



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, February 13, 2017
7 p.m.**

**Leksand Room
Aurora Town Hall**

Public Release
February 6, 2017



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, February 13, 2017

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

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of December 12, 2016

Recommended:

That the Heritage Advisory Committee meeting minutes of December 12, 2016, be received for information.

4. Delegations

(a) Kent Taylor, Taylor Design Group Inc.

Re: Item 1 – HAC17-001 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

(b) Larry Dekkema, Ballymore Building (South Aurora) Corp.

Re: Item 2 – HAC17-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 14452 Yonge Street

5. Matters for Consideration

**1. HAC17-001 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest
14574 Leslie Street**

Recommended:

1. That Report No. HAC17-001 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 14574 Leslie Street be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest; and
 - (b) That a Notice of Withdrawal of Intent to Designate under Part IV of the *Ontario Heritage Act* be served to the Owner, the Ontario Heritage Trust and be published in the local newspapers; and
 - (c) That the Owner hire a professional consultant to report and document the deconstruction of the barn structures and farmhouse for educational purposes and that a copy of this report be provided to staff; and
 - (d) That the Owner donate salvageable windows and doors to the Aurora Architectural Salvage Program; and
 - (e) That the Owner preserve the internal laneway from future development; and
 - (f) That future building elevations are subject to approval of Planning Staff.

**2. HAC17-002 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
14452 Yonge Street**

Recommended:

1. That Report No. HAC17-002 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the owner be requested to consider options for preservation of the main building within the proposed plan of subdivision.

3. Memorandum from Planner

**Re: Proposed Alterations to an Existing Listed Heritage Property
24 Larmont Street**

Recommended:

1. That the memorandum regarding Proposed Alterations to an Existing Listed Heritage Property, 24 Larmont Street, be received; and
2. That the Heritage Advisory Committee provide any comments with respect to the proposed Site Plan located at 24 Larmont Street.

6. Informational Items

4. Memorandum from Planner

**Re: Additional Information – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building
23 Mosley Street**

Recommended:

1. That the memorandum regarding Additional Information – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Mosley Street, be received for information.

5. Memorandum from Planner

Re: Doors Open Aurora 2017 – Saturday, August 19, 2017

Recommended:

1. That the memorandum regarding Doors Open Aurora 2017 – Saturday, August 19, 2017, be received for information.

6. Extracts from Council Meeting of December 13, 2016

Re: Heritage Advisory Committee Meeting Minutes of November 14, 2016, and December 12, 2016

Recommended:

1. That the Extracts from Council Meeting of December 13, 2016, regarding the Heritage Advisory Committee meeting minutes of November 14, 2016, and December 12, 2016, be received for information.

7. New Business

8. Adjournment



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date:	Monday, December 12, 2016
Time and Location:	7 p.m., Leksand Room, Aurora Town Hall
Committee Members:	Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Neil Asselin, Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle, John Kazilis, and Martin Paivio
Member(s) Absent:	James Hoyes
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 7:05 p.m.

The Committee consented to recess at 7:55 p.m., and reconvene at 8 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 Carol Gravelle
Seconded by Martin Paivio**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

Heritage Advisory Committee Meeting Minutes
Monday, December 12, 2016

Page 2 of 9

- Delegation (c) Simon Yu, Owner
Re: Item 2 – HAC16-018 – Heritage Permit Application, 15032 Yonge Street,
File Number: IV-HPA-16-11
- Delegation (d) Chris Pretotto, Architect, and Marcel Gery, Owner
Re: Item 5 – HAC16-021 – Heritage Permit Application, 74 Centre Street, File
Number: NE-HCD-HPA-16-12
- Item 7 – Additional Information to Item 4 – HAC16-020 – Proposed Demolition of
Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23
Moseley Street

Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of November 14, 2016

Moved by John Kazilis

Seconded by Bob McRoberts

That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received for information.

Carried

4. Delegations

- (a) **Sunny Matheson, Gerry Matheson, and Rob Hurlburt, Applicants**
**Re: Item 3 – HAC16-019 – Request to Remove a Property from the
Aurora Register of Properties of Cultural Heritage Value or Interest,
52 Harrison Avenue**

The Applicants were present to answer any questions regarding the request to remove the property from the Aurora Register of Properties of Cultural Heritage Value or Interest. The Committee inquired about current conditions of the property and acknowledged the quality of the Heritage Impact Assessment produced by Consultant Su Murdoch.

Heritage Advisory Committee Meeting Minutes
Monday, December 12, 2016

Page 3 of 9

**Moved by Carole Gravelle
Seconded by Barry Bridgeford**

That the comments of the delegation be received and referred to Item 3.

Carried

- (b) Matthew and Tracey Kinsella, Applicants
Re: Item 4 – HAC16-020 – Proposed Demolition of Existing Rear Addition
and Accessory Structure to a Listed Heritage Building, 23 Mosley
Street**

Mr. Kinsella provided an overview of his portfolio, specifically past restoration projects and discussed their proposed demolition and reconstruction plans.

**Moved by John Kazilis
Seconded by Bob McRoberts**

That the comments of the delegation be received and referred to Item 4.

Carried

- (c) Simon Yu, Owner and Daniel Syrus, Builder
Re: Item 2 – HAC16-018 – Heritage Permit Application, 15032 Yonge
Street, File Number: IV-HPA-16-11**

Mr. Yu and Mr. Syrus were present to answer any questions, and inquired about recommended building materials for the building exterior. Staff noted recommended materials are those of complementing features to the existing materials.

**Moved by Bob McRoberts
Seconded by Carol Gravelle**

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

Carried

- (d) Chris Pretotto, Architect, and Marcel Gery, Owner**
Re: Item 5 – HAC16-021 – Heritage Permit Application, 74 Centre Street,
File Number: NE-HCD-HPA-16-12

Mr. Pretotto provided an overview of the proposal. The Committee commented on the colours shown on the rendering and requested alternative colour concepts that are less contrasting.

Moved by Martin Paivio
Seconded by John Kazilis

That the comments of the delegation be received and referred to Item 5.

Carried

5. Matters for Consideration

- 1. HAC16-017 – Heritage Permit Application**
82 Centre Street
File Number: NE-HCD-HPA-16-10

(Deferred from Heritage Advisory Committee meeting of November 14, 2016 – Item 3)

Staff provided an overview of the application and indicated staff support for the new proposed elevations. The Committee was pleased with the proposed elevation and choice of materials. The Committee noted that the covered window openings on the east elevation was not resolved and requested that it be further investigated.

Moved by Carol Gravelle
Seconded by Councillor Gaertner

1. That Report No. HAC16-017 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:

- i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
- ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
- iii. The two-panel Front Door be changed to an **arts and craft style door that incorporates glazing**; and
- iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
- v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows; **and**

(b) That Legal Services continue to explore the possibility of laying charges against the owner for the removal of the window openings on the east elevation and report back to Council and the Heritage Advisory Committee.

Carried as amended

**2. HAC16-018 – Heritage Permit Application
15032 Yonge Street
File Number: IV-HPA-16-11**

Staff provided an overview of the subject property and noted that approximately three (3) trees would be removed to allow for the construction of the new addition. The Committee inquired about investigating a tree compensation agreement and expressed concerns regarding the structural integrity of the original structure.

**Moved by Carol Gravelle
Seconded by Bob McRoberts**

1. That Report No. HAC16-018 be received; and
2. That the Heritage Advisory Committee recommend to Council:

- (a) That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m² addition and construct a new 63m² addition and accessibility ramp; **and**
- (b) **That staff ensure the structural integrity of the original structure is maintained during the building permit process.**

Carried as amended

**3. HAC16-019 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
52 Harrison Avenue**

Staff provided an overview of the subject property and application to be removed from the Register. The Committee expressed concerns regarding setting a new precedence on the street due to the massing of the proposed structure. The Committee suggested the following revisions for the new structure: removal of the residential portion over the garage, incorporation of rubblestone at the base of the columns on the front verandah, adjustment of double columns to single columns on the front verandah and consideration with respect to height and massing to existing buildings on Harrison Avenue.

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

- 1. That Report No. HAC16-017 be received; and
- 2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 52 Harrison Avenue remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That the owners continue working with staff to ensure any proposed new dwelling maintains the heritage character of the area.

Carried

**4. HAC16-020 – Proposed Demolition of Existing Rear Addition and
Accessory Structure to a Listed Heritage Building
23 Mosley Street**

Staff provided an overview of the history of the property and noted that the existing rear addition is over 100 years old. The Committee expressed support for the proposed demolition and construction of a new rear addition.

**Moved by Bob McRoberts
Seconded by Carol Gravelle**

1. That Report No. HAC16-020 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
 - (b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:
 - i. The nature of the structural deficiencies of the 59.5m² rear addition; and
 - ii. The structural stability of the original (retained) structure should the 59.5m² rear addition be removed; and
 - (c) That the proposed two-storey rear addition is supported in principle, subject to the following:
 - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
 - (d) That the proposed front porch be approved subject to the following:
 - i. The Gothic features of the front elevation and porch be removed; and
 - (e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and

- (f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

Carried

**5. HAC16-021 – Heritage Permit Application
74 Centre Street
File Number: NE-HCD-HPA-16-12**

Staff presented a brief history of the property. The Committee expressed support for the proposed design.

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That Report No. HAC16-021 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

Carried

6. Informational Items

**6. Extract from Council Meeting of November 8, 2016
Re: Heritage Advisory Committee Meeting Minutes of October 17, 2016**

**Moved by Carol Gravelle
Seconded by Bob McRoberts**

1. That the Extract from Council Meeting of November 8, 2016, regarding the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

Carried

7. Additional Information to Item 4 – HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Moseley Street

**Moved by Carol Gravelle
Seconded by John Kazilis**

1. That the Additional Information to Item 4 – HAC16-20 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Moseley Street, be received for information.

Carried

7. New Business

The Committee inquired about the status of a heritage information package. Staff indicated that heritage information has been included in the welcome package that is provided to new home owners.

Staff inquired about the availability of Members to conduct a site visit for 14574 Leslie Street.

8. Adjournment

**Moved by Carol Gravelle
Seconded by Neil Asselin**

That the meeting be adjourned at 10:28 p.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.



Legislative Services
905-727-3123
Clerks@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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: <i>MONDAY, FEB. 13TH</i>	
Subject: <i>H.A.C. - 14574 LESLIE ST.</i>	
Name of Spokesperson: <i>KENT TAYLOR</i>	
Name of Group or Person(s) being Represented (if applicable): <i>TAYLOR DESIGN GROUP INC.</i>	
Brief Summary of Issue or Purpose of Delegation: <i>TO ANSWER H.A.C. QUESTIONS REGARDING OUR APPLICATION</i>	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? <i>JEFF HEALEY</i>	Date: <i>FEB. 3, 2017</i>
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



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905-727-3123
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100 John West Way, Box 1000
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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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: Heritage Advisory Committee - February 13 2017	
Subject: 14452 Yonge Street	
Name of Spokesperson: Larry Dekkema	
Name of Group or Person(s) being Represented (if applicable): Ballymore Building (South Aurora) Corp.	
Brief Summary of Issue or Purpose of Delegation: Depends on the Staff Report - may be in support of staff recommendation. May wish to offer more information about the condition of the building.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Jeff Healey, Neil Asselin, Barry Bridgeford	Date: Feb 2 2017
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-001**

**Subject: Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest
14574 Leslie Street**

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: February 13, 2017

Recommendation

- 1. That Report No. HAC17-001 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the property located at 14574 Leslie Street be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest; and**
 - b) That a Notice of Withdrawal of Intent to Designate under Part IV of the *Ontario Heritage Act* be served to the Owner, the Ontario Heritage Trust and be published in the local newspapers; and**
 - c) That the Owner hire a professional consultant to report and document the deconstruction of the barn structures and farmhouse for educational purposes and that a copy of this report be provided to staff; and**
 - d) That the Owner donate salvageable windows and doors to the Aurora Architectural Salvage Program; and**
 - e) That the Owner preserve the internal laneway from future development; and**
 - f) That future building elevations are subject to approval of Planning Staff.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to demolish all buildings and structures located at 14574 Leslie Street. The property is currently Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The house on the subject lands was constructed circa 1860, the farm buildings are believed to be constructed circa 1890.

February 13, 2017

- 2 -

Report No. HAC17-001

- The property was owned by Seth Ashton, a former Councillor and Village Reeve of Aurora for periods between 1863 and 1883.
- A Heritage Impact Assessment was prepared for the subject lands by Su Murdoch Historical Consulting, dated November 2016.

Background

The owner of the property located at 14574 Leslie Street submitted a Demolition Permit for the subject property on September 22, 2016. Under subsection 27. (3) of the *Ontario Heritage Act*, the owner of the property shall not demolish or remove a building or structure on the property which is on the Town Registrar, unless the owner gives the council of the municipality at least 60 days' notice in writing of the owner's intention to demolish. On October 17 2016, the request to demolish was reviewed by the Heritage Advisory Committee. The following recommendation was provided by the Heritage Advisory Committee:

- (a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and
- (b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and
- (c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and
- (d) That the property returns to a future Heritage Advisory Committee meeting for review.

On November 8 2016, the recommendation was adopted by Council.

On November 15 2016, a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act* was sent to the Owner and the Ontario Heritage Trust. A corresponding notice was placed in the *Aurora* and the *Banner* on November 17 2016. As a notice of Intent to Designate is currently in place for the subject lands, Council has the ability to Designate the property under Part IV of the *Ontario Heritage Act*.

Location

The subject property is located on the north-west corner of Leslie Street and Vandorf Sideroad (See Attachment 1). The property is located within the Oak Ridges Moraine Countryside Area. 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 Foursquare House.

February 13, 2017

- 3 -

Report No. HAC17-001

Analysis

Heritage Features of the Existing Buildings

The existing farmhouse can be described as a 2 ½ storey structure with a hipped roof. The owner's heritage consultant has described the farmhouse as a Foursquare architectural style, which was a popular architectural style between 1890 and 1930. The front façade displays double hung windows and a pedimented front porch. An enclosed mudroom located on the south façade. A single dormer is located on the roof on the north and south elevations (two dormers total). The siding of the building comprises of vinyl siding, which likely covers the original siding of the building. An unheated rear addition is located to the rear (west elevation) of the main building. The rear addition can be described as a partial timber frame with wood cladding.

The owner's heritage consultant has identified particular architectural elements of the farmhouse that appear to originate from an earlier time period. Elements such as the rubble stone foundation, log framing in the basement, sash windows on the south and east elevations and the ground level floor boards suggest that elements of the home may pre-exist the existing foursquare home. The heritage consultant has concluded that elements of an original farmhouse, as shown in the 1878 Historical Atlas of York County (see Heritage Advisory Committee Report No HAC16-014) may be incorporated into the existing farmhouse.

The subject lands include a farm complex of two (2) barns, a driveshed, a wood silo and various outbuildings. The east barn can be described as a timber framed building with a gable roof and an elongated rear slope addition. The east barn was likely constructed in the 1880's and exhibits a classic late 19th Century barn layout. The upper level of the east barn historically comprised of storage of hay, straw and farm equipment. Unfortunately some portions of the upper level floor are structurally compromised as identified in the owner's structural report of the property.

The west barn could be interpreted as a rear addition to the east barn, but for the purposes of this report is considered a separate structure. The west barn is described as a wood framed building with a gable roof with a shed addition on the north façade. The lower level of the east barn contains rooms for dairy cattle and pigs. The owner's heritage consultant has identified a plaster on the southwest foundation of the west barn as "[H] F Westgate September 23, 1914", which would suggest either a construction date or timing of foundation repair. References from the Stevenson family have identified that both the east and west barns were covered in metal siding in the 1940's and 1950's.

The wood silo can was likely constructed between 1880 and 1900 along with the construction of the east barn. Wood silos were used for farming operations prior to modern concrete silos. The wood silo is considered a rare surviving example of this construction method. Unfortunately, the owner's structural engineer has identified this structure as being in risk of collapse.

February 13, 2017

- 4 -

Report No. HAC17-001

The subject lands also contain a series of outbuildings, these buildings include a driveshed (constructed circa 1930), a gazebo, a pumphouse, a garage (fronting onto Leslie Street), chicken coop and outbuildings associated with a recent kennel business. These particular buildings do not have heritage significance, although the driveshed currently contains a number of unique items, which will be described on page 6 of this report.

Historical/ Associative Value

The owner's heritage consultant has prepared a comprehensive history on the former Owners of the subject lands in the Heritage Impact Assessment (see Attachment 6). The following is a brief synopsis of the consultant's findings:

The property was originally designated as a Clergy Reserve Lot, which served as land owned by the Church of England. The lot originally stretched from Bayview Avenue in the east to Leslie Street in the west. The eastern half of the lands were leased to Charles Lloyd in 1818. The lands were eventually sold to the Crown and subsequently sold to John Ashton in 1829. Upon John Ashton's death in 1838, the lot was split in half between his sons Samuel Ashton and Seth Ashton, with Seth owning the eastern half of the lot.

Seth Ashton was a notable figure in early Aurora, serving on and off Aurora's Village Council between 1863 and 1883 and serving as Aurora's Reeve in 1864, 1866, 1872 and 1881-1883. According to the owner's heritage consultant, Seth Ashton originally lived in a home occupied by his brother Samuel Ashton on the western half of Lot 16 facing Bayview Avenue. Seth Ashton was important in the former community of White Rose, serving as a lumber dealer and an insurance agent. After Seth was married in 1863 to Susan McCanslan, Seth was identified as living in the village of Aurora. Seth would eventually construct 73 Wellington Street East in 1877, which is identified today via Wood Plaque as "The Seth Ashton House". The subject lands would be sold by Seth Ashton in 1885.

