



TOWN OF AURORA
ADDITIONAL ITEMS
FOR COUNCIL MEETING

Tuesday, March 8, 2016
7 p.m.
Council Chambers

- **Delegation (b) Andrew Sampogna, Aurora Farmers' Market** pg. 1
Re: Notice of Motion (a) Councillor Humfryes, Re: Aurora Farmers'
Market & Artisan Fair

- **Item 3 – Memorandum from Director of Planning & Development** pg. 2
Services
Re: Additional Information to Heritage Advisory Committee Report
No. HAC16-001 - 41 Metcalfe Street

RECOMMENDED:

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 - 41 Metcalfe Street be received; and

THAT Council provide direction.



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: March 8, 2016

SUBJECT: 2016 Aurora Farmers Market – Wells St & Town Park Permits

NAME OF SPOKESPERSON: Andrew Sampogna

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

Aurora Farmers Market

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

Discuss site usage and value of having the Market on Wells St & Town Park

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? Sandra Humfries **DATE:** March 4, 2016

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



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4755
Email: mramunno@aurora.ca
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**Town of Aurora
Planning & Development Services**

MEMORANDUM

DATE: March 8, 2016

TO: Mayor and Members of Council

FROM: Marco Ramunno, Director of Planning & Development Services

RE: Additional Information to Heritage Advisory Committee Report No. HAC16-001 - 41 Metcalfe Street

RECOMMENDATIONS

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 - 41 Metcalfe Street be received; and

THAT Council provide direction.

BACKGROUND

On February 8, 2016, a Request to Remove a Property from the Registrar of Properties of Cultural Heritage Value or Interest was reviewed by the Heritage Advisory Committee. The following recommendation was provided by the Heritage Advisory Committee:

THAT Report No. HAC16-001 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the application to remove 41 Metcalfe Street form the Aurora Register of Properties of Cultural Heritage Value or Interest be refused.

On March 7, 2016, the Heritage Advisory Committee reviewed the additional materials submitted by the Owner. Staff indicated that the applicant had provided additional information to General Committee on March 1, 2016, at which time, General Committee referred the matter back to the Heritage Advisory Committee.

The Committee expressed concern regarding the revised elevation plans and strongly encouraged the property owners to maintain, restore, or replicate the front façade (depending on the condition), in order to preserve the character and identity of the unique style of the home. The Committee suggested that should Council choose to delist the property, the final elevation plans should be approved by Planning and Development Services to ensure the preservation of the façade.

March 8, 2016

-2-

41 Metcalfe Street

The following recommendation was provided by the Heritage Advisory Committee:

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest be refused.

ATTACHMENTS

- 1) Heritage Advisory Committee Report- HAC16-001
- 2) Foundation Inspection, prepared by Quaile Engineering Inc.
- 3) Revised Elevation drawings
- 4) Letter from Owner received February 29, 2016



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-001

SUBJECT: *Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest 41 Metcalfe Street*

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

DATE: *February 8, 2016*

RECOMMENDATIONS

THAT Report HAC16-001 be received; and

THAT the Heritage Advisory Committee provide one of the following recommendations to Council:

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

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 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 41 Metcalfe 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 3, 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,

February 8, 2016

- 2 -

Report No. HAC16-001

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 south side of Metcalfe Street located approximately 50 metres east of Victoria 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 1 1/2 storey Ontario Gothic Revival Cottage. According to historical research conducted by Jacqueline Stuart, the building was constructed in 1871 or 1872. The builder of the structure is unknown. The house was inhabited by Frances Higginson, a dressmaker from 1871 to 1891, Frederick Shropshire, a tanner from 1891 to 1913 and James Baker (and family), a tanner from 1913 to 1937. A notable tenant who lived within the house was Archer Hunter, who was a nephew of William Taylor, a well-known painter in Aurora. A brief history and land ownership records for the property can be found in Attachment 5.

After the arrival of Ontario's first railway in 1853 (the Ontario Simcoe & Huron), John Mosley sub-divided his farm into building lots. This area generally encompassed the south-east quadrant of the Yonge and Wellington intersection today known as "Southeast Old Aurora". The original Plan of Aurora (formerly Machell's Corners) drawn up in 1854 shows the original lots, including the lot on which number 41 Metcalfe Street now sits.

The front façade of the building displays a gable roof with a pointed centre-front gable. The original 1871 house is somewhat smaller than a typical Ontario Gothic style building. The smaller design was a typical architectural style in Ontario, but few survive today within Aurora. The building displays a front verandah, supported by four wood columns. The front façade displays two double-hung windows and a red front door on the main floor. The main building features a wood board and batten siding; the original siding may have been either removed or covered. A two-storey addition was constructed on the rear of the subject property in 1997. Upon review of the Fire

February 8, 2016

- 3 -

Report No. HAC16-001

Insurance maps dated 1913 (revised 1927), the main structure included a one-storey addition, this addition was likely removed in the construction of the 1997 addition. The addition is sided with matching board and batten. An accessory garage is located in the rear yard; the construction date of the garage is unknown, however, the owners identify that the garage was constructed circa 1950.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Thursday, January 14, 2016 (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 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.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

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 Design/physical value associative value, rated 69/100. Associative/historical value for the building was rated 52/100. The contextual value for the building was rated 61/100.

February 8, 2016

- 4 -

Report No. HAC16-001

Metcalfe Street encompasses a total of thirty nine (39) properties, twenty-five (25) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Furthermore, Metcalfe Street between Victoria Street and Wells Street, contains ten (10) properties, all 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 on Metcalfe Street between Victoria Street and Wells Street are in an Ontario Gothic style. Notable structures within the immediate vicinity of Metcalfe Street the Trinity Anglican Church the Church Street School and the Town Park. 78 Wells Street, known as "The Pines" is a Part IV designated property located at the north-west corner of Wells Street and Metcalfe Street.

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. Concepts of the proposed building type were provided by the owner are shown in Attachment 4.

From land use perspective 41 Metcalfe Street is designated as "Stable Residential" by the Town's Official Plan, which states that the designation is intended to ensure that areas designated 'Stable Neighbourhoods', as identified on Schedule 'A' [of the Official Plan], are protected from incompatible forms of development and, at the same time, are permitted to evolve and enhance over time." Section 8.1.4 of the Official Plan provides Design Policies for Stable Neighbourhoods where, "All new development within the 'Stable Neighbourhood' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements;

- i. The pattern of lots, streets and blocks;
- ii. The size and configuration of nearby lots;
- iii. The building type of nearby residential properties;
- iv. The heights and scale of nearby residential properties;
- v. The setback of buildings from the street;
- vi. The pattern of rear and side-yard setbacks; and
- vii. The conservation and enhancement of cultural heritage resources.

The applicant is proposing to build a new single detached residence. Should the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 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**.

February 8, 2016

- 5 -

Report No. HAC16-001

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Allow the application and recommend that the property be removed from 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*.
3. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

None.

CONCLUSIONS

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

The building appears 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 design/physical value. It is recommended that that the Heritage Advisory Committee provides a recommendation to Council as provided in the Alternatives to the Recommendations section of this report. It is recommended 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.

