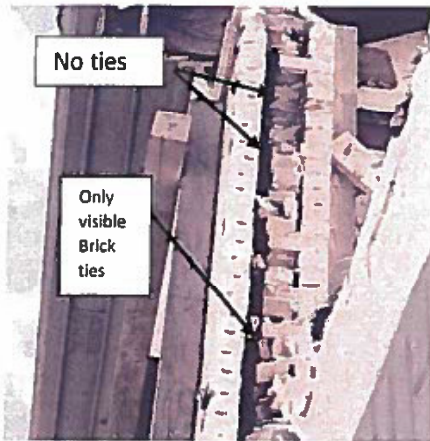
The owners have adequately underpinned and shored the structure as required. The existing load bearing veneer and outer façade veneer was found to be very soft. It is our opinion that the veneer would not be suitable in meeting today's standards for load bearing masonry or veneer. The ties between the load bearing veneer and the outside cladding is hazardous and does not meet the requirements of Table 9.29.5 (masonry ties). Because of the noted defects in the exterior wall we believe the existing masonry should be replaced using the existing materials for the façade only. The backup load bearing masonry should be replaced with 200 mm masonry block. On this basis we recommend removal and reconstruction of the exterior façade of 32 Wellington Street East.



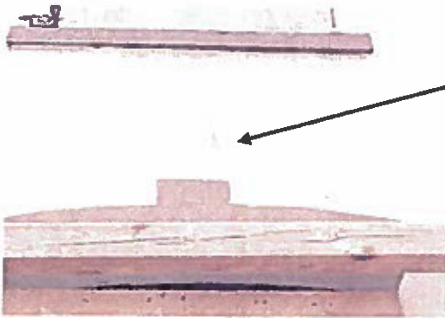
DEMOLIITON IN PROGRESS AT 32 WELLINGTON STREET EAST. DEVELOPER HAS ADEQUATELY UNDERPINNED AND SHORED AS PER THE PERMIT REQUIREMENTS.



10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E: ssoscia@sosciaeng.ca



The existing load bearing veneer is in poor condition. The veneer is not adequately tied to act as load bearing masonry. The connection between the two (2) Inner Wythes is not continuous or solid. We are of the opinion that the wall does not meet the standards as a load bearing condition. As well, the outer façade is out of plumb because it is not adequately tied to the inward wall. Ties exceed the spacing of OBC Table 9.20.5.



New cracks have appeared in the exterior façade. May have resulted from inadequate ties of a result of the demolition procedures.

New cracks have appeared in the exterior façade. May have resulted from inadequate ties of a result of the demolition procedures.





10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

Conclusion:

The owners of 32 Wellington Street East have completed the necessary underpinning and shoring required as part of the demolition requirement associated with this application. The condition of the existing exposed masonry veneer has revealed that the materials left in place and their construction do not meet the minimum structural standards of the Ontario Building Code and we are recommending complete demolition of the front façade and replacement with the existing or similar materials. The existing structure does not meet the OBC standards for masonry construction. The exterior façade is susceptible to failure or collapse and the interior load bearing back up does not meet the requirements for a load bearing wall. If the existing conditions are left in place it is our opinion that they jeopardize the entire structural system as a whole. The existing walls need to be reconstructed.

Regards,

SOSCIA PROFESSIONAL ENGINEERS LTD.
S. SOSCIA

Sandro Soscia, P. Eng. (Structural Engineer)