Following the sale of the lands, the property would be sold in quick succession to various farmers and merchants. The property would be sold twelve times between 1885 and 1942. The property would be owned by William Robert Stevens and Robert Walton Stevens in succession between 1942 and 2016. William Robert Stevens was a Manager in the City of Toronto. William Stevens would actively farm the land until 1958. William's son Robert Walton Stevens would purchase the lands in 1963. Robert passed away in 1990, however his estate would continue to own the lands until 2016.

Local Heritage Properties

The subject lands are located within close proximity to a former mill known as White Rose. There are two properties within the former White Rose establishment that are Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Approximately one kilometer to the north of the subject lands is the Richardson House, which is Designated under Part IV of the *Ontario Heritage Act*. Approximately two

February 13, 2017

- 5 -

Report No. HAC17-001

kilometers to the west is the Allen Brown House, which is also Designated under Part IV of the *Ontario Heritage Act*.

Cultural Heritage Landscape

The owner's heritage consultant took into consideration the possibility of a Cultural Heritage Landscape on the property. The consultant did not warrant any merit to conserving a Cultural Heritage Landscape with respect to the farmhouse and barn structures. The consultant did identify preservation of an internal laneway/corridor as a Cultural Heritage Landscape feature. The laneway may have served as a historic link between the Samuel Ashton farm to the west and the Seth Ashton farm to the east. Staff agree with this assessment as the barn and farmhouse provides only a minimal view shed from Vandorf Sideroad and no view shed from Leslie Street.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Monday January 30, 2017 (See Attachment 5). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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

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

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

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

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

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant

February 13, 2017

- 6 -

Report No. HAC17-001

designation. The Evaluation working group found the highest rated category for the building was to have, Historical value rated 64/100. Contextual value for the building was rated 47/100. The Design/physical value for the building was rated 30/100.

Proposed Concept Plan

The owner wishes to demolish the non-designated 'listed' property and construct a new single detached home and a driveway on the property. The owner has submitted proposed elevation drawings (see Attachment 7). Planning Staff will work with the owner/ new owner on detailed aspects of the building during the building permit process. As the property is located within the Oak Ridges Moraine, only one dwelling per lot is permitted without the ability to sever or subdivide lands. The property will continue to maintain its rural character despite the construction of one single detached home.

Aurora Architectural Salvage Program

During the site visit, staff and present Heritage Advisory Committee members identified a number of items that may be considered salvageable as part of the Aurora Architectural Salvage Program. Within the farmhouse, staff observed several doors and sash windows that may warrant salvaging. Within the barn structures, staff are confident that much of the timber from barns warrant re-use. Staff also observed a piano, antique chairs, ploughs (possibly a Fleury plough) and other farm equipment that warrants restoration and/or donation to the Aurora Museum. Staff will discuss potential items for donation and salvage with the Owners.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

1. That the farm dwelling and barn structures be Designated under Part IV of the *Ontario Heritage Act*.

February 13, 2017

- 7 -

Report No. HAC17-001

Conclusions

After analysis of the existing structure and supporting documents, staff agree that despite the ownership of the lands by Seth Ashton, the lands were not his primary residence. The existing farmhouse was likely constructed between 1890 and 1930, although components of an earlier farmhouse constructed in the 1870's is present.

The subject lands were evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, suggesting that the property is significant, worthy of preservation. It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. Staff recommend that 14574 Leslie Street be removed from the Registrar of Properties of Cultural Heritage Value or Interest. Staff will also proceed with a Notice of Withdrawal of Intent to Designate under Part IV of the Ontario Heritage Act for the property. The Heritage Advisory Committee may wish to consider preservation measures for the interior laneway, which may signify the historic connection between the Seth Ashton and Samuel Ashton farms.

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – 14574 Leslie-Photos of Site Visit- December 20, 2016

Attachment #4 – Structural Report, prepared by Gamaley and Associates Engineers Ltd, dated November 28, 2016

Attachment #5 – Evaluation Working Group Score, 14574 Leslie Street

Attachment #6 – Heritage Impact Assessment prepared by Su Murdoch Historical Consulting, dated November 2016

Attachment #7 – Proposed Elevations and Site Plan

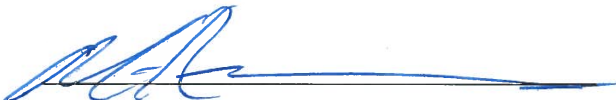
Previous Reports

Heritage Advisory Committee Report No. HAC16-014, dated October 17, 2016.

Pre-submission Review

Agenda Management Team Meeting review on February 2, 2017.

Departmental Approval



**Marco Ramunno
Director, Planning and Building Services**



LOCATION PLAN
HAC16-014
14574 LESLIE STREET
ATTACHMENT 1

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Building Services Department, September 29, 2016. Base Data Provided by York Region.

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

SITE

Address: 14574 Leslie Street
 Former Address:
 Legal Description: CONCESSION: 2 PART LOT: 16 (27.146 ac.)

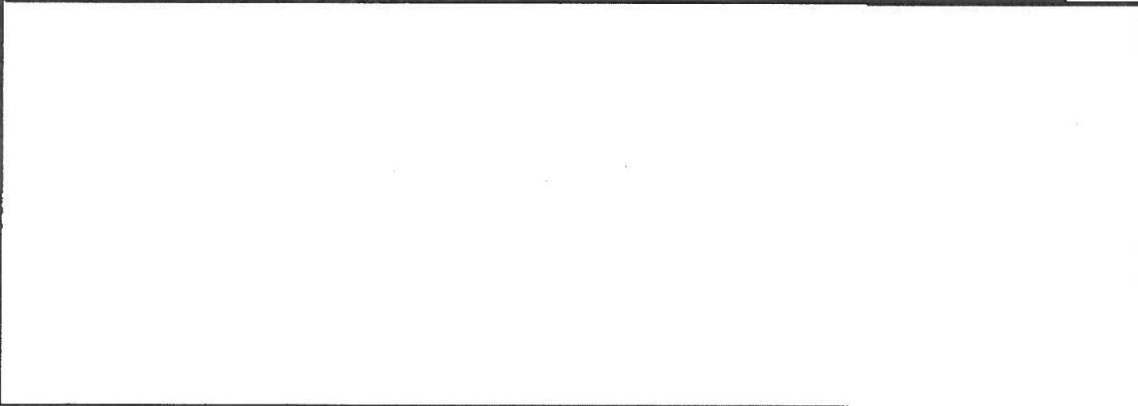
STATUS

Current Use: Residence Original use: Residence
 Heritage Status: Listed By-law No. & Date:
 Official Plan: Rural Zoning: RU (Rural)
 HCD: Plaques:

PHOTOGRAPH



KEY MAP



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

ARCHITECTURE	<p>GENERAL INFORMATION: Address: 14574 Leslie Street Builder: Construction Date: C1930 Architect: Architectural Style: Foursquare House Original Owner: Heritage Easement: Historical Name:</p> <p>GENERAL DESCRIPTION: Floor Plan: Storey: 2 ½ Foundation Materials: Exterior Wall Materials: Roof Type: Hip Windows: Grouped Entrance: Bays:</p> <p>UNIQUE FEATURES: Chimney (s): Special Windows: Dormers: Porch/Verandah: Pedimented porch Roof Trim: Door Trim: Window Trim: Other:</p>
HISTORY	<p><u>Historical Society files include:</u></p> <p><u>Town of Aurora files include:</u></p> <p><u>PHOTOS:</u> HISTORICAL PHOTO 1995 INVENTORY PHOTO Photo date Photo date</p>
<p>The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.</p>	

Attachment 3

14574 Leslie- Photos of Site Visit- December 20, 2016



Rear addition to Farmhouse (unheated)



East Barn and Wood Silo- looking West

Attachment 3



Interior of East Barn



Interior Laneway- looking West

Attachment 3



Interior of West Barn



Existing Driveshed- looking Northwest

Attachment 3



Interior of Driveshed

Attachment 4

**GAMALEY
AND ASSOCIATES
ENGINEERS LTD.**

603-255 Duncan Mill Rd.
Toronto, Ontario, M3B 3H9
Tel: (416) 745-3745
Fax: (416) 745-6467
alex.agse@bellnet.ca

Mr. Kris Jeppesen
14754 Leslie St.,
Aurora, Ontario

November 28, 2016
tel. (416) 456-6837

Attn: **Mr. Kris Jeppesen**

Re: **Existing Farm Buildings Assessment**
14754 Leslie Spt., Aurora, Ontario

Dear Kris,

The above property has been visited by the undersigned in your presence and accompanied by Su Murdoch, historical consultant, on Thursday November 3rd, 2016. The visit was completed in order to provide a visual assessment of the structures located at 25-acre agricultural property in the Town of Aurora and to consider the plan for the redevelopment of the farmland into a single-family residence.

Where accessible, buildings and property were visually reviewed from outside and floor level(s) inside. Inaccessible and unsafe areas were not breached; no intrusive investigation was conducted and no samples were taken.

The above site, also known Ashton Farm is located at 14754 Leslie St., north of Vandorf SDRD and west of Leslie St, in Town of Aurora. The property contains 3 relatively large structures and several smaller additions described below. Drawings for the proposed demolition site plan have been prepared by Taylor Design Group and provided for our reference. The following site names reference to those given by Taylor Design Group.

Existing Farmhouse:

The main building on the property is a 2-story house with a one-story kitchen addition in the West part of the house. Two story part is approximately thirty seven by twenty eight feet in plan and the addition is thirty two by seventeen feet. Both the farmhouse and addition were found to be quite old and in poor shape.

The farmhouse has a wood-framed roof, walls and floors on a concrete and masonry foundation. House walls are clad in metal siding over older plaster and the kitchen addition walls are clad in vertical boards siding. Roof rafters are 2x4 lumber spaced 28"-32"o.c. that substantially wider apart than current building code requirements. House floors are uneven and seems to be lower in central part that is possibly a result of house central beams decaying or not adequately supported or both. Walls are not plumb and signs of multiple renovations, repairs and jacking can be traced through the house.

Gamaley and Associates Engineers Ltd.

Cont'd

Foundations in the West part appear to be granite rubble masonry, having substantial structural damage in the form of cracks, loose mortar and stone and signs of water damage. The footing in the East part appears the same, although there have been reparation attempts by pouring concrete benches inside the basement and outside of the exterior. Since there was no access to the original rubble masonry, it was impossible to determine whether the original masonry was retained inside of the concrete walls, or was first removed and then replaced with concrete, neither possible assess masonry conditions.

The kitchen addition has a supported wood foundation on masonry piers. The crawl space was blocked, deemed unsafe and therefore not reviewed. The kitchen addition has uneven floors, the walls have become slanted over time, and there are significant signs of renovations.

Overall, the farmhouse's structural conditions are very poor. Substantial structural repairs would require in order to inhabit the house again, including reinforcing every single wood member, re-levelling floors and walls, repairing footings and foundations. Very serious building envelope repairs will have to be carried after structural defects fixed. As noted above, kitchen addition is completely dilapidated and unrepairable. We believe that the farmhouse has completely depreciated and demolition would be the only plausible solution.

Barn #1:

Barn is comprised from original post and beam framed two-level structure, approximately fifty by fifty feet in plan, constructed back to the late 19th century, when the Town of Aurora was established, and several late additions. There are a cluster of constructions surrounding the main barn, including a silo in the North-East corner and two additions. Addition west of barn is two levels wood frame structure on poured concrete foundations. Smaller addition South-East and silo northeast of barn were unsafe and inaccessible.

The barn is a one-story structure with one lower level. The upper floor was intended for hay storage and the lower level was made for holding cattle (seen by the cattle pens). Post and beam wood structure is found in average conditions, considering its age; however, it shows rotting along the original West elevation, where the roof slope changes from steep to flatter. Some post and beam joints have been separated with time, due to the foundation settlements and some bracings have been removed.

During the last century, wood siding and finishes have deteriorated significantly. The barn has been re-cladded in steel siding and metal roof, however with time all metal work has completely corroded.

The silo outside of the barn is entirely decayed, having holes through roof, out of plumb and unsafe. The smaller South-East addition was not accessible and therefore was not reviewed.

The greatest issue remains in failing barn foundations. We convinced the above structure, as many similar agricultural building of the era, have been constructed on loose soil without extending footings deep enough to provide adequate protection from frost heaving. Originally buildings were heated to some degree by cattle and organic manure decaying and producing some heat. This protection however was remove long

Gamaley and Associates Engineers Ltd.

Cont'd

time ago after cattle was removed from the farm. On other hand, urine and water penetrated under foundations and floors causing freezing and destroying masonry and concrete. Inefficient original construction materials and unsustainable practices also negatively affected masonry and concrete foundations performance.

Original barn granite rubble exhibits substantial cracks, loose stone and lack of mortar in the joints. Additionally, there are portions of walls out of plumb leaning inside the basement.

The barn western addition constructed of unreinforced concrete is in extremely poor shape: walls covered with major cracks and are out of plumb. There is a 5-inch-wide vertical crack through building south-west corner and the west wall leaning dangerously outwards.

On the basement level, the slab on grade exhibits major cracks and settlement. Some cracks open up from 1 to 1.5 inches in width and the floor is out of level up to 6 inches.

Based on the above, we believe that the barn is unsafe and uninhabitable. We do not believe that this structure can be repaired or reused safely in any form, unless disassembled completely and reconstructed on new foundations. In our past experience, re-construction attempts required discarding all original cladding and substantial part of timber structure for different reason and is not recommended. Considering the property use would be changed from agricultural land to residential, we do not see any need in maintaining this building.

Barn #2:

The second barn is located North of Barn #1, having sixty by twenty five feet footprint and appears to have been used as a garage and farm machinery storage. We believe that this building was constructed during the 1930s, when horses in Ontario's rural areas were widely replaced by mechanical equipment.

This barn consists of a wood-framed roof and walls on concrete foundations. The floor is concrete slab poured on grade.

In whole, the barn structure is found in average to poor shape. Wooden wall plates and door jamb posts show some rot near ground level where in contact with concrete. The roof rafters exhibit some sagging and the barn walls are pushed outward in the center. Our main concern is roof construction. We believe that the barn rafters and ties are undersized and progressively failing. We fear that a structure may collapse unexpectedly under heavy snow or strong wind. Small addition off barn west wall has decayed completely and condemned.

The concrete barn foundations show some cracks and signs of distress, particularly in building west part, floor slabs have substantial cracks and uneven.

In essence, this structure and building envelope are entirely run down and requires substantial repairs. We do not believe that these repairs are feasible in an economical nor structural sense, and we would recommend replacing the barn with an entire new structure or demolishing and re-claiming the land.

Other Structures:

Gamaley and Associates Engineers Ltd.

Cont'd

There are several smaller structures on the property: pump house and summer sheds, constructed from salvaged materials, plywood, old windows, metal siding. These constructions have no structural value whatsoever. It is our hypothesis that they were constructed illegally and shall be removed.

In conclusion, there are substantial structural problems in all three buildings present on the property. Barn #1 is unsafe and in danger of collapse, farmhouse and Barn #2 are just a bit better. Buildings structure, construction materials and building envelope elements have long surpassed their lifespan and having substantial damage. We do not believe that the present property owner would require any of the above properties for future use and strongly recommend demolishing all the above constructions.

Would you have any questions, please let me know.

Regards,

**Gamaley and Associates
Engineers Ltd.**

Alex Gamaley, P.Eng.



Gamaley and Associates Engineers Ltd.

Cont'd



Farmhouse, south elevation



Farmhouse, damaged southwest corner foundations

Gamaley and Associates Engineers Ltd.

Cont'd



Farmhouse, rotten kitchen walls and porch

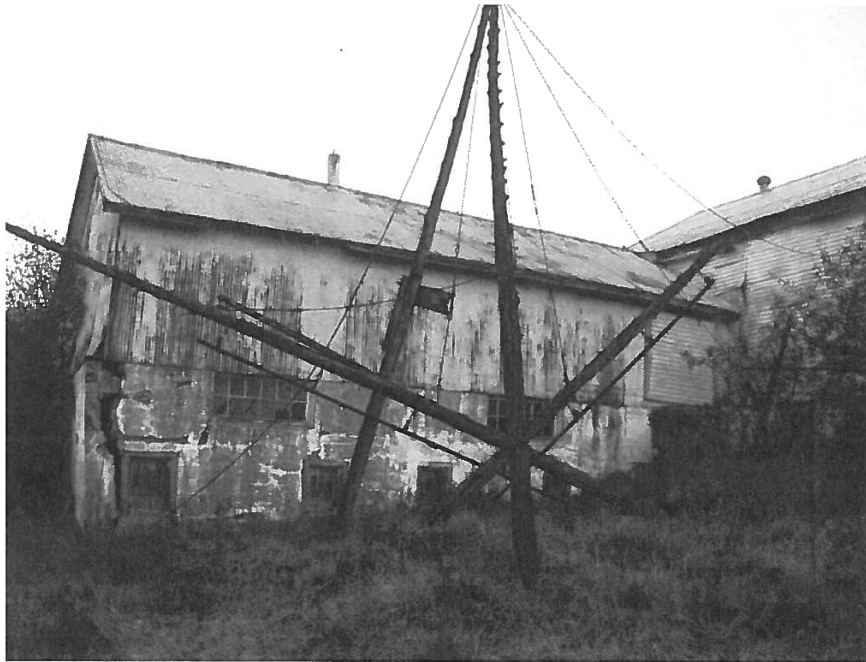


Farmhouse, sagging floors

Gamaley and Associates Engineers Ltd.
Cont'd



Barn #1 east elevation, note damaged silo on right hand side



Gamaley and Associates Engineers Ltd.

Cont'd

Barn #1, failing southwest wall corner



Barn #1, damaged rubble masonry wall



Gamaley and Associates Engineers Ltd.