February 8, 2016

- 6 -

Report No. HAC16-001

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 41 Metcalfe Street

Attachment 4 – Proposed Design for New Building, 41 Metcalfe Street

Attachment 5 – Heritage Notes by Jaqueline Stuart

PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – January 28, 2016.

Prepared by: Jeff Healey, Planner- Ext. 4349




Marco Ramunno, MCIP, RPP

Director of Planning & Development Services



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

SITE	<p>Address: 41 Metcalfe Street Former Address: Legal Description: PLAN: 68 LOT: 3</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 41 Metcalfe Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: Jan 4 / 2016 Name of Recorder: JH

Group: 2

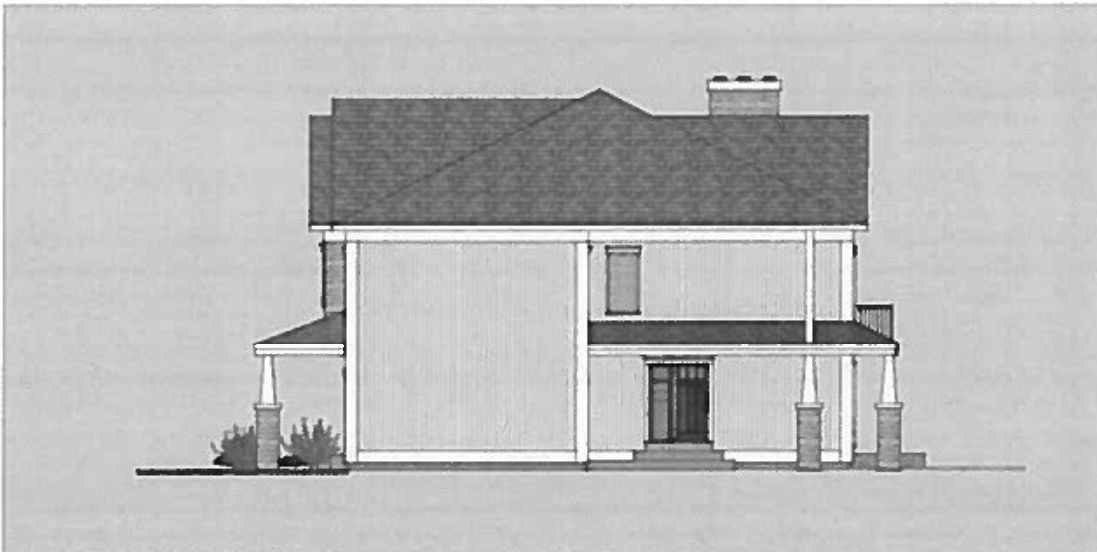
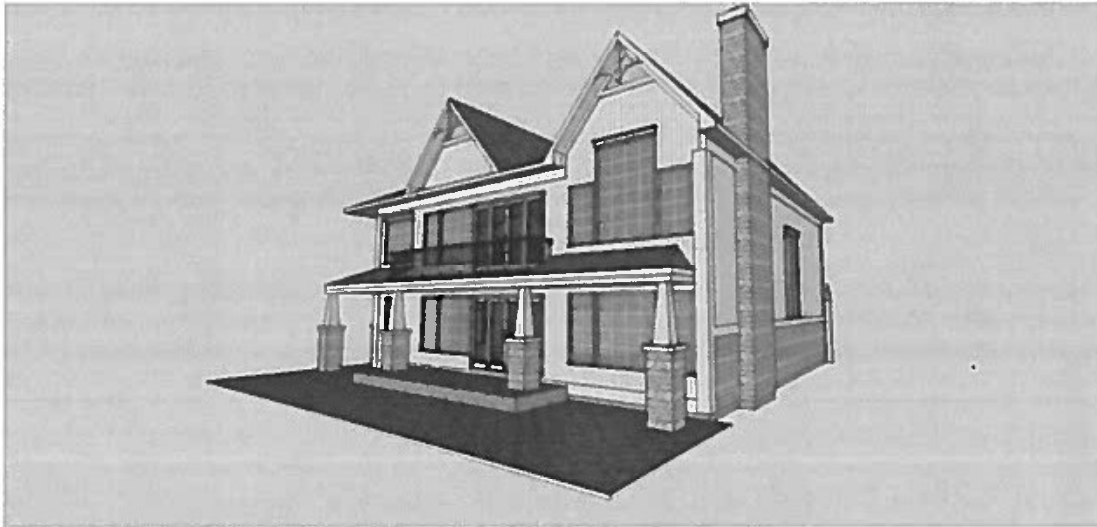
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	<u>30</u>	20	10	0	30/30
Trends/Patterns/Themes	40	27	<u>14</u>	0	14/40
Events	15	10	<u>5</u>	<u>0</u>	0/15
Persons/Groups	15	10	<u>5</u>	0	5/15
Archaeological (Bonus)	10	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	<u>3</u>	0	3/10
HISTORICAL TOTAL					52/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	13/20
Style	<u>30</u>	20	10	0	30/30
Architectural Integrity	20	<u>13</u>	7	0	13/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					69/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	<u>27</u>	14	0	27/40
Community Context	20	13	<u>7</u>	0	7/20
Landmark	20	13	<u>7</u>	0	7/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					61/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	52 X 20% = <u>10.4</u>
Architectural Score	X 40% = _____	69 X 35% = <u>24.15</u>
Environmental Score	X 20% = _____	61 X 45% = <u>27.45</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="62"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less



41 Metcalfe Street, Aurora

Some Notes

The house at number 41 Metcalfe Street appears to have been constructed in 1871 or 1872; a major addition was made in 1997 or later.

In October of 1871 the lot on which number 41 stands – lot 3 (south side Metcalfe), plan 68 – was purchased by Miss Frances Higginson from John Mosley.¹ The price was \$100, the usual price for a quarter-acre vacant lot in such a location. October was rather late in the construction season: the house may not have been erected until the following year. On the other hand, sometimes houses were built before the land was sold. Unfortunately the assessment roll for 1872 does not survive: it would have told us if a house was standing at the time of the assessment, typically made early in the year at that time.

The 1873 assessment roll is available. In that record Miss Higginson was identified as a dressmaker, and her property was valued at \$250 for taxation purposes.² While assessed value was typically lower than market value at that time, it was clearly a modest dwelling.

A 1927 fire insurance plan, displaying the footprints and building materials of buildings, shows a one-and-a-half storey wooden house with a single-storey extension at the rear.³ Today the front part of the original dwelling is still discernible within the now much larger structure.



41 Metcalfe Street in December 2015

¹ Instrument 208, made 10 October 1871 and registered 27 October 1871: sale of lot to Frances Higginson by John Mosley. Land Registry Office, Aurora. See also notes from abstract index (summary of transactions) attached to these notes.

² See attached notes from assessment rolls for Village or Town of Aurora.

³ Fire insurance plan for Aurora, Ontario. Underwriters Survey Bureau, 1904 (revised to 1927).



41 Metcalfe Street in December 2015

The façade of the house shows it to have been in the Ontario Gothic Revival House or Ontario Gothic Revival Cottage or Ontario Vernacular style. The only Gothic characteristic may have been the pointed centre-front gable, but it was a striking feature on such a small house. Thousands of such homes were built across Ontario in the nineteenth and even early twentieth centuries. Here in Aurora very few built at the small scale of number forty-one Metcalfe survive.

Frances Higginson would own this house for the first twenty years of its existence. The 1881 census shows that she was living here with an eleven-year-old boy, Albert Hunter.⁴ Albert was a nephew of William Taylor, a house painter in Aurora and one of the town's best-known citizens (the Taylor house still stands at Wellington and Wells streets, and Taylor Park, on Hollidge Boulevard, is named for the family). Young Albert's mother – a sister of William Taylor – had died soon after his birth in 1870. At the time of the 1871 census Miss Higginson was shown as a servant in the Hunter household in Toronto. Albert was not yet two but he had two siblings in their twenties, on the verge of leaving the parental home.⁵ In that same year his father became a professional fireman, with irregular hours and overnight shifts. Perhaps with Albert's siblings about to leave, and the impropriety of Miss Higginson living there with just the infant and his father it was thought better to find a new home for the little boy and his caregiver, and perhaps one away from the city centre where they were living. In Aurora Mr. Taylor could be a useful support for Frances Higginson and her young charge.

Between the assessment rolls of 1882 and 1888 the assessed value of the property rose from \$350 to \$650. Because no rolls from the intervening years survive we cannot tell if this increase was the result of one or more general reassessments in the town or because of a significant improvement to this particular property. If the latter, it might have been

⁴ Census 1881. Ontario. District 137, York North. Sub-district D, Aurora. Page 56.

⁵ Information on the Higginson/Hunter connection has been placed in the family history files of the Town of Aurora Museum and Archives.

the addition of the single-storey rear portion which can be seen on the 1927 fire insurance plan.

In 1888 or 1889 Miss Higginson and Albert Taylor moved back to Toronto. Frances Higginson would remain a part of Albert's household until at least 1906, first sharing a home with Albert, a much older sister, and their father, and later moving with a married Albert and his growing family to northern Ontario and then to Battleford, Saskatchewan. Although Albert moved back to Ontario, as yet no trace of Miss Higginson later than the 1906 census of the prairie provinces has been found.

Meanwhile, the house on Metcalfe was first rented to Albert's cousin, William Henry Taylor, a house painter like his father. Early in 1891 Miss Higginson sold the property. The sale price was \$500, less than the assessed value. Such a discrepancy is rare and may reflect a special arrangement between the parties concerned, one not revealed in the instrument of sale.

The purchaser in 1891 was Frederick Shropshire, a tanner. He no doubt worked at the Beaver Tannery, just a short walk away on the east side of Yonge Street in the valley south of Church Street. Fred and his wife, Elizabeth, do not appear to have had any children.

The Shropshires moved to Barrie in 1902, but they would continue to own the Metcalfe Street house property for another eleven years. In Barrie Fred worked as a tanner until his death in 1925; he was predeceased by Elizabeth in 1912 but he had married again.⁶ There was a final return to Aurora: Fred and both wives are buried in Aurora Cemetery.

For at least five years the Shropshires' tenants on Metcalfe were Albert and Florence McConnell, who had two sons and two daughters.

In March of 1913, three months after the death of his first wife, Frederick Shropshire sold his Aurora property. The purchaser was James Barker. He and his wife, Eleanor Letitia Barker, had lived in Aurora over twenty years earlier but most recently been in Barrie. Mr. Barker had worked at the tannery in that town: it is probable that he encountered the previous owner of the Metcalfe Street property, Fred Shropshire. The Barkers had no children when they moved to Metcalfe Street; their only child, John, had died of diphtheria at the age of eleven.⁷

James Barker died in 1925, and Letitia in 1937; they are buried in Barrie.

A few months after Mrs. Barker's death her executors sold number 41 Metcalfe to Robert Reynolds.

⁶ "Fred Shropshire," *Northern Advance* (Barrie), 29 January 1925, page 4.

⁷ "James Barker," *Barrie Examiner*, 27 August 1925, page 13.

Mr. Reynolds is something of a mystery. In the instrument covering his acquisition of the property he was identified as a builder. When he sold the house seven years later he was a "gentleman," usually meaning a retired person (or a younger person of independent means).⁸ The assessment rolls available to the author of these notes do not give any occupation for Mr. Reynolds. Nor do they even spell out his first name.

The *Aurora Banner* mentioned the Reynolds purchase of 1937 and noted that the house had been rented to Grant McCachen (a cook who would later own the successful Ridge Inn in Oak Ridges).⁹ The available assessment rolls do not mention any tenants.

After almost seven years of ownership but not necessarily occupation of number forty-one Metcalfe, Robert Reynolds sold the property to Rueben (the spelling he used) and Elizabeth Long in 1944. The Long family would retain ownership for some fifty-three years.

In the early part of his working life Rueben Long was a shoemaker, very likely employed at the T. Sisman Shoe Company, on Mosley Street at Berczy, just a few blocks east of his home on Metcalfe. Elizabeth Long's family, the McGhees, also had a long association with Sisman's. From the early 1960s onward the voters lists identify Mr. Long as a caretaker.

Rueben Long died in 1978 but his widow, Elizabeth, retained ownership of the property until 1987. At that time it was transferred to Charles Long, her son. He, in turn, sold the property to his son and daughter-in-law, Steven and Lesley Long, in 1995.

Number 41 Metcalfe Street passed out of the Long family when it was sold to Geoffrey and Helen Knowles 1997. During the Knowles' tenure a large addition was made to the rear of the dwelling.

Jacqueline Stuart
17 December 2015

⁸ Instrument 8124, made, 8 October 1937: Barker to Reynolds sale. Instrument 8985, made 14 September 1944, Reynolds to Long sale. Land Registry Office, Aurora.

⁹ "Local news," *Aurora Banner*, 22 October 1937.

41 Metcalfe Street, Aurora [Plan 68, lot 3, south side Metcalfe]

Notes from land ownership records (to 1997)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
	Patent	19 Sep 1805	-	Crown	Ebenezer Britton		190 acres: all lot 80, con. 1, Whitchurch
2795	Bargain & Sale	21 Mar 1816	4 Apr 1816	Ansal Britton	John Hartman	2,000	190 acres: all lot 80, con. 1, Whitchurch
6296	B&S	26 Nov 1827	19 Apr 1828	John Hartman	John Wells	800	80 acres of W part lot 80, con. 1, Whitchurch
13637	B&S	19 Dec 1836	30 Jan 1837	John Wells	John Mosley	2,000	79 acres of W part lot 80, con. 1, Whitchurch
68	Plan	Jun 1853	11 Aug 1853				part of W part of lot 80, con. 1, Whitchurch
208	B&S	10 Oct 1871	27 Oct 1871	John Mosley	Frances Higginson	100	¼ acre: all lot 3 (S side Metcalfe) of Plan 68
2417	B&S	26 Feb 1891	27 Feb 1891	Frances Higginson	Frederick Shropshire	500	¼ acre: all lot 3
2754	B&S	7 Feb 1895	12 Feb 1895	Frederick Shropshire	Elizabeth Shropshire	L&A + 1.00	¼ acre: all lot 3
4356	B&S	22 Mar 1900	28 Dec 1912	Elizabeth Shropshire	Frederick Shropshire	L&A + 1.00	¼ acre: all lot 3
4535	B&S	21 Mar 1913	15 Apr 1913	Frederick Shropshire	James Barker	1,050	¼ acre: all lot 3
8124	Grant	8 Oct 1937	1 Nov 1937	executors of Eleanor Barker	Robert Reynolds	1,200	¼ acre: all lot 3