Cont'd

Barn #1, damaged rubble walls and floor slab



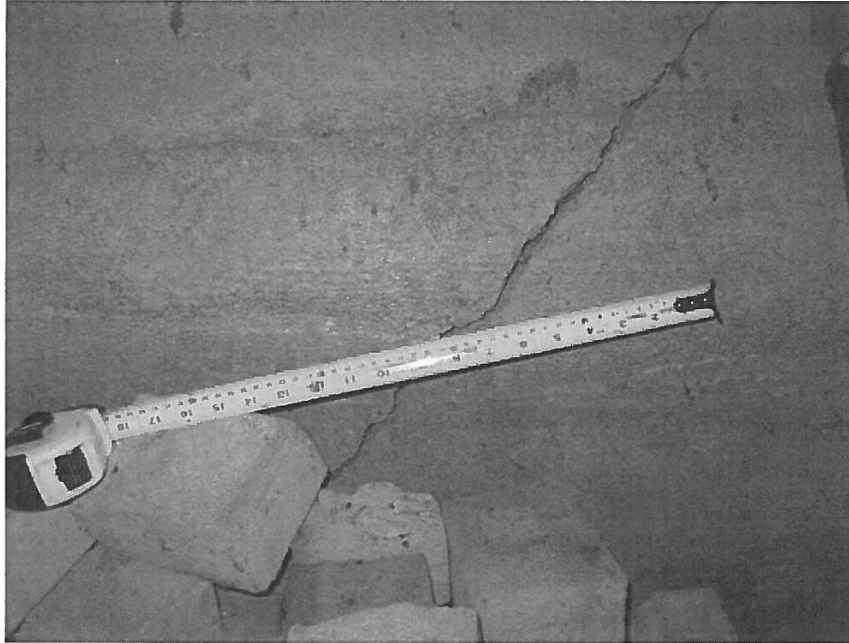
Barn #2, south elevation



Barn #2, insufficient roof construction

Gamaley and Associates Engineers Ltd.

Cont'd



Barn #2, west wall damage



Barn #2, floor slab damage

More photographs available upon the request

Attachment 5

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: <u>14574 Leslie Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: <u>16</u>		Cons: <u>2</u>	
Date of Evaluation: <u>Jan 30</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	<u>20</u> /30
Trends/Patterns/Themes	40	<u>27</u>	14	0	<u>27</u> /40
Events	15	10	<u>5</u>	0	<u>5</u> /15
Persons/Groups	15	10	<u>5</u>	0	<u>5</u> /15
Archaeological (Bonus)	10	7	3	<u>0</u>	<u>0</u> /10
Historic Grouping (Bonus)	10	<u>7</u>	3	0	<u>7</u> /10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					<u>64</u> /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	<u>7</u> /20
Style	30	20	<u>10</u>	0	<u>10</u> /30
Architectural Integrity	20	13	<u>7</u>	0	<u>7</u> /20
Physical Condition	20	13	7	<u>0</u>	<u>0</u> /20
Design/Builder	10	7	<u>3</u>	0	<u>3</u> /10
Interior (Bonus)	10	7	<u>3</u>	0	<u>3</u> /10
ARCHITECTURAL TOTAL					<u>30</u> /100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	<u>27</u>	14	0	<u>27</u> /40
Community Context	20	13	<u>7</u>	0	<u>7</u> /20
Landmark	20	13	7	<u>0</u>	<u>0</u> /20
Site	20	<u>13</u>	7	0	<u>13</u> /20
ENVIRONMENTAL TOTAL					<u>47</u> /100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	64 X 40% = <u>25.6</u>		X 20% = _____		
Architectural Score	30 X 40% = <u>12</u>		X 35% = _____		
Environmental Score	47 X 20% = <u>9.4</u>		X 45% = _____		
TOTAL SCORE	47		<input type="text"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment 6

HERITAGE IMPACT ASSESSMENT

***14574 LESLIE STREET
TOWN OF AURORA***

**SU MURDOCH HISTORICAL CONSULTING
47 RODNEY STREET, BARRIE, ON L4M 4B6
705.728.5342 SUMURDOC@SYMPATICO.CA**

NOVEMBER 2016



SUMMARY

It is the conclusion of this HIA that the tenuous association of John and Seth Ashton with this property, the former having died in 1838, the latter achieving success in business and politics from his residence in Aurora and near Toronto, not this farm; coupled with the poor renovations and advanced state of decay, this property is not found to have sufficient cultural heritage value or interest to meet the test of O. Reg. 9/06.

The removal of the buildings and structures on this property and erection of a single family dwelling, barn, and new laneway as currently proposed, will not diminish the rural character of this area.

There is merit in documenting the early construction of the barn complex, if and when it is demolished. The purpose of this documentation is educational and has the potential to add to the knowledge and understanding of 19th/20th century barn construction techniques and materials used in Whitchurch Township. Some materials may be salvageable for reuse on the site.

From a cultural heritage landscape perspective, there is also merit in preserving the internal laneway as an example of how farm fields were divided, and in this instance, that it may be a link between the east and west parts of Lot 16.

If any commemoration of Seth Ashton is being contemplated by the Town, this would be better placed at a public location at White Rose where he conducted business; or in Aurora (village) where he lived and served as Reeve. Based on the documentary evidence, his connection to this farm was secondary to his achievements.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

**HERITAGE IMPACT ASSESSMENT
14574 LESLIE STREET**

PART EAST HALF, LOT 16, CONCESSION 2, WHITCHURCH TOWNSHIP; PARTS 1 AND 7, PLAN 65R18035

1.0 BACKGROUND AND TERMS OF REFERENCE

1.1 BACKGROUND

The legal description of the property at 14574 Leslie Street is part of the east half, Lot 16, Concession 2, Whitchurch Township; now Parts 1 and 7, Plan 65R18035, Town of Aurora. The property is an approximately 25 acre parcel of land at the northwest corner of Leslie and Vandorf Sideroad (Figure 1). The north boundary is Magna Golf Club. This is a rural area with some country estate dwellings in view.

The property contains a wood frame farmhouse, gazebo, pumphouse, silo, barn complex, and outbuildings, all unoccupied and in poor condition. The farm field is leased for agricultural cultivation. There are mature trees, overgrown vegetation, and laneways. An east branch of the Holland River crosses east/west along the south boundary.

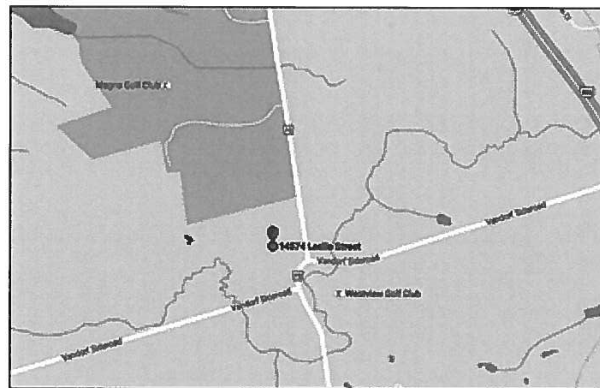


Figure 1: Property Location

The property owners are proposing to demolish all the buildings and structures and build a single family dwelling and barn for their own use and occupancy. The new builds will be north and northwest of the farmhouse.

1.2 TERMS OF REFERENCE

The property owners have given notice of their intention to demolish the buildings and structures and apply for a building permit for new construction on another site within the acreage. As part of the application process, the Town of Aurora (“Town”) requires a Heritage Impact Assessment and Conservation Plan (“HIA”) compiled according to the *Town of Aurora Heritage Impact Assessment and Conservation Plans Guide, August 2016* (“Guide”). A Conservation Plan is only required if the findings of the HIA conclude the property contains a cultural heritage resource(s) that merits a mitigation strategy. The report is to be completed by a qualified heritage consultant.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

Su Murdoch of Su Murdoch Historical Consulting is a member in good standing of the Canadian Association of Heritage Professionals and has experience in this type of study. This HIA has been compiled within the parameters of the *Guide*, without outside influence.

2.0 METHODOLOGY

2.1 SOURCES

The findings and recommendations of this HIA are based on information provided by the current property owner, documentary research, a property title search at the York Region Land Registry Office, the October 2016 property report prepared by the Town, and a site visit on November 3, 2016. An existing site plan overlaid with the conceptual site plan was provided by the owners. As the proposed dwelling and barn are within a 25+ acre parcel in a rural area bordering a golf course and distant from Leslie Street, it was concluded that comment on the conceptual elevations of the new build is not relevant.

A November 28, 2016 structural assessment of the buildings and structures on site was compiled by Gamaley and Associates Engineers Ltd. and reviewed for purposes of this HIA.

This HIA does not include the identification of archaeological resources or areas of archaeological potential. That fieldwork, if required by the Town, can only be undertaken by an archaeologist licensed under the Ontario Heritage Act ("Act"). In the event of the discovery of archaeological resources (artifacts) and/or human remains, the Town must be contacted.

2.2 ONTARIO REGULATION 9/06

Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") sets the minimum standard for criteria to be used by municipalities when evaluating a property being considered for protection under s. 29 of the Act (municipal designation of an individual property). One or more of the criterion in the categories of Design or Physical Value or Interest, Historical or Associative Value or Interest, and Contextual Value must be met for the property to be protected (designated). For consistency in the methodology used for determining cultural heritage value or interest, O. Reg. 9/06 was applied as the framework of evaluation in this HIA.

3.0 HERITAGE STATUS OF THE PROPERTY

3.1 HERITAGE STATUS

This property is not protected under the Act as an individual property or governed by a heritage conservation easement agreement. The nearest protected property is 14985 Leslie Street, to the north, on the opposite side of Leslie.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

3.2 REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST

The Act provides under s. 27(1) that “The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.” The only applicable provision of the Act for a “listed” property is s. 27(3) which requires that the property owner must give the municipal Council at least 60 days notice in writing of the intention to demolish or remove a building or structure from the listed property. This is interpreted to mean 60 days notice of the intention to apply for a demolition permit. The Town has implemented provisions of the Planning Act to set the additional requirement that an HIA must accompany an application to demolish, and other applications for approvals for a listed property.

The property at 14574 Leslie Street is listed on the *Town of Aurora Register of Properties of Cultural Heritage Value or Interest, March 2014* (“Register”). It is this listing that has prompted the requirement for an HIA. No description of the property accompanies the online version of the Register. Several other properties along Leslie Street and Vandorf Sideroad are listed. None are within the former east (or west) half of Lot 16, Concession 2, Whitchurch Township.

4.0 HISTORICAL OR ASSOCIATIVE VALUE

O. Reg. 9/06:

- . The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

4.1 WHITCHURCH TOWNSHIP

Settlers began to arrive in Whitchurch Township about 1794, although it was not until 1800 that John Stegman started to survey the area into lots and concessions. Among the earliest to arrive were Quakers and Tunkards (a sect of Mennonites), many of whom were of German descent and from Pennsylvania and the northern United States. British and European immigration accelerated in 1814-1815.

Whitchurch Township is intersected by the Oak Ridges Moraine, which has dense vegetation and is the recharge area for the headwaters of several rivers running north and south. Initially the main commercial activity was lumbering and milling, but agricultural use soon predominated. In 1842, the population was 3,836. The 1846 *Canadian Gazetteer* notes:

This is an old settled township, containing many fine farms, which are generally well cultivated, and many of which are beautifully situated, and have excellent orchards

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

attached to them. Most of the land is rolling. Whitchurch was originally settled by Pennsylvanian Quakers, most situated in the north-west corner of the township. There are four grist mills and thirteen saw mills in the township.

When the regional Town of Aurora was founded on January 1, 1971, this part of the historic Whitchurch Township was included.

4.2 PROPERTY CHRONOLOGY

4.2.1 CHARLES LLOYD

The Upper Canada Land Records Index ("UCLR") is a compilation of several Crown land records dating to before the Crown Patent was issued for a property. The UCLR entry for the 200 acres of Lot 16, Concession 2, Whitchurch Township, indicates that this was a Clergy Reserve lot.

One seventh of the public lands of Upper and Lower Canada were reserved by the 1791 Constitutional Act for the maintenance of a "Protestant clergy," a phrase intended to apply to the Church of England alone. Clergy Reserves were controversial as they reduced the amount of land available and created voids in settlement areas. For many years they brought no income for the Church, since settlers could obtain other land for free. When free grants ceased in the 1820s, Bishop John Strachan decided the Church of England should sell, rather than lease its lands, as it had been doing. In 1828, a Select Committee of the Assembly and the Canada Committee of the British Commons criticized the practice of the Church of England being the sole beneficiary, and recommended dividing profits from the Reserves among all Protestant denominations. By the 1840s, the Clergy Reserve system was dismantled.

Unless deemed exempt, all recipients of Crown land (including Clergy Reserves) were required to complete "settlement duties." These usually involved clearing acreage and erecting a minimum 16 x 20 foot dwelling. Once verified by a land agent as compliant, a fee was due before the Crown Patent was issued. Many delayed applying for Patent as it was required only when selling land to a non family member.

The two hundred acres of Lot 16, Concession 2, Whitchurch Township, of which the subject property is part of the east half, were Clergy Reserve lands leased in November 1818 to Charles Lloyd.

4.2.2 JOHN ASHTON (OWNER 1829 TO 1838 DEATH), SAMUEL ASHTON (EXECUTOR), AND SETH ASHTON (OWNER 1850 TO 1885)

John Ashton

Charles Lloyd did not pursue the Crown Patent for Lot 16. The lot was sold by the Crown on

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

June 25, 1829, to John Ashton. According to an online family genealogy,¹ John was born in England in July 1798 but was possibly of German descent. In 1820, he married Mary Lloyd, who was born in Lycoming County, Pennsylvania, USA, in 1802.² They both may have been of Quaker faith. Their children starting about 1821 were born in Upper Canada. John received the Patent for Lot 16 as the final transfer of ownership from the Crown on August 8, 1837. The 1837 Walton's Home District directory lists him with Lot 16.

Samuel Ashton

John Ashton's Last Will and Testament is dated February 25, 1838. It was registered on the Abstract of Title for Lot 16 on June 20, 1838, suggesting John died in the intervening months. According to an online family genealogy, his widow Mary Lloyd Ashton married John Webb (1796-1879) "after 1847"³ and was enumerated as Mary Webb in the 1851 census for King Township.

Brown's York County Directory for 1846-1847 lists Samuel Ashton with Lot 16. He is believed to be the son of John Ashton and his executor.

Seth Ashton

John Ashton's Will resulted in 102 ¼ acres of the east half of Lot 16 being transferred to his son Seth Ashton in June 1850. Seth was born in Upper Canada about 1822. He was about two years younger than his brother Samuel (who received the west half of Lot 16).

Rowsell's Directory of Toronto and the County of York for 1850-1851 lists Samuel and Seth Ashton with Lot 16. These directories list the owner, who was not necessarily the occupant of the lot. As there is no known copy of the 1851 census (personal or agricultural) available for Whitchurch, their actual residence location cannot be confirmed.



Figure 2: Extract of 1860 Tremaine map of Whitchurch Township showing property location

Seth mortgaged his half of Lot 16 in 1852 and 1856. The latter was a mortgage with Sarah Davis, who also held the mortgage on Samuel's west half. In 1857, Seth sold one acre of Lot 16 to Jared Lloyd who owned Lot 15, Concession 3, to the southeast.⁴ This may be the start of a

¹ Ancestry.ca

² The relationship between Charles and Mary Lloyd, if any, is not known. Her father was Thomas Lloyd (1758 to 1817).

³ Mary died in 1881. Ancestry.ca

⁴ The 1860 Tremaine map indicates Jared Lloyd on Lot 15, Concession 3, and two saw mills. This is the point where the Holland

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

business partnership operating two saw mills at the community of White Rose, at the intersection of Leslie Street and Vandorf Sideroad. The 1860 Tremaine map (Figure 2) plots the mills; Samuel Ashton on the west half of Lot 16; and Seth Ashton on the east half of Lot 16. No dwellings are indicated on Lot 16 but this is not confirmation that none existed.⁵

Seth Ashton had an early interest in politics. The *Globe* newspaper of November 1, 1859, reports a Reform Party meeting in Whitchurch at which Seth was appointed as one of the delegates to represent the township at the upcoming Reform convention in Toronto. He was nominated by Jared Lloyd.

The 1861 personal census for Whitchurch lists Samuel Ashton as age 39 and born in Upper Canada. In the household were his wife Rachael, 33, born in New Brunswick; and sons Seth, 11, and James, 4, both born in Upper Canada. One infant died that year. Living with them was Samuel's brother Seth, 38, born in Upper Canada and single. Seth owned the east half of Lot 16 but evidently did not occupy that property. They were identified as farmers of Wesleyan Methodist faith, living in a single family, 1½ storey brick dwelling (which does not described the dwelling at 14574 Leslie Street). The 1861 agricultural census lists the brothers on Lot 16: Samuel with a hundred acres valued at \$8,000 and Seth with 100 acres valued at \$6,000. The under cultivation and production quantities for each farm are separately calculated.

In Haldimand County on November 16, 1863, Seth married Susan McCanslan [McCausland] (born 1828). For their marriage license, Seth reported he was living in the village of Aurora. He served on the first village council and was Reeve of Aurora from 1864 to 1866. He is listed there in the 1869 directory but no occupation is given. This 1869 directory also lists him in White Rose as a lumber dealer and insurance agent.



Figure 3: Extract of 1878 map of Whitchurch. Note the square marking the dwelling and divergence of the roadway.

Seth and Susan were enumerated in Aurora for the 1871 census⁶ when Seth, age 48, gave his occupation as “gentleman” and his descent as English. Susan was age 42 and of Irish descent. The 1871 directory has Seth and Samuel separately listed on Lot 16 (which may indicate ownership, not necessarily occupancy). The 1871 census lists Samuel with 150 acres of Lot 16, one dwelling

River crosses Lots 16 and 15, and there is a deviation in the concession road.