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
8985	Grant	14 Sep 1944	16 Sep 1944	Robert Reynolds	Rueben C. Long & Elizabeth D. Long	2,200	¼ acre: all lot 3
439281	Grant	-	8 Jul 1987	Elizabeth Downes Long	Charles Roy Long	2	¼ acre: all lot 3
659299	Transfer	-	30 May 1995	Charles R. Long	Steven Charles Long & Lesley Ann Long	155,000	¼ acre: all lot 3
R699130	Transfer	-	15 May 1997	Lesley Ann Long & Steven Charles Long	Geoffrey Knowles & Helen Knowles	160,147	¼ acre: all lot 3

B&S: Bargain & Sale: normal sale transaction

consideration: amount paid

grant: usually normal sale transaction

instrument: legal document

L & A: Love & Affection: transaction within a family

transfer: usually normal sale transaction

Jacqueline Stuart
7 December 2015

41 Metcalfe Street Aurora

Notes from assessment rolls

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:

- many of the Aurora assessment rolls from the early years (1860s through 1880s) are missing entirely or have pages missing
- 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.

Until relatively recently the assessed value of a property – the value for taxation purposes – was typically below the market value.

The notes below reflect changes or indicate lack of change over a period of years.

1873 Frances Higginson, dressmaker, freeholder [owner]; south side Metcalf [will be shown as Metcalfe in these notes]; ¼ acre; value of property for taxation purposes \$250

1874 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$250

several volumes of rolls do not survive

1882 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$350

1888 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$650

1889 Frances Higginson, spinster, freeholder; non-resident: Toronto; south side Metcalfe; ¼ acre; value of property \$650
tenant: William Henry Taylor, age 26, painter

1890 roll incomplete

1891 Frederick Shropshire, age 35, tanner, freeholder; south side Metcalfe; ¼ acre;
value of property \$600

1895 Frederick Shropshire, age 39, tanner, freeholder; south side Metcalfe; ¼ acre;
value of property \$550

1900 Frederick Shropshire, age 44, tanner, freeholder; south side Metcalfe; ¼ acre;
value of property \$550

hereafter separate values for land and building(s) given in rolls

1905 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68,
lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: G. Albert McConnell, labourer

1910 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68,
lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: G. Albert McConnell, mail clerk

1911 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68,
lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: T. James Willis

1912 Frederick Shropshire, freeholder; non-resident: Barrie; south side Metcalfe, plan
68, lot 3; ¼ acre; value of land \$150, of building(s) \$500
tenant: James Willis, tanner

there was a general reassessment in 1912/1913

1913 James Barker, "mechanist," freeholder; south side Metcalfe; value of land \$450,
of building(s) \$450

1915 James Barker, tanner, freeholder; south side Metcalfe; value of land \$450, of
building(s) \$450

there was a general reassessment in 1919/1920

41 Metcalfe
assessment

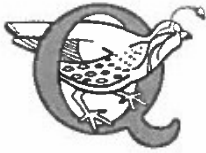
8

- 1920 James Barker, tanner, freeholder; south side Metcalfe, lot 3; value of land \$540, of building(s) \$600
- 1925 James Barker, age 62, tanner, freeholder; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1926 Mrs. James Barker, age 64, widow, freeholder; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1930 Mrs. James Barker, age 68, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1935 Mrs. James Barker, age 73, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1937 Mrs. James Barker, age 75, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1938 Mrs. James Barker Estate, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
[“Reynolds” written in]
- 1939 R. Reynolds, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1941 R. Reynolds, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- some volumes not filmed
- 1949 Rueben [spelling is correct] Long, age 37, shoemaker, owner; value of land \$480, of building(s) \$660
- 1951 Rueben Long, age 39, shoemaker, owner; 41 Metcalfe; value of land \$480, of building(s) \$660

end of microfilmed assessment rolls

41 Metcalfe
assessment

9



QUAILE ENGINEERING LTD.

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February 24, 2016

Mr. Adam Marshall
41 Metcalfe Street
Aurora, Ontario
L4G 1E5

Re: Foundation Inspection

Dear Adam:

Further to your request, the writer visited the site on February 11 and 24 in order to inspect the condition of the original foundation of the house. Following are our observations:

1. The original foundation is rubble-stone with a timber sill beam on top, which occupies the front section of the house closest to Metcalfe Street.
2. The north-west corner of the foundation has failed as the stones have fallen away from the wall (see Photo 1).
3. The west wall of the foundation is also failing as the old mortar between stones has deteriorated and is eroding away (see Photo 2 and 3). Some of the stones have fallen away from the wall at the south-west corner (see Photo 4).
4. The timber sill beam is seriously decayed along the north and west walls as shown in Photos 1 and 5. It has also been attacked by carpenter ants since there are wood shavings (sawdust-like material) around the beam both inside and outside the house. The shavings are ejected from the wood when the ants create their nest.
5. The carpenter ants have attacked the walls above the deteriorated sill beam since wood shavings and ant galleries are visible when the siding is pulled back (see Photo 6).

Based on these observations we conclude that the foundation is seriously deteriorated and failing. The timber sill beam above the foundation is seriously decayed and has been attacked by carpenter ants. The ants have also made their way into the walls above the sill beam. Therefore, we recommend that the foundation, sill beam and walls be removed and rebuilt.



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I trust this is the information you require.

Yours truly,

A handwritten signature in black ink that reads "Stephen Boyd". The signature is written in a cursive, slightly slanted style.



Stephen Boyd, P.Eng.



Photo 1. Failed foundation and deteriorated sill beam at north-west corner.



Photo 2. Deterioration of mortar along the west driveway.



Photo 3. Deterioration of mortar along the west driveway.



Photo 4. Loose foundation stones along the west side.



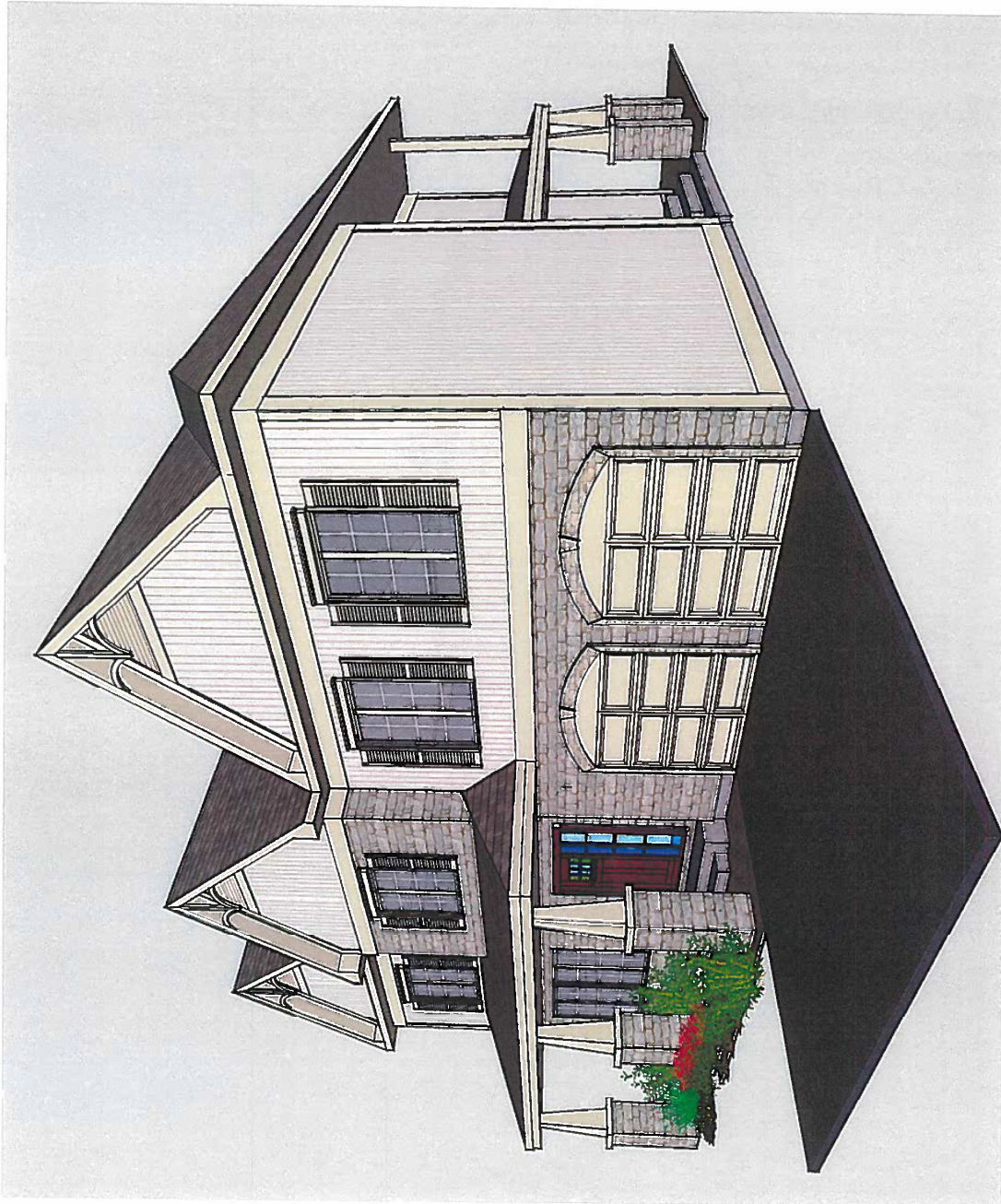
Photo 5. Deteriorated sill beam along the west foundation wall.