⁵ The lack of any indication of a dwelling is not confirmation that none existed. Many of these maps were compiled on a subscription basis and/or solely from lists of legal owners, resulting in an incomplete plotting of buildings.

⁶ For the 1871 census, Samuel is enumerated as age 52, a farmer, and of Methodist New Connexion faith. His wife Rachel, 44, is of English background. The children in the household were Seth, 20; John, 13; Walter, 6; Joseph E., 5; and Arthur, 2. The census lists Germany as the place of birth for Samuel and all the children, but this is not correct.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

house, and two barns and stables. The likely scenario is that Samuel operated both farms as one, lived on his west half, and Seth lived in Aurora.

Seth mortgaged Lot 16 again in 1874. It is not known if his wife Susan died, but Seth married Rachel Todd at Aurora on November 9, 1875. Rachel was born in 1845.

Samuel Ashton died of typhoid pneumonia, in Whitchurch, on May 26, 1878, at age 58. The death certificate indicates he was a Quaker. The 1878 Historical Atlas of York County plots the "Estate of Samuel Ashton" on the west half of Lot 16, with a dwelling and orchard fronting on the east side of what is now Bayview Avenue (Figure 3). The name Seth Ashton is plotted on the east half of Lot 16. A dwelling but no orchard is plotted fronting on what is now Leslie Street in what may be the location of the dwelling at 14574 Leslie Street. (The remnant orchard now on the property was planted later.)

The 1881 census lists Seth, 58, and Rachel, 40, living in York North (Toronto). Seth was an "agent." In the household were Alice Armstrong, 22, a dressmaker; Seth Ashton, 28, a druggist; and Fred Todd, 4. The younger Seth is Seth Hembroff Ashton (1850-1882), Samuel's son and a nephew to Seth.

Seth must have returned to Aurora as he served again as Reeve from 1881 to 1883. The 1882 directory for White Rose has an entry for "Ashton [no first name] – flour mill." In October 1882, Seth sold, and then in December 1882 repurchased, approximately ten acres at the southeast corner of Lot 16; the northeast corner of Lot 15, Concession 2; and the northwest corner of Lot 15, Concession 3. This acreage is within the deviation of the roadway at the intersection of Leslie Street and Vandorf Sideroad (Figure 3). The 1878 map indicates this intersection is the location of White Rose, with two saw mills at the southeast corner of the village, within Lot 15, Concession 3. In 1884, Seth again mortgaged the east half of Lot 16.

4.2.3 GEORGE CLARKE AND WILLIAM CORNISH (OWNERS 1885 TO 1890)

On June 20, 1885, Seth and Rachel were living in Aurora when they sold the east hundred acres "more or less" of Lot 16, plus the acreage within the roadway deviation in the east half of Lot 15, Concession 2; and part of the west half of Lot 15, Concession 3. The purchase price was \$8,500 and the assumption of a mortgage of \$2,000 with the Freehold Loan and Savings Company. The purchasers were George Clarke of the City of Toronto, a merchant; and William Cornish of York Township, a builder and contractor. This parcel of land is the farm and the mill property at White Rose.

On July 6, 1885, Seth requested that a Chancery Certificate be registered for the east half of Lot 16. This relates to a High Court of Justice Chancery Division Order dated June 7, 1876, which placed all the assets of the estate of Sarah Davis into trust with the Chancery accountant until a trustee was appointed. This Order included the east hundred acres of Lot 16 as the 1856 mortgage held by Sarah Davis had never been discharged.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

On August 1, 1885, William Cornish and his wife Emma sold their ownership interest in the property to George Clarke, who was still a Toronto merchant.

Another Chancery Court Order was registered on the property on October 29, 1888. William Henry Benington, George Benington, and Walter William Corner brought action against several individuals and corporations, including George Clarke. The issue was the non payment of a mortgage held against the property. The outcome was the foreclosure and vesting of ownership in the hundred acres of the east half of Lot 16 in the Beningtons and Corner.

The 1891 census lists Seth Ashton, 68, married to Rachel, 46, and living in West York (Toronto). Seth died on June 20, 1891.

4.2.4 JAMES BROCK O'BRIAN (OWNER 1890 TO 1894)

On December 1, 1890, William and George Benington, and Walter Corner, all of the City of London, England, "merchants trading under the name, style and firm of the Li-Quor Tea Company," sold the east half of Lot 16 to a City of Toronto barrister, James Brock O'Brian. He paid a dollar and was not liable for the mortgage against the property. As O'Brian did not relocate from Toronto, it is likely the subject acreage was tenanted.

4.2.5 JOSEPH ROBINSON (OWNER 1894 TO 1904)

James O'Brian and his wife Grace Millicent, still of Toronto, sold the east half of Lot 16 to Joseph Robinson, a King Township farmer. This was on April 23, 1894, for the purchase price of \$1,800. The land was a hundred acres, "more or less, saving and except such part thereof, if any, as is cut off by the deviation in the Road at the south east angle, as the same is now enclosed within existing fences."⁷

The 1901 census for Whitchurch enumerated Joseph Robinson on Lot 16 without differentiating east or west half. He was born in Ontario on March 27, 1831, to parents of German descent; and was living with his wife Sarah, born November 24, 1838, in Ontario. In the household were their sons Walter, 21, and Reuben, 19; and daughters Minnie, 25, and [Henriette], 15. The enumerator left blank all census statistics categories except that Robinson owned a village lot and occupied a house with four rooms.

Also listed on Lot 16 (east or west is not specified) in the 1901 census is Thomas Stephens. He had a hundred acres and five village lots totaling 1¼ acres, inhabited a dwelling with seven rooms, leased a brick dwelling, and had two barns or stables. It is known that Samuel's son, Arthur Ashton, owned the west half of Lot 16 in 1901 but was living in Aurora. Stephens could have been a tenant on either or both farms.

⁷ The acreage within the deviation of the roadway was issued to John F. Taylor through a Final Order of Foreclosure in 1894.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

4.2.6 JOSEPH A. PARRY (OWNER 1904 TO 1910)

On November 1, 1904, Whitchurch farmers Joseph Robinson and his wife Sarah sold the east hundred acres to Joseph A. Parry, a blacksmith living in the town of Weston (now part of Toronto). Parry paid \$3,500. The increase in value from \$1,800 in 1894 to \$3,500 in 1904 suggests some improvements were made to the property.

4.2.7 EDWARD BUCKBERRY (OWNER 1910 TO 1911)

Joseph Parry and his Jennie were farmers in Whitchurch when they sold to Edward Buckberry, a farmer in the City of Toronto. This was on November 16, 1910, for the sale price of \$5,500.

4.2.8 ROBERT LLOYD (OWNER 1911 TO 1913)

Edward and Mary Jane Buckberry only owned the east half of Lot 16 from November 16, 1910, to June 19, 1911, when they sold to Robert Lloyd of the village of Atha in Pickering Township. He was a farmer and paid \$4,500.

4.2.9 HARRY F. WESTGATE (OWNER 1913 TO 1921)

Another quick turnaround in sale was on April 11, 1913, when Robert B. Lloyd and his wife Isabella of Whitchurch, sold to Harry F. Westgate, a local farmer. The price was \$4,000. A west foundation wall in the west barn is inscribed, [H] F. Westgate, September 23, 1914. Presumably Westgate was responsible for construction of this section of the barn or the wall (Figure 27).

4.2.10 GEORGE AND STELLA NEAL (OWNERS 1921 TO 1928)

George Thomas Neal bought the hundred acres from Harry F. Westgate and his wife Mary E., on March 15, 1921. Neal was a local farmer who paid \$5,000, plus assumed the existing mortgage of \$1,000.

The 1921 census was compiled on June 1, just under three months after the sale by Westgate to Neal. The census enumerated a Frederick Westgate, 30, with his wife Marion, 28, and children Evelyn, 4, and Walter Harry, one, in Whitchurch. They occupied a wood house with eight rooms. "Frederick" could be Harry F. Westgate.

In the 1921 census, the Westgate household was separated from the Neal household by one intervening household. The census lists George Neal, a farmer aged 59, with his wife Stella, 29, and their children John, 6; and Hazel, 2.⁸ Also in the household were William Wentworth, 19, and James Neal, 52, both described as helpers. Their house is described as brick with twelve

⁸ The community of Vandorf is nearer to Highway 404, east of 14574 Leslie Street.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

rooms, which does not describe 14574 Leslie. In 1927, George sold the east half of Lot 16 to Stella.

4.2.11 JOHN OBEЕ (OWNER 1928 TO 1934; 1936)

Estella (Stella) Evaline Neal (still married to George) sold her Lot 16 holdings to John Obee on November 15, 1928. All were farmers in King Township at that date. Neal reserved a right of way from the southwest corner of Lot 17 (abutting on the north) to a spring of water on Lot 16. The deed describes Stella as the owner of the “easterly quarter of Lot 17.” Neal was to erect and maintain fences for this right of way and water privilege.

4.2.12 NEIL TARRAS (OWNER 1934 TO 1936)

Neil Tarras, Esq., of the village of Newtonbrook in York County bought the Lot 16 acreage from John Obee on June 16, 1934. By then, Obee was a farmer in Whitchurch and a widower. The sale was for the hundred acres minus the deviation in the road acreage, and the water privilege right of way.

Neil Tarras and his wife Sarah Jane moved to Whitchurch from Newtonbrook and were living there when they defaulted on a second mortgage owed to John Obee. They also defaulted on the first mortgage and were in arrears for property taxes. They sold the land back to Obee on October 22, 1936, for the value of the second mortgage and clearing the other outstanding debts against the property.

4.2.13 ARTHUR AND KATHLEEN MUDGE (OWNER 1936 TO 1942)

Less than a month later, on November 16, 1936, John Obee sold the farm to Arthur Langley Mudge, a consulting engineer in the City of Toronto. Mudge assumed the mortgage of \$1,500, secured a mortgage of \$900, and paid \$500 in cash to Obee.

Mudge was born October 17, 1873, and retired from engineering in 1933. The *Aurora Banner* of December 4, 1936, reported that Mudge “planned to modernize both the house and the farm buildings.”⁹ He may not have made much progress before his death on April 29, 1937. The death certificate indicates place of residence as Lot 16, Concession 3 (not Concession 2), Whitchurch.¹⁰ The National Trust Company Ltd. as the estate executor granted the land to his widow, Kathleen Sophia Meade Mudge, the following December.

An advertisement in *The Tribune, Stouffville* newspaper of June 26, 1941, for the sale of pigs by “Mrs. Meade Mudge,” gives her address as Concession 3, Whitchurch.

⁹ Jacqueline Stuart, “14574 Leslie Street, Aurora: Some Notes,” p 4.

¹⁰ The location of the farm is repeatedly referred to as Concession 3, although it is Concession 2.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

Kathleen Mudge died December 16, 1941. She bequeathed the farm to her son Richard Longley Meade Mudge on the condition "this to be so if my son Richard consents to assume the name of Richard Langley Mudge Meade." He refused.

4.2.14 WILLIAM ROBERT STEVENS (OWNER 1942 TO 1968), ROBERT WALTON STEVENS AND ESTATE (OWNER 1968 TO 2016)

Kathleen Mudge's executor, Gordon Meade Mudge, was an accountant in the City of Toronto when he sold the property to William Robert Stevens, a manager in the City of Toronto. This was on April 25, 1942, for the price of the \$2,000 outstanding mortgage.

The *Stouffville Tribune* newspaper of November 28, 1952, reported on the opening of the sideroad west of Vandorf (Figure 4). Stevens was among the property owners who gave approval to redirect the course of the Holland River so it only crossed the road once, not three locations.



Figure 4: The *Stouffville Tribune*
November 28, 1952

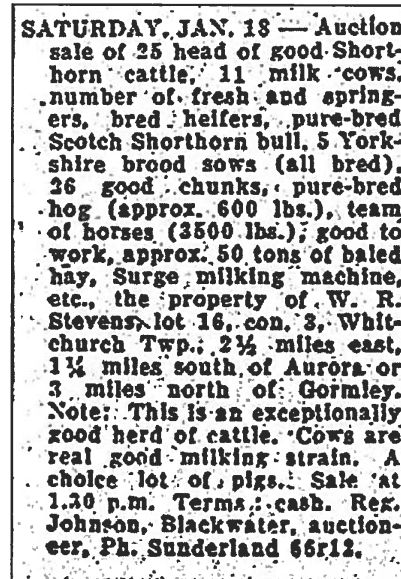


Figure 5: The *Stouffville Tribune*
auction sale announcement.

On January 18, 1958, Stevens held an equipment and livestock auction (Figure 5). He died at the Toronto on June 24, 1963, bequeathing the farm to any of his children. On December 24, 1968, it was his son Robert Walton Stevens of Etobicoke, a secretary treasurer, and John

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

Palmer MacBeth, an Etobicoke solicitor, who acted as executors for the estate. The property was sold to Robert Walton Stevens for a dollar.

Robert Stevens died on June 29, 1990, leaving his widow, Margaret Burnett Stevens. In 1995, the property was subdivided by the registration of Plan 65R18035.

4.2.15 KRISTOFFER AND AMANDA JEPPESEN (CURRENT OWNERS)

Kristoffer and Amanda Jeppesen bought the approximately 25 acres of Parts 1 and 7, Plan 65R18035, from the Stevens estate in 2016 and are the current owners.

4.3 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

The 200 acres of Lot 16, Concession 2, Whitchurch Township, were acquired in 1829 by a settler, John Ashton. He died in 1838 and no buildings or structures erected before that date are evident on the property. When John died, his eldest of several children, Samuel, was about age 17 and next son Seth was about 15. John's widow, Mary Lloyd, remarried about 1847 and relocated to King Township. The east hundred acres of Lot 16 were transferred by John's estate to Seth in 1850. Samuel received the west hundred acres.

Seth Ashton's political activity as a Reformer was underway by the mid 1850s. In that decade, he may have formed a partnership with Jared Lloyd to operate the saw mills at White Rose, diagonally opposite the southeast corner of Lot 16. In 1861, Seth was living with Samuel and both farms were under cultivation. In 1863, Seth was living in Aurora when he married. He served on the village council as Reeve from 1864 to 1866. The 1869 directory lists him in Aurora with no occupation and also in White Rose as a lumber dealer and insurance agent. Various directories list him as a resident of Aurora or nearer to Toronto, but not on the Lot 16 farm. He again served as Reeve from 1881 to 1883. He sold the east half of Lot 16 in 1885.

In the decades following the 1885 sale, the east half sold several times in quick succession, often to non residents. It was not until 1942 when bought by William Stevens that there was any ownership lasting longer than a decade. The farm operation may have ceased in 1958 when the livestock was sold, but the Stevens family remained owners until September 2016.

Although the east half of Lot 16, Concession 2, which includes 14574 Leslie Street, was owned from 1829 to 1885 by John Ashton and then his son Seth, John's death in 1838 and Seth's interest in politics and business may have resulted in this acreage being first managed as part of Samuel Ashton's farm on the west half of Lot 16. The worn out condition of the buildings suggests years of tenancy and renovations to accommodate changes in use. As such, this property does not represent an early settler's farm or contribute much to an understanding of the early agricultural activity in Whitchurch Township. It was not integral to the political and business accomplishments of Seth Ashton, who seems to have been a non resident owner. No architect or builder is attributed with the design or construction of the buildings. For these

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

reasons, the property is found to lack sufficient historical or associative value to meet that criteria of O. Reg. 9/06.

5.0 DESIGN OR PHYSICAL VALUE

O. Reg. 9/06:

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

5.1 DWELLING

5.1.1 DESCRIPTION

The dwelling on this property is a two storey, square plan, wood frame structure originally clad in clapboard. Layered over the clapboard is a mid 20th century, textured plaster/concrete compound. Layered over the plaster/concrete is vertical and horizontal metal siding. The overall style impression could be described as a 20th century "Foursquare" version of Edwardian Classicism. There are hints that the existing dwelling might be wrapping remnants of the dwelling plotted on the 1878 map and/or incorporates earlier recycled materials (as identified in 5.1.3). The unheated rear addition is a rough, partial timber frame with vertical board cladding. It served as a summer kitchen and/or woodshed, suited to a working farmhouse.

Overall, this dwelling is a plain, adequately constructed but poorly renovated structure suffering deterioration.

5.1.2 DATE OF CONSTRUCTION AND OCCUPANCY ANALYSIS

John Ashton acquired the 200 acres of Lot 16 in 1829. To secure the Crown Patent in 1837, he likely had to complete settlement duties, including erecting a minimum 16 x 20 ft. dwelling. At that date, this would be log or timber. John died in 1838. There is no visible evidence to suggest that the core of the dwelling now at 14574 Leslie is of early log or timber construction.

In 1850, Lot 16 was divided between John's sons: Samuel (west half) and Seth (east half). The 1860 map of Whitchurch does not plot any dwellings on Lot 16, but this is not proof that none existed.