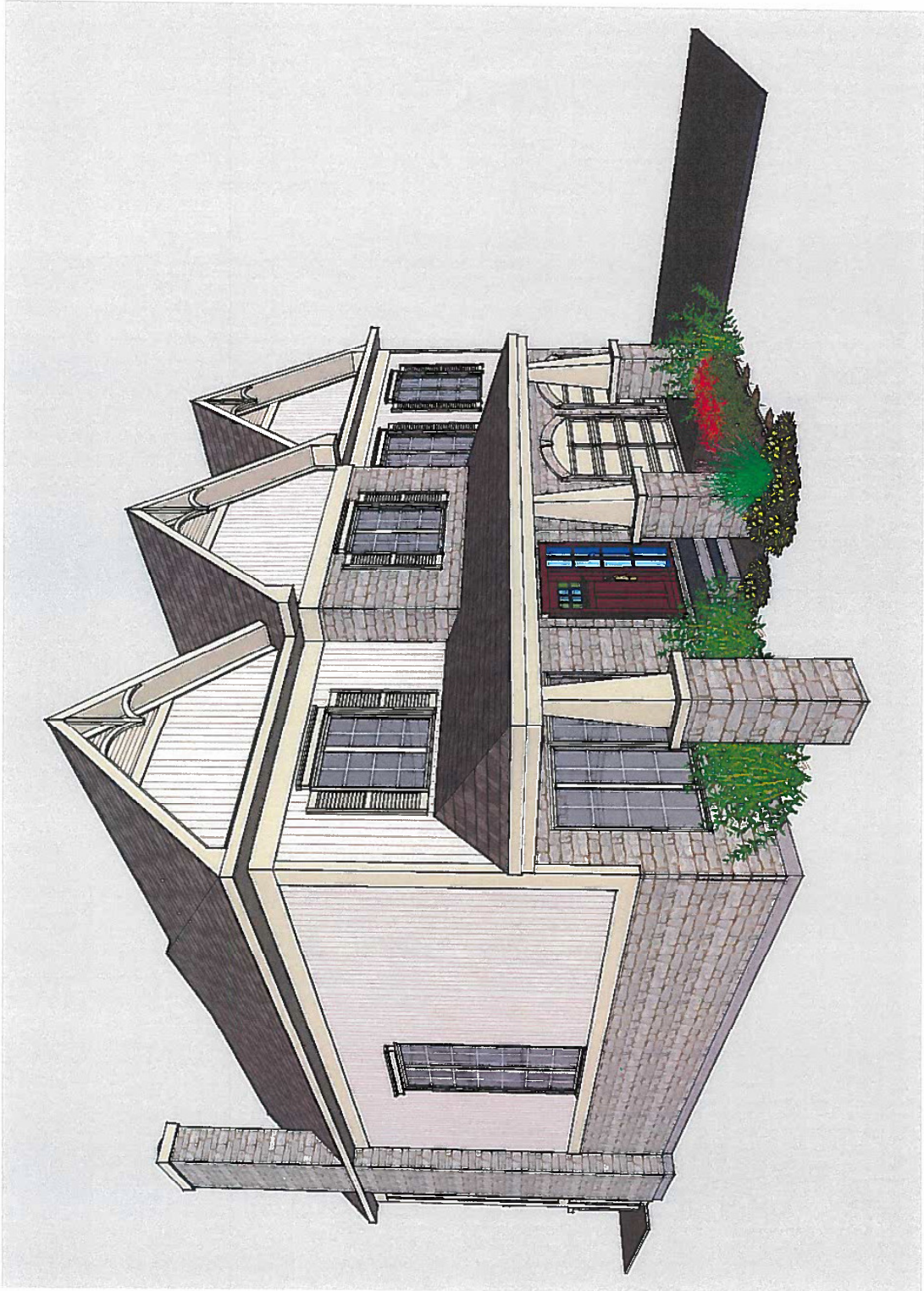


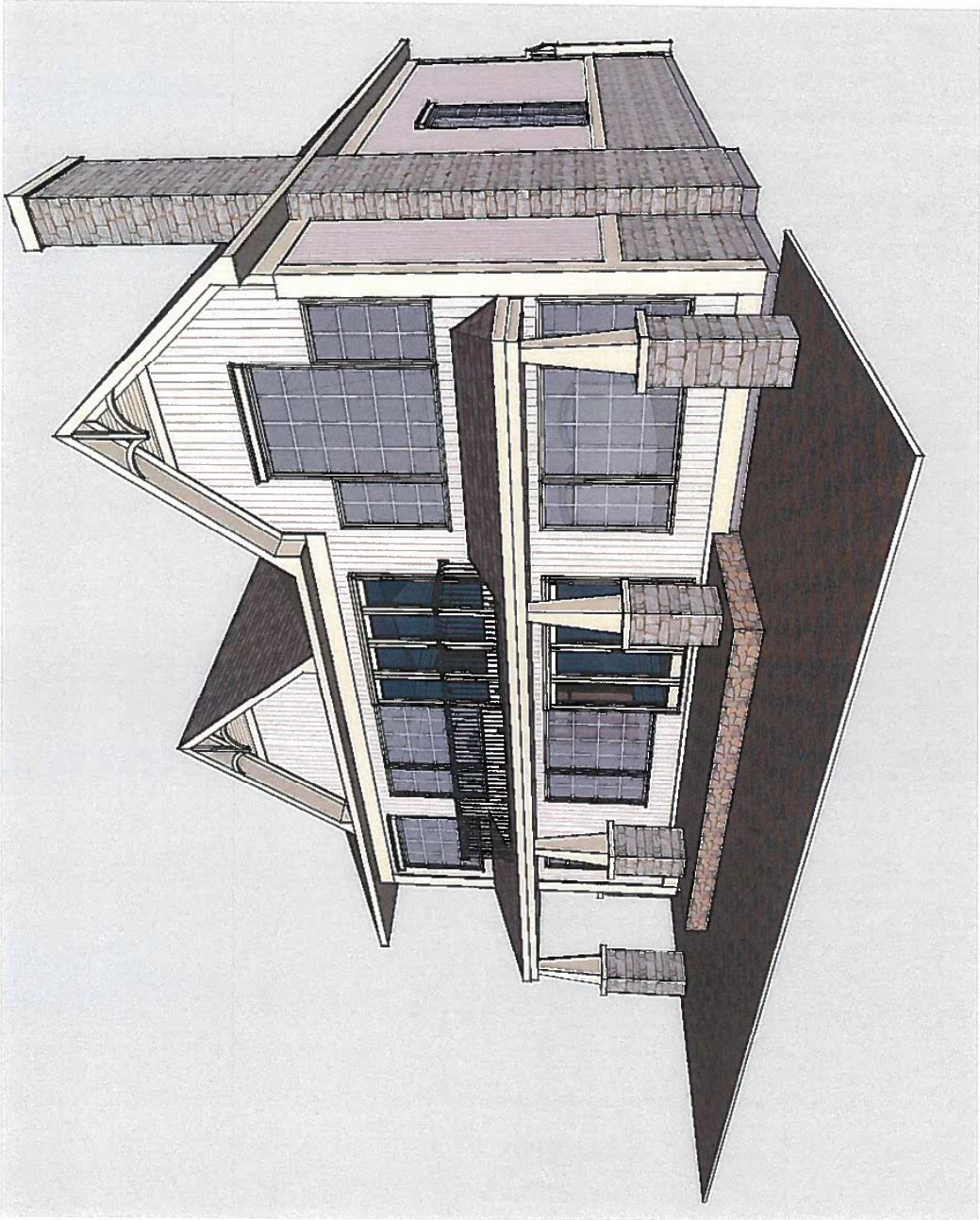
Photo 6. Evidence of carpenter ant activity in the walls above the sill beam (wood shavings and ant galleries).

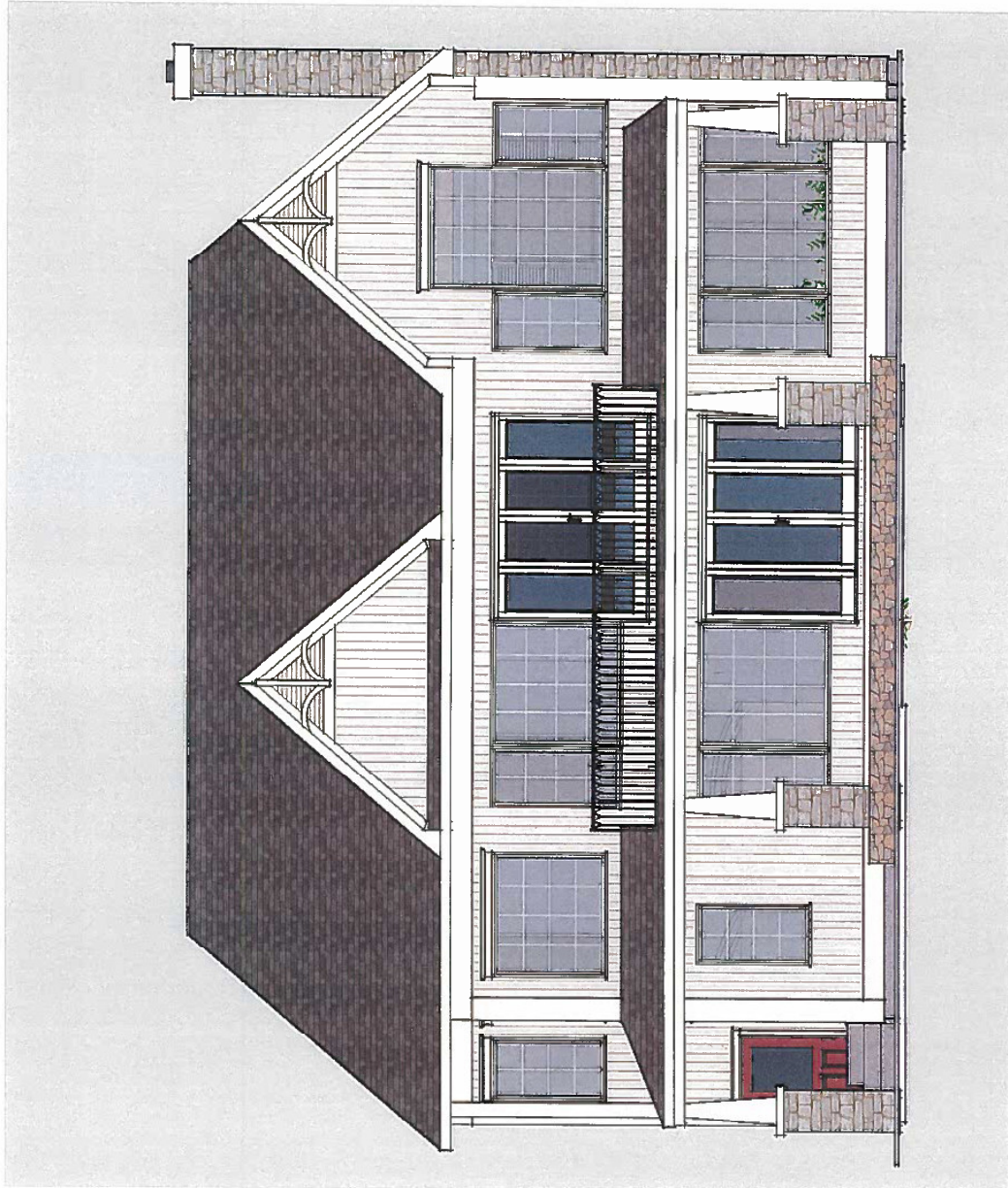
Attachment 3

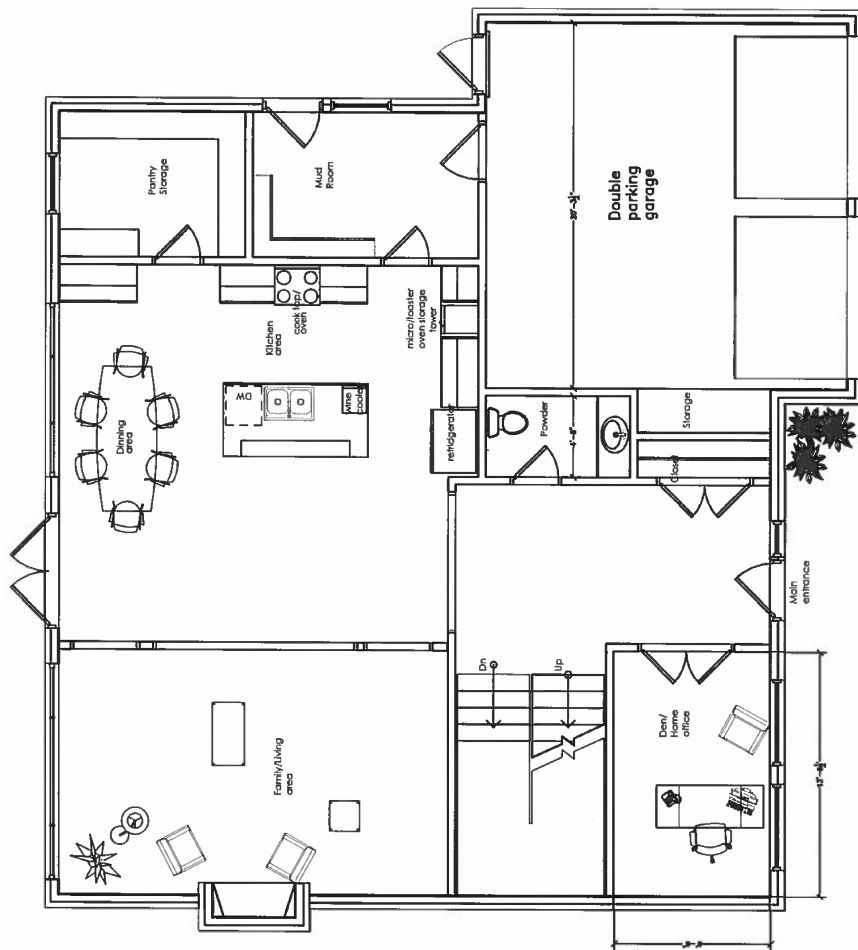


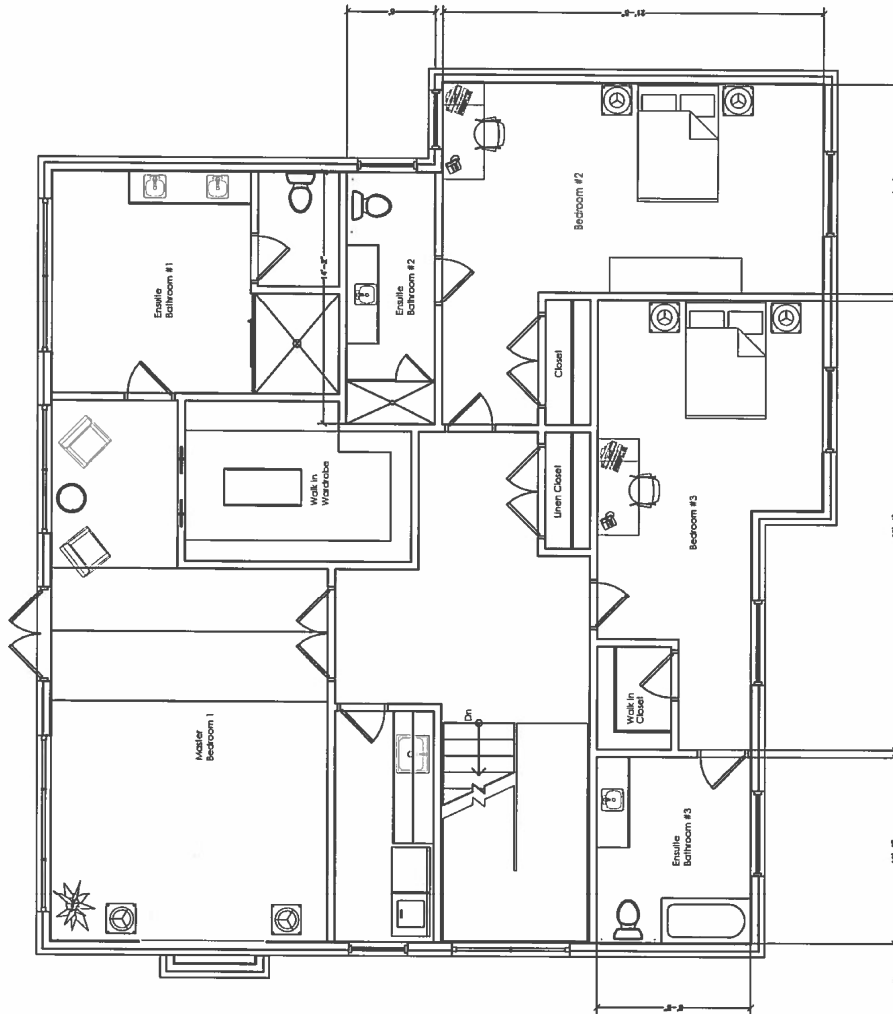


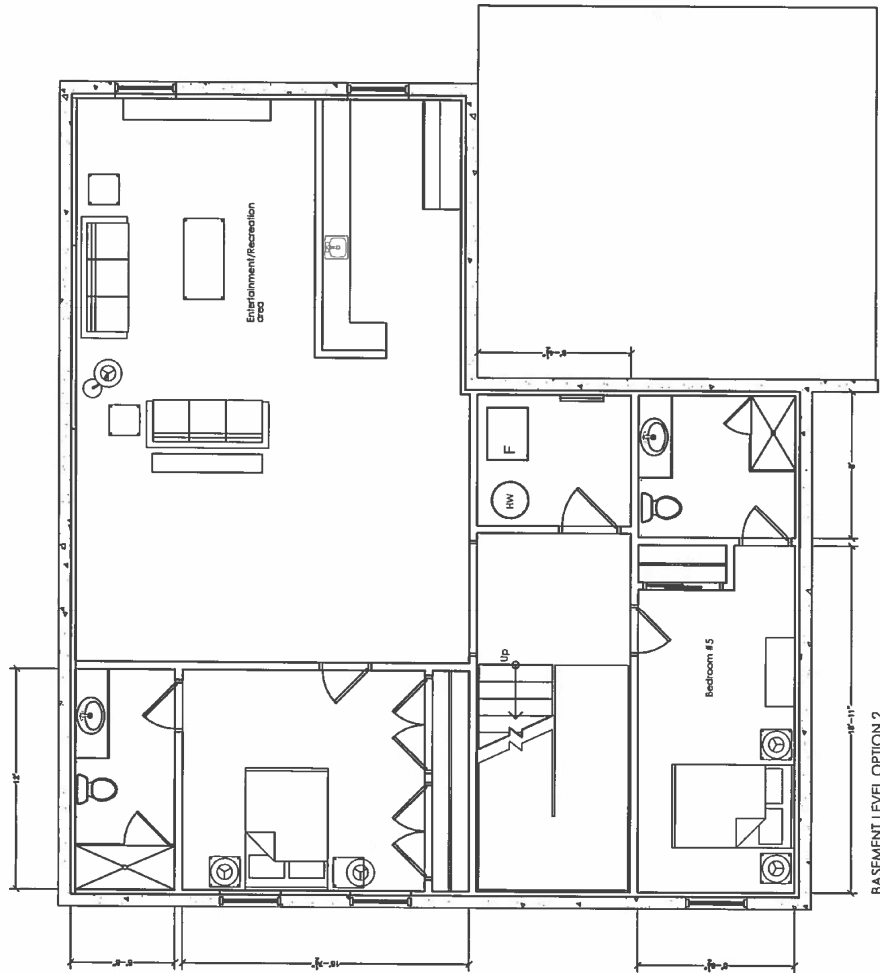


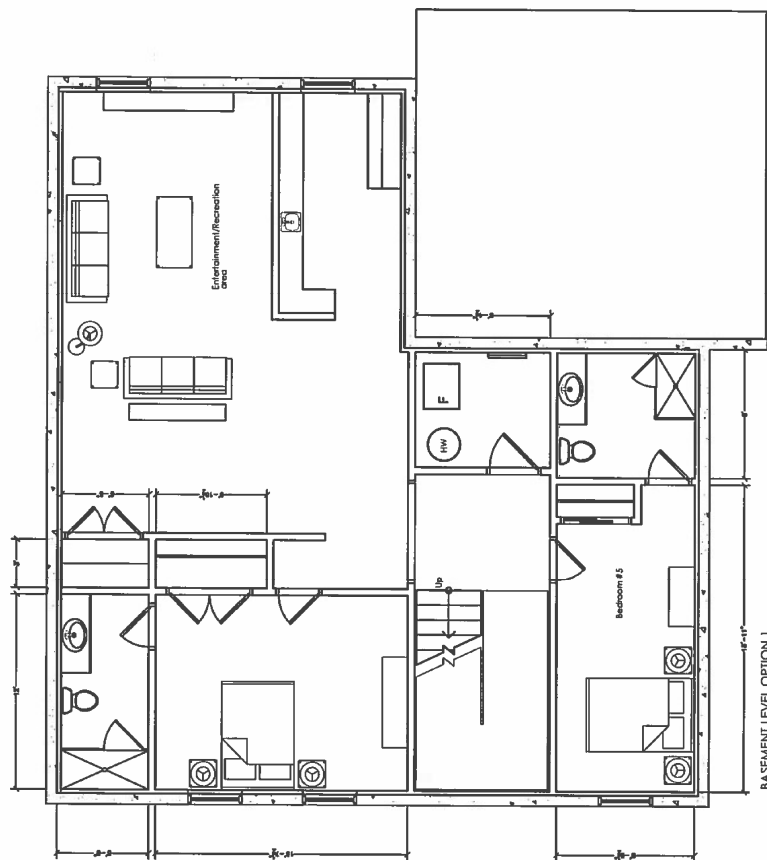












BASEMENT LEVEL OPTION 1

RECEIVED
MAY 04 2016
PLANNING & LEGISLATION DEPARTMENT
CITY OF DENVER

Dear Elected Councilors,

My life savings have been invested in my home which I have lived in for 20 years and we are now in a serious predicament that requires attention.

The minutes provided by the Heritage committee recommend to council:

That the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value of Interest be refused.

Attached please find a report from Quaile Engineering. The inspection concludes that the foundation has seriously failed. The mortar has turned to sand, the stones have come loose and there is an infestation of carpenter ants along the beams, sills and walls of the home.

There is no reasonable way to repair this without undue financial strain, and it is my utmost concern that we be able to provide a safe home for our family, which includes 4 children.

On December 3rd I submitted an Application to remove the property currently noted as "listed" from the Register of properties of cultural Heritage Value or interest. It has been pending now for 89 Days.

It is our intention to build a new home for our family and continue to reside on the property that I have owned and lived at since 1996.

The proposed home has been well designed with similar massing characteristics of other homes on Metcalfe and the adjacent streets throughout the neighbourhood. The impact of the proposed home and streetscape has been taken into much consideration when designed. The proposed dwelling has been designed to respect all the by-laws, front yard setbacks and adjacent properties.

There are a broad range of housing sizes, configurations and styles in the area. There are numerous examples of new homes, original homes, and altered homes both large and small of varying architectural styles coexisting comfortably.

Respectively we have enlisted the services of Joan Burt who is an architect and member of the Ontario Association of Architects and The Canadian Association of Heritage Professionals to ensure that we are keeping the new construction of our home in line with the masses in our unique community, and our designer Odette Legere of Into Designs.