The 1861 census enumerated Samuel Ashton, his family, and brother Seth together in a 1½ storey, brick dwelling. This is presumed to be on the west half of Lot 16, owned by Samuel. When Seth married in 1863, he was already a resident of Aurora.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

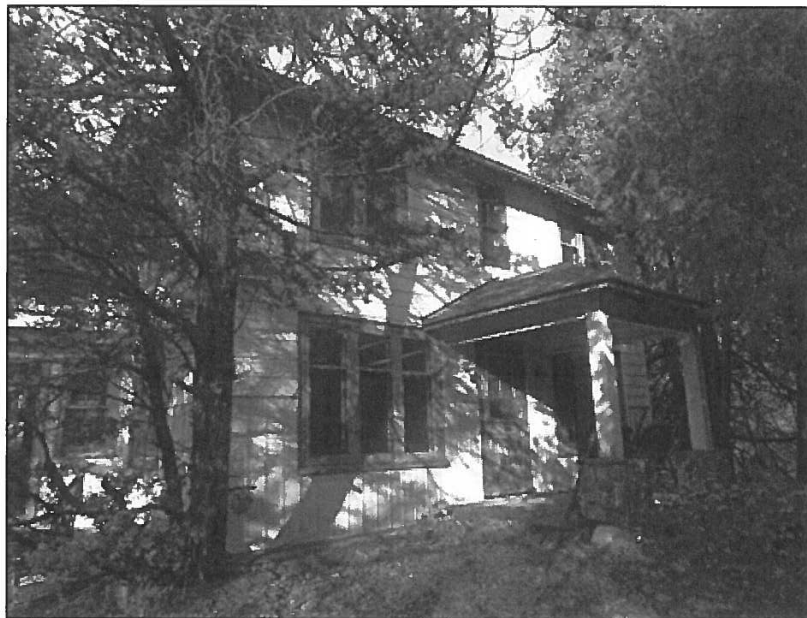


Figure 6: Above: Front (east) façade facing but not visible to Leslie Street, 2016.

Figure 7: Below: East and north facades viewed from just west of the gazebo, 2016



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 8: Above: North façade of house and summer kitchen/woodshed, 2016. Note the 2x2 panes type sash that differ from the east and south facades.

Figure 9: Below: North façade and view of barn and silo to the west, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 10: Above: South dormer with multipane sashes, plain trim, and asphalt shingle cladding, 2016. Stylistic exposed rafters are visible in the dormer and dwelling eaves.

Figure 11: Below: South wall showing paired, divided sash type and two directions of metal siding, 2016.

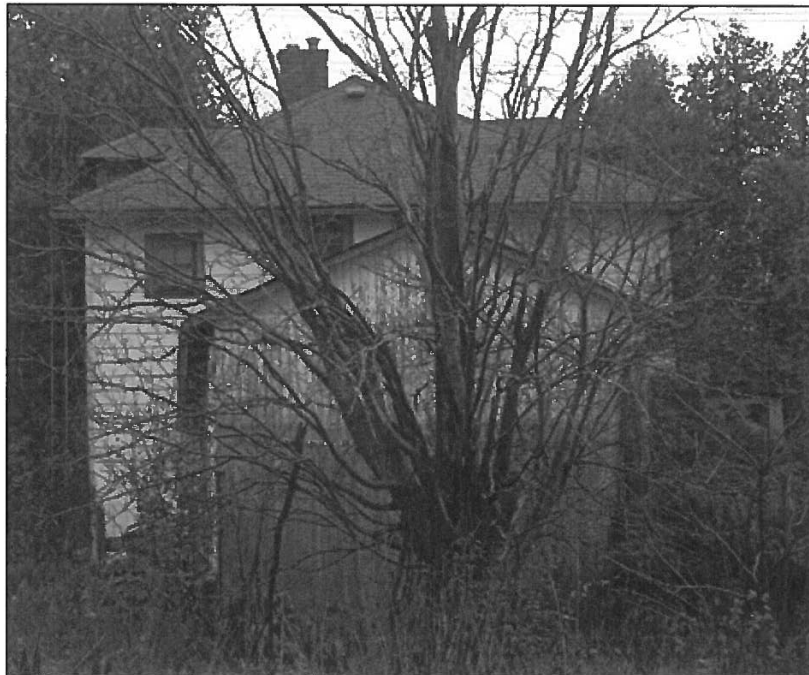


HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 12: Above: West (rear) façade of main house and north façade of summer kitchen/woodshed, 2016.

Figure 13: Below: Looking east to rear of dwelling, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 14: Above: Interior of summer kitchen/woodshed, 2016.

Figure 15: Below: South (L) and east (front) facades, 2016, showing south dormer, flat roofed sunporch, and east portico entrance.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

For the 1871 census, Seth was living in Aurora and Samuel was enumerated with 150 acres, one dwelling, and two barns or stables. It could be that he was farming 50 acres of Seth's land.

A dwelling on each half of Lot 16 is plotted on the 1878 map of Whitchurch. It is possible that a remnant of this dwelling is within the structure now standing at 14574 Leslie. Samuel died in 1878 and the west half was inherited by Arthur Ashton. Seth sold the east half of Lot 16 in 1885.

As explained in the 2016 research report compiled by Jacqueline Stuart for the Town, the property tax assessment rolls available for Whitchurch are insufficient to narrow the date of construction and/or major renovations to the dwelling. Stuart states that "1889 is the earliest year for which a legible entry with an owner's name which tallied with our known list of owners was found."¹¹ This reinforces the findings of this HIA the property was tenanted while owned by Seth Ashton up to 1885 and by several successive owners.

The "Foursquare" version of Edwardian Classicism type styling was popular from about 1890 into the 1930s. The characteristic elements are the two storey, square plan, with a hipped roof and shed roofed dormers. The contemporary Bungalow style popularized the feature of exposed rafters in the eaves. Also common were a flat roofed sunporch; and a boxy, open portico at the front entrance typically with a hipped roof supported on short posts with rubblestone bases. The window sash had large panes, vertically divided or multipaned, and often paired. These style elements are present at 14574 Leslie Street, but this is a plain example more influenced by commercial house plan books than the work of a designer or architect. Subsequent renovations have been makeshift.

5.1.3 PHYSICAL OBSERVATIONS

Some of the following observations hint that parts of the dwelling plotted on the 1878 map were incorporated into a new build/remodelling; other parts are later renovations:

- The foundation is rubblestone, later replaced and/or reinforced in sections with poured concrete. An interior section of coursed stonework (Figure 16) with incising in the mortar may be a remnant of the earliest foundation. Rubblestone was in use until concrete became readily available in the early decades of the 20th century.
- In the basement, under the stairway at the west wall is a loose section of brick wall. This may have been a fireplace pier or was added later to support the floor joists (Figure 17).



Figure 16: Section of coursed stone in basement.

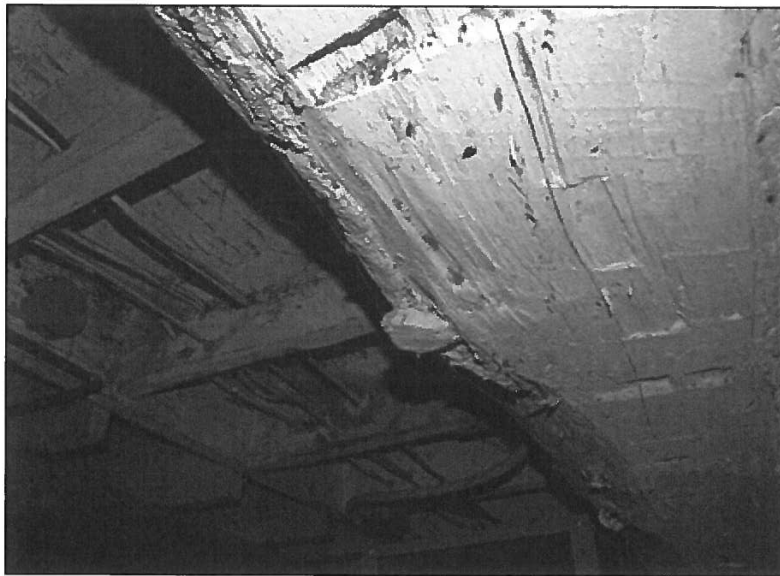
¹¹ Jacqueline Stuart, "15474 Leslie Street Aurora, Some Notes," p3.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 17: Above: Looking west to brickwork in basement, with rubblestone wall on the left, 2016.

Figure 18: Below: Basement timber showing bark on edges and flat hewn side, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

- The main structural framing in the basement is large dimension logs, hewn flat on two sides (Figure 18). This type of framing continued in use into the early 20th century, utilizing an ever decreasing size of log.
- The joists are circular sawn, not the earlier pit sawn type. By the mid 19th century, Whitchurch Township had several sawmills, making circular sawn, dimensioned lumber locally available at an early date.
- The front door with four fielded panels and moulded trim on the exterior, and other ground floor doors are typical of the mid to late 19th /early 20th century (Figure 19). The second floor has doors common to the first half of the 20th century (Figure 19). The hardware (knobs and escutcheons) throughout is period to the second floor doors.
- The window sashes on the east and south facades (those facades visible to visitors) are 20th century in style and type, with vertically divided panes, surrounded by plain wood frames and flat moulding, and placed in pairs and triple groupings. The north and east façades have the 2x2 panes type (Figure 20) available from the 1870s and popular into the early decades of the 20th century. The two dormers have multipane sashes that may have been installed new as a Revival style popular in the early 20th century (Figure 10).
- One board at the second floor landing has a light ochre with clear varnish finish that has aged into the characteristic “alligator” texture. This colour and finish is typical of the last quarter of the 19th century (Figure 23). Although it may be contemporary to the vertical siding of the stairwall, it seems older.
- The floorboards throughout are wood, tongue and groove. The ground level floorboards seem slightly wider than the second floor, but not as wide or random as pre 1870s floorboards. This type of flooring was popular from the 1890s into the first decades of the 20th century when hardwood strip flooring was preferred.

Overall, this dwelling exhibits an evolution of makeshift interior and exterior renovations, using average to low grade building materials. Today, it mostly appears to date to the early decades of the 20th century, although some parts are earlier. It is poor in quality (originally and subsequent), worn, and deteriorating.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

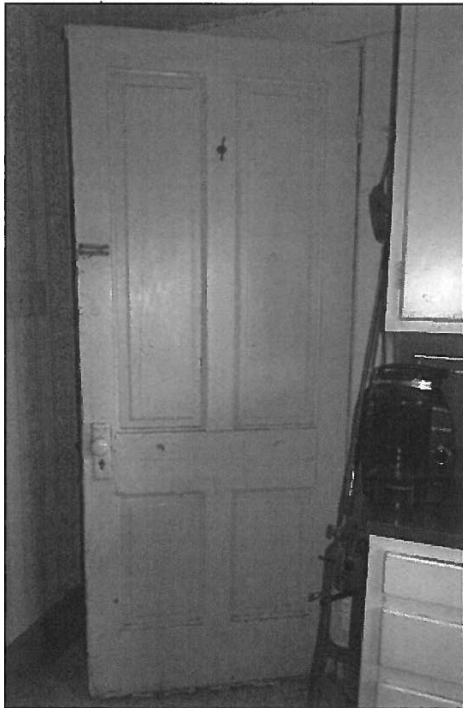


Figure 19: Door Variations, 2016

Left: Exterior of front (east) door within the portico.

Below Left: Ground floor door typical of mid to late 19th/early 20th century.

Below Right: Second floor door typical of first half of 20th century.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

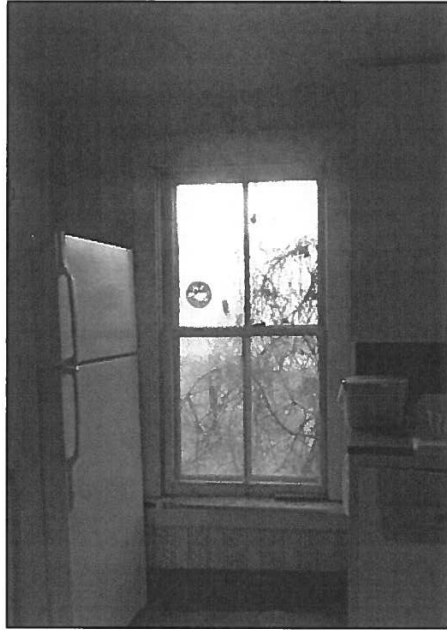


Figure 20: Above: 2x2 panes type window sash in north wall of main kitchen on ground floor, 2016:

Figure 21: Below: Ground floor showing 4 panel door, plain trim, and vertically divided panes type window sashes, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 22: Above: Newer stairway at west end of main floor, 2016.

Figure 23: Below: Wide board at second floor landing of stairway appears to have a late 19th century ochre colour and clear varnish finish, 2016.



5.2 GAZEBO

The gazebo (Figure 24) near the northeast corner of the dwelling is a type of construction known as “rustic.” The rustic furniture movement developed during the mid to late 19th century. Originally, it was a poor man’s product utilizing whatever natural materials (sticks, cedar poles, vines, bark) were in greatest local supply. It is culturally associated with the economic depression of the 1930s and other periods of hard times. It also was trendy with the elite wanting the rustic camp experience at their country retreats, particularly those located in the mountains.



Figure 24: Rustic style gazebo, 2016.

This simple example has the characteristic angled cedar pole construction, sections of which have been replaced with mid 20th century latticework. It is in advanced state of decay.



Figure 25: Silo, 2016.

5.3 SILO

The silo (Figure 25) has a conical roof and walls of vertical staves currently held together with cable. This type is typical of those built before the fire resistant, poured concrete silo became the standard in the early decades of the 20th century. As confirmed by Gamaley and Associates Engineers Ltd., this structure is at risk of collapse.

5.4 BARN

When the barn was examined on November 3, 2016, there was no interior lighting and the floor was collapsed at a mid point in the main level. Only the east end of the main floor and the west section at grade level (entering from the west) were safe to view. As the author of this HIA does not profess to have expertise in Ontario barns, the following are observations only.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 26: Looking southeast showing driveshed on left and barn complex on right, 2016.

In 1871, Samuel Ashton was farming 150 acres, believed to be his west 100 acres and 50 acres of the east half. The internal laneway on the property may have historically linked the two farm locations (Figure 38). The need for a primary barn on this property may not have arisen until the death of Samuel Ashton in 1878. It is also possible that the need for a primary barn did not arise until 1885 when Seth Ashton, who lived in Aurora and near Toronto, sold his east half.

The barn facility now on this property is a complex of a larger east barn, integral smaller barn addition abutting on the west, additions on the north and east, a silo at the northeast corner linked by an enclosure to the east barn, and a standalone shed at the southeast. It is classified as a bank barn for the way the foundation is structurally integrated into the natural slope of the property.

The larger east barn is a rectangular, gable roof type that may be 1880s in vintage. It has an elongated rear slope addition. The visible framing is a combination of large dimension timbers and lighter dimensioned lumber. The original wood sheathing on the roof has been removed, placing the rafters in direct contact with the newer metal roofing. Some of the structural wall framing is reworked, replaced, shored, and/or dead ended.

The smaller west barn is also rectangular and gable roofed but a shed roofed addition along its north façade makes it appear to be an older form (Figure 34). The window sash in the west gable is a multi-paned sash, turned to fit the peak of the gable. (A similar sash, not turned, is in the gable of the driveshed. Another is in the north gable of the east barn.) The plaster on the interior side of a southwest foundation wall is scored “[H] F Westgate September 23, 1914” (Figure 27). It could be the date of construction of this barn or a foundation wall repair.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 28: Above: East façade of larger east barn showing silo, shed roof addition, and standalone shed, 2016.

Figure 29: Below: West façade of smaller west barn showing north addition and multipaned sash turned to fit in the gable.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 30: Left: Corroding metal siding of barn, 2016.

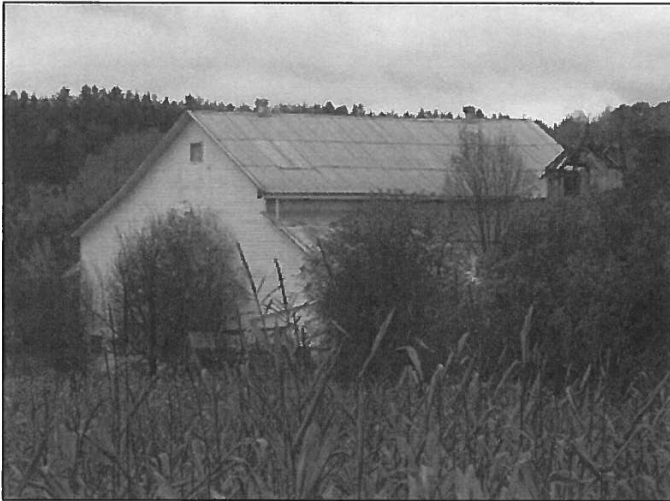


Figure 31: Left: Looking northwest toward the barn from Leslie Street laneway, 2016.



Figure 32: Left: South façade of barn, 2016.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 33: Interior views of larger east barn, 2016.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 34: Interior views of smaller west barn, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 35: Above: south façade of driveshed, 2016.

Figure 36: Below: Looking east toward rear and south side of driveshed, and shed, 2016.



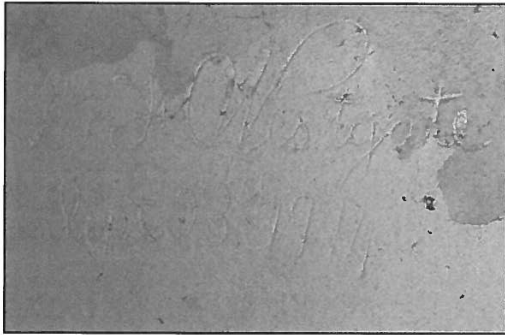


Figure 27: “[H] F Westgate September 23, 1914,” 2016.

The grade level of the barn has large dimension timber joists. The livestock pens are newer metal stabling.

The entire barn complex and the driveshed are clad in metal siding, much of which is corroding (Figure 30). The property owner was told by a Stevens family member that her father added the metal siding in “the 1940s and 1950s.”

Gamaley and Associates Engineers Ltd. have identified serious structural deficiencies throughout the entire barn complex.

5.5 DRIVESHED

A frame, gable roofed driveshed is north of the barn, to the rear of the dwelling (Figures 35 and 36). This is designed for mechanized, not horse drawn, farm equipment and probably dates to the 1930s. It is standard construction with subsequent alterations, including the metal cladding.

5.6 PUMPHOUSE

A frame, gable roofed shed near the south side of the dwelling houses the well and water pump. The roof is collapsed and the structure is held together by the metal siding. The four pane window sash is similar to that found on the barns and driveshed. They all may be recycled from another structure. (Figure 37).



Figure 37: Pumphouse showing a multipaned sash similar to that in the west barn and driveshed, 2016.

5.7 OUTBUILDINGS

Other small buildings scattered across the northeast field are a former chicken coop, storage shed, and buildings for a recent dog boarding business. These are plotted on the site plan (Figure 40).

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 38: Above: Laneway from Leslie Street looking north to south side of dwelling, 2016.

Figure 39: Below: Laneway looking east from barn toward dwelling, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA



Figure 38: Above: Fence posts indicating the remnant of an internal laneway between farm fields and possibly linking east and west halves of Lot 16, 2016.

Figure 39: Below: Looking southwest along division between farm fields, 2016.



HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

5.8 LANEWAYS

The access laneway enters from Leslie Street, south of the dwelling, then turns north parallel to Leslie to approach the south façade of the dwelling. It then turns west toward the barn. The flanking overgrown vegetation may be obscuring, but there does not seem to be a defined row of mature windbreak trees typical of 19th century farm lanes.

An internal laneway travels east/west (Figure 38). The property owner surmised this was both a corridor dividing the farm fields and a link between the east and west farms of Lot 16.

5.9 SUMMARY OF DESIGN OR PHYSICAL VALUE

Dwelling

Regardless of whether any part of this dwelling is a remnant of the structure plotted on the 1878 map, what is present today is a plain, renovated, likely early 20th century, pseudo “Foursquare” Edwardian Classicism style dwelling with a rear summer kitchen/woodshed. It is not unusual for a farmhouse on a working farm to be less than stylish, but this example has become the product of layers of makeshift interior and exterior renovations completed with average to poor quality materials. As identified by Gamaley and Associates Engineers Ltd., it has extensive structural deficiencies. The dwelling is not a rare, unique, representative, or early example of a style, type, material, or construction method as prescribed by O. Reg. 9/06. The craftsmanship is poor and there is no artistic merit or technical achievement evident.

Gazebo

The gazebo is a plain, not rare or unique, example of rustic construction style and has been partially replaced. Someone with patience might consider undertaking the challenge of its reconstruction.

Silo

In better condition, there could be merit in retaining the wood silo as an example of the type built before concrete silos became the standard in the early decades of the 20th century. The Gamaley and Associates Engineers Ltd. report concludes: “The silo outside of the barn is entirely decayed, having holes through roof, out of plumb and unsafe.” It is evident that any attempt at reconstruction would necessitate an invasive process of dismantling, discarding, and rebuilding. Intervention on the historic fabric to the extent needed, will question the historic authenticity of the final product.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

Barn Complex

On a working farm, barns evolve in step with technological advances in equipment and the needs of changing livestock and crop types. This barn likely evolved in this manner from its estimated 1880s construction to what is believed to be the close of the farming activity in 1958. More recently, it has been used for non farming activities, such as a pottery workshop and commercial dog boarding kennel.

If the east barn is 1880s vintage, it may have no direct association with the Ashtons: John died in 1838; Samuel may have farmed the acreage as an adjunct to his own before his death in 1878; Seth was a non resident owner who sold the property in 1885. The balance of the complex is believed to postdate the east section. With this knowledge, combined with the non sympathetic changes in the framing and the advanced deterioration (known and unknown), there is minimal design or physical value held by this barn complex.

The property owner had the barn assessed for dismantling and relocation, but this was declined due to its unsafe condition. It remains that photographic documentation of the barn complex as it is removed, safety permitting, is recommended as a means to document its construction and existence. Some of the original structural components, notably the heavier timbers, may be salvageable for reuse on the property

Driveshed, Pumphouse, Outbuildings

None of the driveshed, pumphouse, or outbuildings are found to hold design or physical value, as prescribed by O. Reg. 9/06. Some, notably the pumphouse, are about to collapse.

Laneways

The laneway between Leslie Street, the dwelling, and the barn complex lacks the row of windbreak trees typical of farm lanes. It has no particular quality that merits retention.

The internal laneway/corridor defines the separation between farm fields, and in this instance, may have been a link between the east and west farms. There is merit in preserving it as a cultural heritage landscape feature.

Cultural Heritage Landscape

Collectively, the buildings and structures, laneways, and farm fields of this 25+ acre property are a remnant of the former hundred acre farmstead. As is typical, each were built with a purpose that evolved while this was a working farm. Now in an advanced state of decay, it has surpassed the level where retention of every component is possible and components that might be retained will require partial demolition, stabilization, and repair. Ultimately, any authenticity

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

the site might hold as an evolved, 19th century Ontario farmstead will be eradicated.

6.0 CONTEXTUAL VALUE

O. Reg. 9/06:

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

6.1 DESCRIPTION

This property is a farmscape within a rural area and now abutting the green space of a golf course. The overgrown vegetation flanking the Leslie Street frontage has obscured the street view of the farmhouse for decades. Due to the abrupt north turn in the laneway from where it enters at Leslie Street, there is no public vista along the laneway toward the farmhouse. These two factors have long removed the site, notably the farmhouse, as a component of the Leslie streetscape.

The barn complex is similarly hidden although may be visible from Leslie Street and possibly Vandorf Sideroad when tree foliage is at a seasonal minimum.

6.2 SUMMARY OF CONTEXTUAL VALUE

Hidden from view and within a rural environment, this property is not important in defining, maintaining, or supporting the character of the Leslie streetscape or the area, as prescribed by O. Reg. 9/06. It is physically and historically linked to its immediate surroundings within the 25+ acre remnant of the original hundred acre parcel, but these linkages do not extend outside of the property boundary to adjacent lands. It is not a landmark.

7.0 DEVELOPMENT PROPOSAL

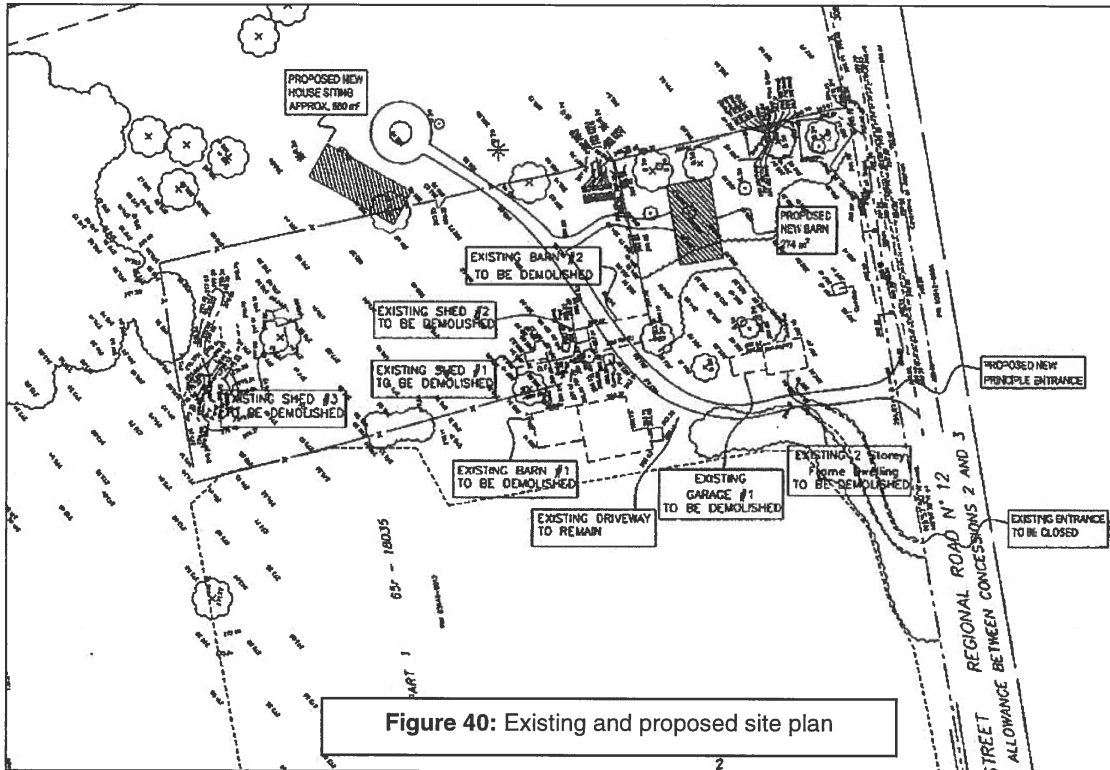
7.1 PROPOSAL

As shown on the draft site plan (Figure 40), the proposal is to demolish all the buildings or structures on this property. A new, single family dwelling northwest of the existing barn; and a new barn north of the existing dwelling, are proposed. Neither are within the current building envelope.

The section of laneway between Leslie Street and the existing dwelling will be closed and a principal entrance opened directly between the south side of the existing dwelling and Leslie.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

The section of laneway between the existing dwelling and barn will be retained and extended northwest to the new dwelling site.



7.2 COMMENT ON DEVELOPMENT PLAN

This development will entail the removal of all buildings and structures on the property. For the reasons given in this HIA, the farmhouse, pumphouse, drive shed, gazebo, outbuildings, and the barn complex individually do not meet the criteria of O. Reg. 9/06 and/or have reached an irretrievable state of decay.

This is a 25+ acre parcel of land with a golf course abutting on the north, and a country estate fronting on Vandorf Sideroad in the distant southwest. The proposed dwelling will be placed near the midline of the property in the north quadrant, with its front façade oriented to the southwest. This location is distant from the Leslie streetscape. As such, commenting on the conceptual design or massing of the new build is irrelevant. It will stand alone.

The proposed barn will be nearer the streetscape. Depending on its visibility from Leslie, it could reinforce the rural character of the area.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

As noted in 5.8 and 5.9, the section of laneway from Leslie to the south side of the dwelling lacks traditional elements such as a row of windbreak trees. It is recommended that the internal laneway dividing the farm fields be retained as a cultural heritage landscape element of its former use as a farmstead.

8.0 SUMMARY AND RECOMMENDATIONS

It is the conclusion of this HIA that the tenuous association of John and Seth Ashton with this property, the former having died in 1838, the latter achieving success in business and politics from his residence in Aurora and near Toronto, not this farm; coupled with the poor renovations and advanced state of decay, this property is not found to have sufficient cultural heritage value or interest to meet the test of O. Reg. 9/06.

The removal of the buildings and structures on this property and erection of a single family dwelling, barn, and new laneway as currently proposed, will not diminish the rural character of this area.

There is merit in documenting the early construction of the barn complex, if and when it is demolished. The purpose of this documentation is educational and has the potential to add to the knowledge and understanding of 19th/20th century barn construction techniques and materials used in Whitchurch Township. Some materials may be salvageable for reuse on the site.

From a cultural heritage landscape perspective, there is also merit in preserving the internal laneway as an example of how farm fields were divided, and in this instance, that it may be a link between the east and west parts of Lot 16.

If any commemoration of Seth Ashton is being contemplated by the Town, this would be better placed at a public location at White Rose where he conducted business or in Aurora (village) where he lived and served as Reeve. Based on the documentary evidence, his connection to this farm was secondary to his achievements.

Overall, professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

SOURCES

Abstract of Title and related documents for Lot 16, Concession 2, Whitchurch Township. York Region Land Registry Office.

Personal and agricultural census enumerations for Whitchurch Township, 1861-1921. Ancestry.ca and Barrie Public Library.

York County Directories Collection. Private Collection.

Online genealogical records of the chronology of Lot 16, Concession 2 property owners. Ancestry.ca.

Tremaine map of Whitchurch Township, 1860.

Miles & Co. *Illustrated Historical Atlas, County of York*, 1878.

The Globe newspaper index. Metropolitan Toronto Public Library online database.

Stuart, Jacqueline Stuart "15474 Leslie Street Aurora, Some Notes, October 5, 2016." Town of Aurora report.

The assistance of Shawna White at the Town of Aurora Archives is appreciated.

HERITAGE IMPACT ASSESSMENT 14574 LESLIE STREET, TOWN OF AURORA

SU MURDOCH, B.A.

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING.

Founded in 1990, projects have been completed by Su Murdoch Historical Consulting for individual, corporate, and public clients across Ontario. Much of this work has involved the evaluation of the cultural heritage value or interest of properties and preparation of Heritage Impact Statements.

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals for 2016.

EDUCATION

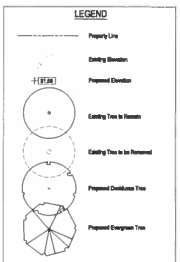
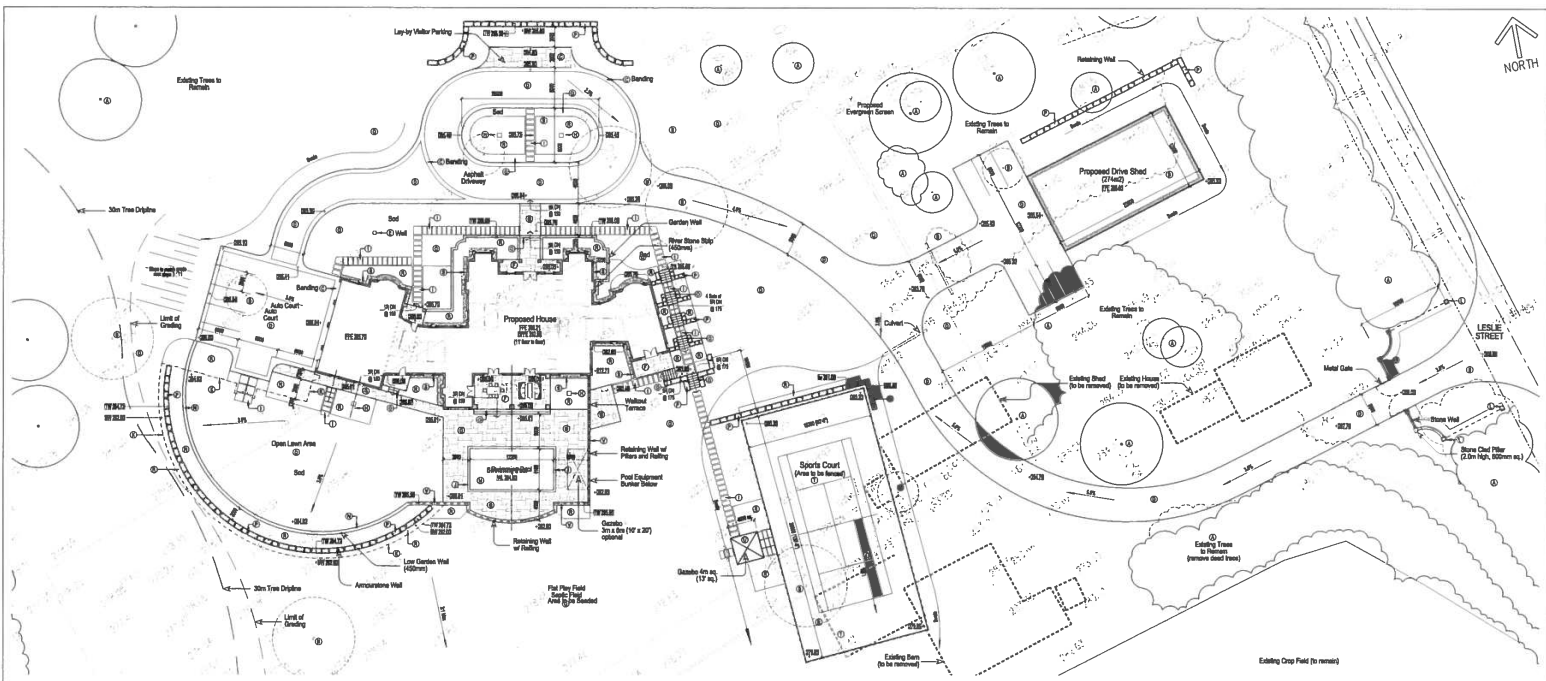
Bachelor of Arts (History)
Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
Archival Principles and Administration certification
Related research skills training

AWARDS AND RECOGNITION

Town of Markham Heritage Award of Excellence
Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
Ontario Heritage Foundation Community Heritage Achievement Award
Ontario Historical Society Special Award of Merit
City of Barrie Heritage Conservation Award

RELEVANT PROJECTS

AVAILABLE ON REQUEST



NO.	DATE	PRINT & REVISION RECORD



LANDSCAPE CONSULTANT:
MDP

PROJECT:
JEPPESEN RESIDENCE

Address Form: Aurora, Ontario

DRAWN BY:
HARD LANDSCAPE / GRADING PLAN

DATE: S.B. DESIGNED BY:

SCALE: 1:250 DATE: December

PROJECT NUMBER: 16-010-01

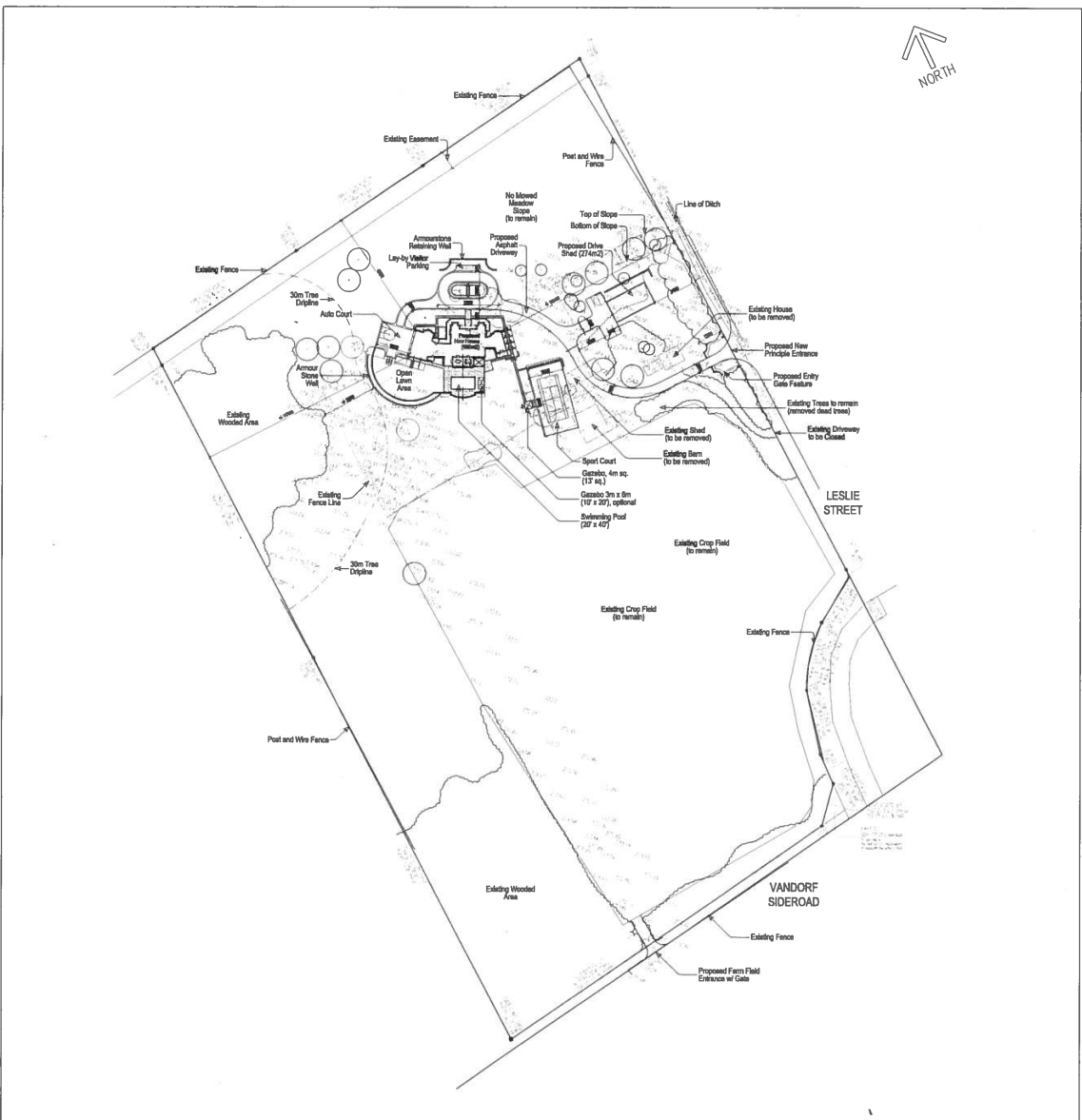
DESIGN FOR: **L**

Attachment 7

HARD LANDSCAPE LEGEND

- A** Existing trees to remain
To remain undisturbed through the course of construction
- B** Existing trees to be removed
- C** Features former driveway areas
Type: Braconite Block (or approved equal)
Supplier: Unilock
Size: Standard, square and half stone pavers
Colour: Standard colour - 40% Limestone, 40% Sandstone
Pattern: Random seller
Banding: Triple border course of standard size pavers
Entry court drop-off area: 10mm thick pavers on 25mm mortar bed on 150mm depth C.I.P. reinforced concrete slab on 300mm depth 50mm dia. crusher run limestone base on undisturbed sub grade or engineered backfill
- D** Asphalt driveway
Driveway and parking areas: 37mm (1.5") H.S. Asphaltic concrete on 50mm (2") depth H.S. Asphalt on 150 (6") dia. crusher run limestone on undisturbed sub grade or engineered backfill. Refer to Engineering Drawings for pavement structure
- E** Proposed Wall Location
Flagstone paving and banding on Architectural terraces, entry landing and steps
Type: Warlen Flagstone - Flamed Finish (or approved equal)
Size: Minimum size 300 x 300, banding width to be 300mm (or as dimensional)
Supplier: Ethel Quarries
Pattern: Random Ashlar
Colour: Mocha
50mm thick flagstone mortared installation on architectural concrete terraces by others. Contractor to supply and install flagstone and banding as above. Mortared rear face (to match Architectural). Mortared step finish to be cut Indiana Limestone to match Architectural.
- F** Flagstone paving and banding on concrete - walkways and terraces
Type: Warlen Flagstone - Flamed Finish
Size: Minimum size 300 x 300, banding width to be 300mm (or as dimensional)
Supplier: Ethel Quarries
Pattern: Random Ashlar
Colour: Mocha
50mm (2") thick flagstone - mortared installation on 150mm (6") depth reinforced concrete slab on 150mm (6") depth, 19mm (3/4") dia. crusher run limestone on undisturbed sub grade or engineered backfill. Install slab on 50mm thick compressible insulation.
- H** Landscape features / focal point - to be approved
- I** Flagstone stepping stones
Type: Warlen Flagstone - Flamed Finish
Size: 500mm (24") sq and 800mm x 1200mm (24" x 48") or as dimensional
Supplier: Ethel Quarries
Pattern: as shown
Colour: Mocha
In bed / planting beds install on 100mm (4") depth sand soil mixture compacting to avoid settlement. In pea gravel install on 25mm (1") depth pea gravel 100mm (4") depth 19mm dia crusher run limestone base on undisturbed sub grade or engineered backfill. In artificial turf condition install on 20mm (1") depth sand setting bed on 150mm (6") depth, 19mm (3/4") crusher run limestone on undisturbed sub grade
- J** Stone pool coping
Type: Cut sand blasted mocha limestone
Size: Min. length 800mm x 300mm wide x 75mm thick (24" x 12" x 3")
Supplier: Match house supplier
Colour: Buff to match house
Finish: sand blasted chip pebble radius
Mortared installation on existing concrete pool shell
- K** Pool enclosure decorative wrought iron fence and gates (1800mm high) to be verified based on Town of Aurora requirements
Wrought iron fence and gate panel construction, posts are concrete filled square-hubed bollards to 1200mm (48") below grade. Refer to details for parts and construction specifications. Pool regulation fencing - design specification to be approved. Gates are to have self closing hinges with lockable gate hardware. Location to be approved
Stone pillars are concrete foundations (27" sq. x 27" high)
Stone pillar cladding to match Architectural. Cut - Buff Indiana limestone cap to match architectural. Pillar construction - mortared installation on reinforced concrete block core on C.I.P. reinforced concrete foundation and gravel bedding to 1200mm (48") below grade on undisturbed sub grade or engineered backfill. Provide electrical conduit for future light source with fire connection to a suitable location inside houses. Refer to Details
- L** Stone pillar cladding to match Architectural. Cut - Buff Indiana limestone cap to match architectural. Pillar construction - mortared installation on reinforced concrete block core on C.I.P. reinforced concrete foundation and gravel bedding to 1200mm (48") below grade on undisturbed sub grade or engineered backfill. Provide electrical conduit for future light source with fire connection to a suitable location inside houses. Refer to Details
- M** Retaining Wall
Refer to pool consultants drawings and specifications
- N** Rubble stone seating wall
Set on concrete grade beam
Stone slab slope
- O** Ribbletop warden slab steps set on compacted granular base
Armourstone retaining walls
Size: Max height 600mm
Supplier: Cut Above Quarry
Bedded / finished areas on 150mm screened top soil
Finishing beds
400mm triple mix with 50mm Groutark
5 River stone surfacing
25-50mm (1") 2/3 river washed stone installed on filter cloth on compacted granular base over aluminum edger
Sport Court / Tennis Court
Asphalt with rubberized surface set on compacted granular base
Shade Gables (Blocker frames)
- V** Retaining Wall
Stone clad

NOTES:
 GRANULAR BASE MATERIAL SPECIFIED HEREIN IS TO BE COMPACTED TO 95% STANDARD PROCTOR DRY DENSITY
 AREAS OF NEW EXCAVATION AROUND THE PERIMETER OF THE BUILDING ARE TO BE BACKFILLED USING ENGINEERED BACKFILL (CLEAN DRAINABLE FILL) H.P.B. OR APPROVED EQUAL
 GRANULAR LAYERS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY OR AS APPROVED BY THE PROJECT ENGINEER
 PRIOR TO CONSTRUCTION THE LANDSCAPE ARCHITECT IS TO REVIEW THE SITE TO ENSURE THAT THE TREE PRESERVATION MEASURES HAVE BEEN IMPLEMENTED AS PER THE SPECIFICATIONS
 SAMPLES OF ALL FINISH TYPES/INSTALLED PANEL PATTERNS ARE TO BE PROVIDED ON SITE FOR REVIEW BY CLIENT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 CONTRACTOR IS TO ENSURE INSTALLATION STANDARDS MEET MANUFACTURERS RECOMMENDATIONS AS NOT TO AFFECT PRODUCT WARRANTY
 AREAS FOUND TO BE SUSCEPTIBLE/SENSITIVE TO FROST INDUCED GROUND MOVEMENT ARE TO BE REVIEWED BY PROJECT SOILS ENGINEER, PRIOR TO CONSTRUCTION
 CONTRACTOR IS TO PROVIDE COMPACTION TESTING OF BACKFILLED AREAS FOR REVIEW BY CLIENT AND LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF LANDSCAPE CONSTRUCTION



SURVEYOR'S REAL PROPERTY REPORT
SHEET 1
PLAN OF
PART OF LOT 16
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF WHITCHURCH
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

NOTES
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.997034
BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS AND ARE DERIVED FROM SPECIFIED CONTROL POINTS #0002100570 AND #0002010076, UTM ZONE 17, MAG 83 (CSAS-2010)

BENCHMARK
ELEVATIONS SHOWN HEREON ARE GEOCENTRIC AND ARE REFERRED TO THE TOWN OF AURORA BENCHMARK #1222 HAVING A MODERED ELEVATION OF 243.702 METRES.
BRASS CAP SET IN TOP OF CONCRETE MONUMENT BEING 35.1 METRES EAST OF CENTRELINE OF OCTOBER LINE AND 4.4 METRES NORTH OF CENTRELINE OF STONE ROAD, FLUSH WITH GRADE.

NOTE
UNDERGROUND SERVICE/UTILITY LOCATIONS WERE NOT DETERMINED AND SHOULD BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
TOPOGRAPHIC OBSERVATIONS SHOWN HEREON COMPLETED ON AUGUST 22, 2016.

LEGEND
 - - - - - PROPERTY LINE
 --- --- --- EXISTING DIVISION
 - - - - - PROPOSED DIVISION
 ○ EXISTING TREE TO REMAIN
 ○ EXISTING TREE TO BE REMOVED
 ○ PROPOSED DECIDUOUS TREE
 ○ PROPOSED EVERGREEN TREE

SW - STAINLESS IRON BARS
 SB - BRICK BARS
 FO - FOUNDATION
 CI - CURB
 ME - MEASURED
 DI - DISTURBED
 ME - METRES
 FC - FOOTING
 LAP - LLOYD & PURCELL LTD.
 BE - BENCH MARK
 PL - PLAN
 (S) - SURFACE
 (TS) - TOP OF SURFACE
 (TS) - TOP OF STAIR
 (TR) - TOP OF RETAINING WALL
 (TR) - TOP OF CONCRETE RETAINING WALL
 CO - CONCRETE
 CP - CONCRETE
 HW - HEADWALL
 P&W - POST & RAIL FENCE
 S - SIDEWALK
 T - TOP OF SLOPE
 T - TOP OF SLOPE
 T - TOP OF ASPHALT/GRAVEL
 T - TOP OF FIELDS

SURVEYOR'S CERTIFICATE
I CERTIFY THAT
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM;
2. THE SURVEY WAS COMPLETED ON THE 24th DAY OF AUGUST 2016.

AUGUST 23, 2016 BRUNO LANICELLI
ONTARIO LAND SURVEYOR

NO ONE MAY COPY, REPRODUCE, ADVERTISE OR AID IN THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL LTD., WRITING LEVEL SURVEYORS.

LEGEND
 - - - - - PROPERTY LINE
 --- --- --- EXISTING DIVISION
 - - - - - PROPOSED DIVISION
 ○ EXISTING TREE TO REMAIN
 ○ EXISTING TREE TO BE REMOVED
 ○ PROPOSED DECIDUOUS TREE
 ○ PROPOSED EVERGREEN TREE

SHEET 2
COMMENTS - NOTE THE POSITION OF THE FENCING PARTICULARLY THE POST & RAIL FENCE AT THE NORTH EAST CORNER AND SOUTH EAST OF THE PROPERTY.
EASEMENTS - SUBJECT TO EASEMENT AS IN INSTRUMENT # R847393
THIS REPORT WAS PREPARED FOR AERIDE GROUP AND THE UNDERSIGNED ACCEPTS HIS RESPONSIBILITY FOR USE BY OTHER PARTIES.
LLOYD & PURCELL LTD.
ONTARIO LAND SURVEYORS
1328 GERRARD STREET, SUITE 204, NEWMARKET, ONTARIO, L3Y 8Y1
(905) 882-8414 FAX (905) 882-3537 E-MAIL: info@lloydandpurcell.com
WWW.LLOYDANDPURCELL.COM
CAD: CP FILE: 151728 JOB: 15-163
CALC: BR DATE: 15
FILE: 01-8-15-9

LEGEND

- - - - - PROPERTY LINE
 --- --- --- EXISTING DIVISION
 - - - - - PROPOSED DIVISION
 ○ EXISTING TREE TO REMAIN
 ○ EXISTING TREE TO BE REMOVED
 ○ PROPOSED DECIDUOUS TREE
 ○ PROPOSED EVERGREEN TREE

NO.	DATE	PRINT & REVISION RECORD

LANDSCAPE CONSULTANT
MDP

LANDSCAPE CONSULTANTS LIMITED
1406 HURON STREET, SUITE 20-20
AURORA, ONTARIO M1B 5C5
(905) 882-8414 FAX (905) 882-3537

PROJECT:
JEPPESEN RESIDENCE

Ashton Farm Aurora, Ontario

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN (Overall Site)

DRAWN BY: S.B. CHECKED BY: M.P.

SCALE: 1 : 1000 DATE: December 23rd, 2016

PROJECT NUMBER DRAWING NO.

ISSUED FOR: L-1



Proposed New Residence
For
Ashton Farm

14754 Leslie Pl., Aurora, ON

TAYLOR DESIGN GROUP
100 King Street East, 2nd Floor
King City, Ontario
L7Y 1K1
Tel: 905-882-1111
Fax: 905-882-1112
www.taylor-design.com



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-002**

**Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
14452 Yonge Street**

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: February 13, 2017

Recommendation

- 1. That Report No. HAC17-002 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the owner be requested to consider options for preservation of the main building within the proposed plan of subdivision.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to demolish all buildings and structures located at 14452 Yonge Street. The property is currently Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The house on the subject lands was constructed circa 1930
- The Heritage Evaluation Working Group evaluated the property to be in the low end of Group 2, which identifies the building as having heritage significance and is worthy of preservation

February 13, 2017

- 2 -

Report No. HAC17-002

Background

In August 2016, the owner submitted a Plan of Subdivision, a Plan of Condominium and a Zoning By-law Amendment to the Town for the subject lands. The owner is proposing to construct 40 residential lots on the west half of the lands. The owner has requested that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest as part of the planning applications.

Provisions of the Ontario Heritage Act for delisting process

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 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.

Location

The subject property is located on the west side of Yonge 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 an Arts and Crafts House.

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a hipped roof. The construction date of the building is not known, however research prepared from the Town's Curator and the Owner's Heritage Consultant estimate the construction date between 1930 and 1940. The building is finished with fieldstone cladding on each façade and brick quoining on the corners. 6 over 1 double hung windows are featured on all elevations, typical of an arts and crafts building. Single gable dormers are located at each elevation (four dormers in total), each dormer is designed in keeping with the

February 13, 2017

- 3 -

Report No. HAC17-002

arts and crafts architecture (with the exception of the dormer on the west elevation, which appears to be a modern alteration). A more detailed analysis of the description of the main building can be found on pages 19 and 20 of the attached Heritage Impact Assessment (see attachment 3).

Analysis

Architectural and Historical Value

As stated in the submitted Cultural Heritage Impact Assessment, the subject lands is an example of early 20th Century residence built in an Arts and Crafts Style. The fieldstone construction with irregular scale and massing makes the building a rare example of Arts and Crafts architectural design within the Town of Aurora. Unique features on the building include the fieldstone cladding, the hipped roofline, gable dormers and 6 over 1 double hung windows.

The historical value of the property is linked to the Gamble family, who owned the property in succession (Nathaniel Gamble, James Gamble Sr., James Gamble Jr., George Gamble and William Gamble) between 1813 and 1881. In 1901, the property was purchased by Benjamin Case. The Case (and eventually the Boynton) family would own the property for the first half of the 20th Century, constructing the existing building on the subject lands. The building was constructed either by Fred Boynton in 1929 or by Donald Boynton in 1940, unfortunately the exact construction date is not clear. The Case/ Boynton family sold the property in 1965.

Neighbourhood Context

The subject lands are located on the west side of Yonge Street, immediately south of the CN Railway. The property is contextually linked to the railway and Yonge Street, although is not an important feature to defining or maintaining the character to both features. The existing building is setback from Yonge Street. The existing building is contextually linked to the Blochin House (14378 Yonge Street) and 40 Ridge Road as the three structures exhibit fieldstone cladding, each of which however are designed in distinctively different architectural styles.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday October 5, 2016 (See Attachment 5). 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.

February 13, 2017

- 4 -

Report No. HAC17-002

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

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

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

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

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

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have Design/physical value, rated 66/100. Historical/associative value for the building was rated 40/100. The contextual value for the building was rated 47/100.