As such we ask that a permit to demolish the existing home be issued so that we can mitigate the current stress of the foundation and the financial implications.

A home Evaluation was completed on Jan.14/2016 and presented to citizen members and appointed council of the committee on February 8th, 2016.

The Heritage Building Evaluation considers the historical, architectural and environmental aspects of the property.

I do believe that some of the rankings are over exaggerated, however it would be fair to say that in truth the home is a more in line with a group 3, possibly low group 2 ranking.

(note : Several "Group 2" listed homes have also been removed from the register and rebuilt, including, 12 Ransom, 81 Catherine, 92 Tyler and 61 through to 83 Metcalfe Street)

I believe that the evaluation strayed to current aesthetics which I have adorned with window boxes, shutters, cedar porch and board and baton. A member of the HAC commented "cute". Cute does not merit Historical or Architectural interest.

Based on the clear principles of The Evaluation of Historic Buildings Guide, 41 Metcalfe is more in line Group 3 at a score of 43

- *Moderately significant, worthy of documentation.*

Accordingly,

As per the criteria set out in **Regulation 9/06 of the Ontario Heritage Act** and the above information provided are why the property is not worthy of being "Listed" (non-designated) Properties status.

1. *Does the property meet the criteria for heritage designations under the Ontario Regulation 9/06 Ontario Heritage Act?*

The property is "Listed" in the Town of Aurora Register of Properties, however the building has not been designated. The original house and existing house does not meet the criteria set out in Regulation 9/06, Ontario Heritage Act.

2. *If the subject property does not meet the criteria for heritage designation then It must be clearly stated why it does not.*

The home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property does not have contextual value as far as its support of the character of the area. There is no link to its physical functional, visual or historic surroundings.

3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

The property has been "Listed" as a property of Interest in the Town of Aurora Register and does not warrant conservation per the Provincial Policy Statement or the Ontario Regulation 9/06 Ontario Heritage Act.