Proposed Concept Plan

The owner wishes to demolish the non-designated ‘listed’ property and construct a new single detached home on the property. The existing dwelling is not impacted by the proposed 40-unit plan of subdivision to the west. Road connections will connect to the units via an access agreement with a separate plan of subdivision located to the south (formerly known as the Coutts lands).

No conceptual elevations for a new structure have been provided by the owner to date. In the event that the property was permitted for Demolition, Planning Staff will work with the owner/ new owner on detailed aspects of the building during the building permit process.

February 13, 2017

- 5 -

Report No. HAC17-002

Recommended Conditions

Section 7.0 of the submitted Heritage Impact Assessment provides recommended conditions for conservation and mitigation measures for the subject lands. Pending the decision from Council on the subject demolition application, the following recommendations may be implemented by Planning and Building Services as part of draft plan conditions of approval for the Plan of Subdivision.

1. The proposed application should attempt to avoid direct and indirect impacts to heritage attributes associated with 14452 Yonge Street. If feasible, retention of the building in situ should be attempted.
2. Retention of the building would require the securing of the building in a manner that does not negatively affect the cultural heritage values and attributes of the subject building, while also ensuring that the building does not pose a threat to human safety.
3. If the property is to be redeveloped, adaptive reuse of the current structure should be considered. Retention of the original scale, massing, and heritage attributes of the building (such as stone fieldstone facing and windows) should be attempted.
4. If adaptive reuse is demonstrated to be unfeasible, relocation of the current structure within the subdivision development should be considered. This would limit the isolation of the heritage resource from its physical, historical, and contextual setting.
5. If relocation of the current structure within the subdivision development is demonstrated to be unfeasible, than relocation to a sympathetic and appropriate location offsite of the subdivision development within the Town of Aurora should be considered. While this would remove the structure from its physical, historical, and contextual setting, it would retain the architectural elements with identified heritage attributes within the structure. Further, the relocated structure would serve as a unique example of a stone-clad residence built in the Arts and Crafts and Bungalow styles of architecture in the Town of Aurora.
6. If retention and relocation of the building are demonstrated to be unfeasible by the proponent, a Cultural Heritage Documentation and Salvage Report should be completed by a qualified heritage practitioner and distributed to the Town of Aurora Heritage Planning staff, the York Region Heritage Planning staff, and the Aurora Historical Society.
7. If retention of the building is demonstrated to be unfeasible by the proponent, original structural components (e.g., fenestration) and construction materials (e.g., stonework, millwork) should be salvaged by the Architectural Salvage Program at no cost to the Town in order to recognize and commemorate the existing structure and it's relatively unique occurrence in the Town of Aurora.

February 13, 2017

- 6 -

Report No. HAC17-002

8. This subject Cultural Heritage Impact Assessment report should be sent to the Heritage Planner at the Town of Aurora. Following the review and revision process, the final report should be submitted to the Town of Aurora as well as the Aurora Historical Society for archival purposes.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

1. Allow the Demolition of the House and recommend that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. That the property located at 14452 Yonge Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*.

Conclusions

The subject building was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*. Staff recommend that the Heritage Advisory Committee consider the request to remove 14452 Yonge Street from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

February 13, 2017

- 7 -

Report No. HAC17-002

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Excerpt of Cultural Heritage Impact Assessment of 14452 Yonge Street, prepared by ASI Archaeological & Cultural Heritage Services

Attachment #4 – Some notes, prepared by Jaqueline Stewart, May 2014

Attachment #5 – Evaluation Working Group Score, 14452 Yonge Street

Previous Reports

1. Memorandum from the Program Manager, Heritage Planning Re: 14452 Yonge Street Research, dated June 9, 2014

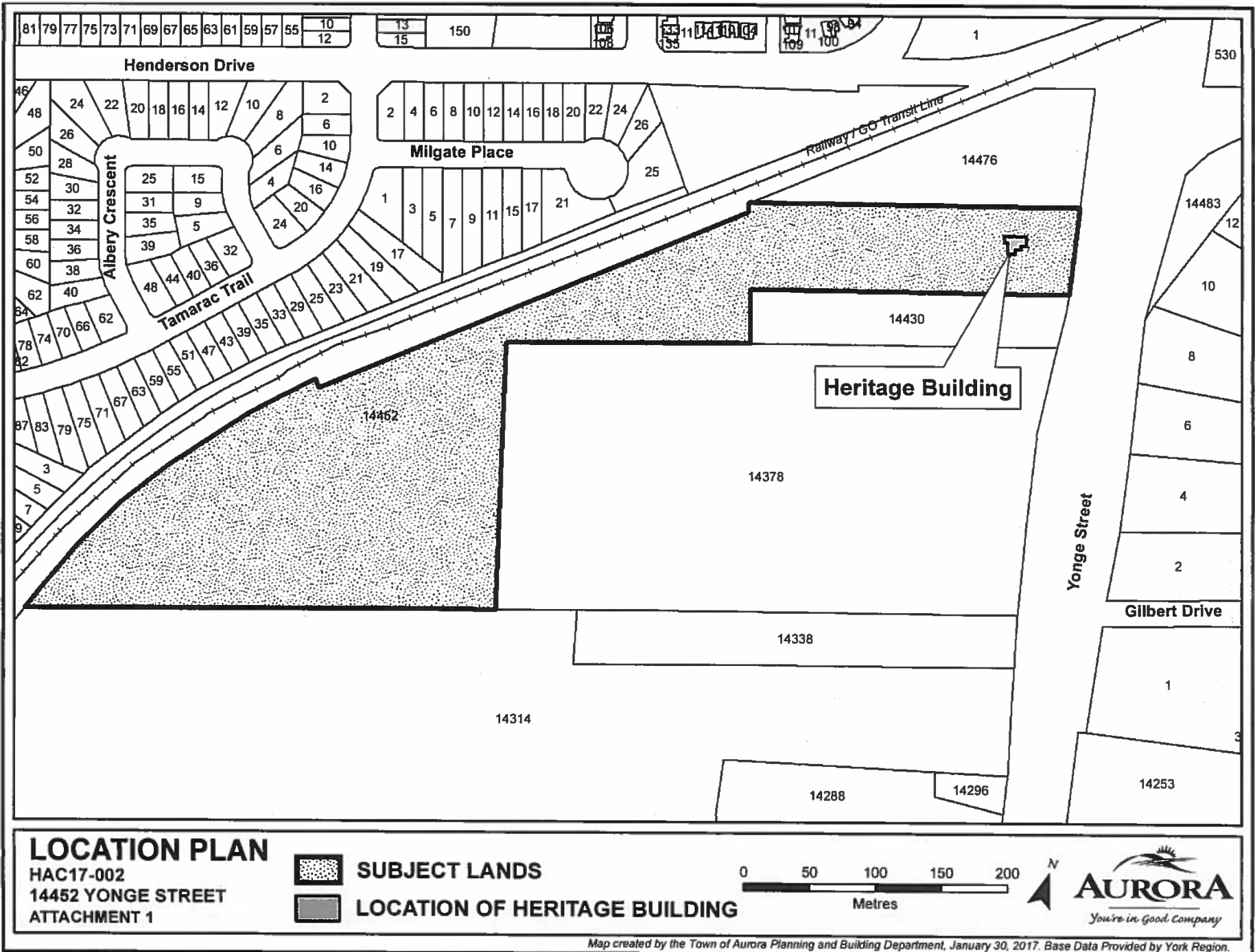
Pre-submission Review

Agenda Management Team Meeting review on February 2, 2017

Departmental Approval



**Marco Ramunno
Director, Planning and Building Services**

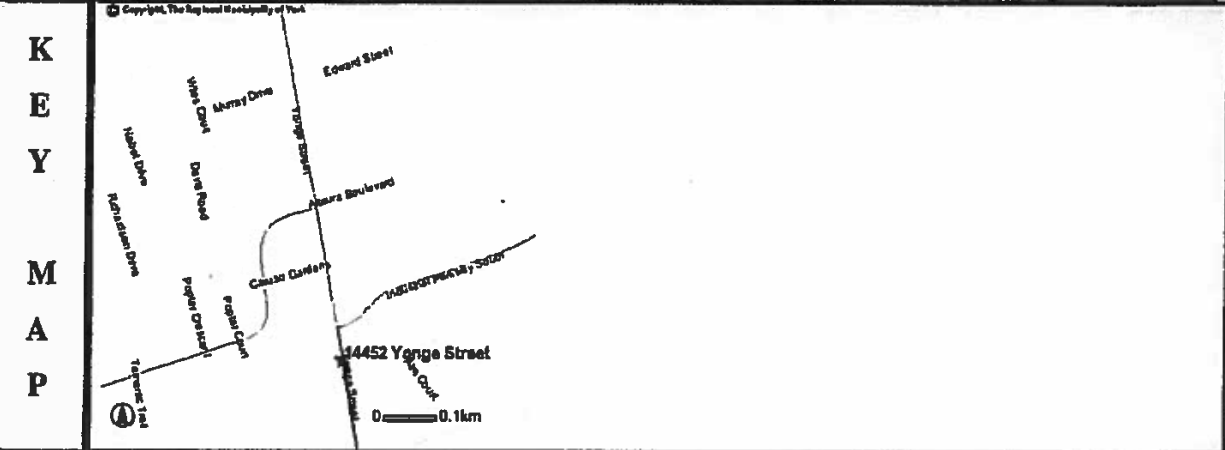


Attachment 2

AURORA INVENTORY OF HERITAGE BUILDINGS

**S
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E**
 ADDRESS: 14452 Yonge Street (At the very end of 1400 meter R.O.W.)
LEGAL DESCRIPTION: CONCESSION: 1W PART LOT: 75

**S
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 PRESENT USE: Residence ORIGINAL USE: Residence
 HERITAGE DESIGNATION: Undesignated 1995 INVENTORY
 OFFICIAL PLAN: Rural ZONING: (RU) Rural



AURORA INVENTORY OF HERITAGE BUILDINGS

A
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ADDRESS: 14452 Yonge Street
CONSTRUCTION DATE: c1930
BUILDER:
STYLE: Bungalow

GENERAL DESCRIPTION:

PLAN: Square – shaped with 2 projecting ells STOREYS: 1 ½ BAYS:
FOUNDATION MATERIAL:
EXTERIOR WALL MATERIAL:
ROOF TYPE: Hip
WINDOWS: Multi-paned sash
ENTRANCE:

UNIQUE FEATURES:

CHIMNEY (S):
DORMERS: Gabled
ROOF TRIM:
WINDOW TRIM:
SPECIAL WINDOWS:
DOOR TRIM:
PORCH/VERANDAH:
OTHER: Synthetic siding; windows; door + entrance

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Historical Society file not available at time of
summary transcription.

Attachment 3

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 13

2.3 Mapping Overview

A number of maps from the early and mid-nineteenth century were examined; however, not all were reproduced in this report given that they tended to have generalized depictions of the study area in which only the prominent buildings were illustrated or mentioned. The following is a list of historic maps (see Figures 3-10 below) and aerial photographs reviewed as part of archival research and which are described further below.

- 1860 *Tremaine's Map of the County of York*
- 1877 *Illustrated Historical Atlas of York County*
- 1917 Topographical Map
- 1930 Topographical Map
- 1951 Topographical Map
- 1954 Aerial photograph of Southern Ontario
- 1970 Aerial Photograph of the Town of Aurora
- 1976 Town of Aurora Planning Map

2.4 Land Use and Structural History

2.4.1 14452 Yonge Street

The structure at 14452 Yonge Street is located on a parcel of land that fronts onto Yonge Street and is approximately two kilometers south of the historic downtown Aurora core. Historically, the property was located on Lot 75 Concession 1 West of Yonge Street in the Township of King, York County.

The following land use history is based on a combination of land registry records, historic mapping, historic photographs, city directories, and local history resources where available. Additional archival research was conducted at the Archives of Ontario.

2.4.2 1813-1854

The Crown Patent for 200 acres of Lot 75, Concession 1 West of Yonge Street in the Township of King was granted to Henry Bonnell in 1813. Later that same year, Bonnell sold 200 acres of land to Nathaniel Gamble for a sum of \$200 (Abstract Index Instrument Number 2562). In 1833, Nathaniel Gamble sold the 200 acre parcel to James Gamble Sr. for a sum of \$1200, who then later sold the same parcel to his son, James Gamble Jr. for \$1200 in 1836.

The 1851 Census records list James Gamble Sr., aged 87, as an Irish-born widow residing in King Township with his two sons, daughter-in-law, and two grandchildren. His sons were William (aged 52) and James Jr. (aged 22), who are listed as United-States-born labourers. James Jr. was married to Julia Gamble (aged 31), with whom he had two children, a daughter (Name illegible, aged 5), and a son, William L. (aged 2).

James Gamble Jr. sold 5 and 33/100ths of an acre to the Ontario Simcoe Huron Railroad Union Company for a sum of \$370, to facilitate the construction of the railway beginning in 1854, but would retain ownership of the remaining 195 acres of this parcel until his death prior to 1860.

2.4.3 1854-1901

The 1860 *Tremaine's Map* of the County of York lists 'The Estate of the Late James Gamble' as owning the entirety of Lot 75, Concession 1, minus the railway tract (Figure 3). In addition to the rail line, a toll booth is also depicted on the eastern limit of the property, fronting on Yonge Street. N. Allen Gamble, J.P. (suspected to be Nathaniel Gamble, who moved north after selling his land to James Gamble Sr. in 1833) is depicted as owning Lot 30 in Concession 1 and 2 north of the subject property, while William K. Gamble is depicted as owning the west half of Lot 30, Concession 2. This demonstrates that the Gamble's were a prominent early family in the Aurora area in the mid-nineteenth-century.

After his death prior to 1860, the heir of James Gamble Jr., Archibald McLean, sold the 200 acre parcel minus the railway tract to George H. Gamble for \$4277.78. The 1861 Census lists George Gamble (aged 39) as an Ontario-born yeoman of Irish ancestry that resided in King Township. The census describes Gamble as living in a one-storey frame residence, but the entry is crossed out (Pg. 146, Line 13). It is unclear what the relationship was between James Gamble Jr. and George H. Gamble, but they are suspected to have been close relatives.

The 1871 Census lists George Gamble (aged 48) as an Ontario-born farmer of Irish descent living in King Township with his wife Annie (aged 35), and his two daughters Mary (aged 8) and Fannie (aged 3) (Schedule 1, Pg. 34, Lines 9-12). Schedule 3 of the 1871 Census states that in total, Gamble owned 300 acres of land with a total of two dwelling houses, five barns/stables, four carriages/ sleighs, three wagons/sleds, two ploughs/ cultivators, one horse rake, and two fanning mills (Page 5, Line 19). However, Schedule 4 of the 1871 Census lists Gamble as having 100 acres of land under cultivation in nearby Lot 29, Concession 2 (difficult to read due to a large ink spill), in the same area that N. Allen and William K. Gamble owned in 1860. It is therefore unclear what, if any, improvements were made to the study area during this time.

George H. Gamble retained the property until 1878, when he sold all of Lot 75 minus the railway tract and another 52 acre portion to Robert Livingston at a cost of \$7000. The 1881 Census lists Livingston (aged 36) as an Irish-born blacksmith living in York North (Page 25, Lines 14-16), and shows that after selling the property, George Gamble and his family moved to the St. James Ward of Toronto. Livingston owned the property for a short time and in 1881 sold the property to William L. Gamble, son of James Gamble Jr.

The 1878 *Illustrated Historical Atlas of the County of York* depicts G. Gamble as owning the eastern portion of Lot 75, Concession 1, with a small portion in the northwest owned by Job Wells, and a similar portion in the southwest owned by Jas Wells (Figure 4). The Abstract index does not list Joseph Wells as owning and property in Lot 75. Con 1 until 1881, where he is listed as owning the eastern 150 acres of the lot (Instrument Number 3934). The source of this discrepancy is unclear. A farmhouse and orchard are depicted in the eastern portion of the lot on the Gamble property, located north of the rail line and fronting on modern day Henderson Drive.

In 1881, William L. Gamble sold the eastern 150 acres to Joseph Wells, who owned the property until his death prior to 1899. The 1891 Census lists Joseph Wells as a 92 year old widower, that was living with his daughter Philadelphia (aged 42), her husband Henry Kitchen (aged 38), and daughter Laura (aged 8) in King Township (Page 33, Lines 15-18). In 1899, the executors of the estate of Joseph Wells sold the property to Henry Marsh at a cost of \$6000 and premises, which is the first mention of a structure on the

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 15

property in the Abstract Index records. Marsh then sold the property to Benjamin Case at a loss in 1901 for a sum of \$5,500.

2.4.3 1901-Present

The purchase of Lot 75, Concession 1 by Benjamin Case in 1901 marks the second family to retain the property for a considerable period of time. The Case/ Boynton family would retain ownership, through various members, until the second half of the twentieth century. The 1901 Census lists Benjamin Case (aged 46) as an Ontario-born widower and farmer living with his children Maggie (aged 21), Lilian (aged 17), Eva (aged 15), Phineas L. (aged 12), and Clista (aged 11) (Page 3, Lines 21-26). The 1911 Census depicts Benjamin Case as living with his eldest daughter Lilian Case (aged 28), her husband and the head of household, Fred Case (aged 32). Benjamin's son, Lorne Case (suspected to be Phineas L., aged 23), and Fred's sister-in-law Dolly Case (aged 29) also resided with them (Page 3, Lines 5-9).

The 1917 Topographical Map (Figure 5) demonstrated that the study area remained primarily undeveloped at this time. Yonge Street is present on the eastern limit of the lot, and the Grand Trunk Railway line is depicted along its present course. The only structure on the lot is the farmstead present in the 1878 Historical Atlas on the Gamble property. The study area remains undeveloped and no structures are noted in the study area.

After his death, the executors of the estate of Benjamin Case sold the subject property to P. Lorne Case in 1920 for a sum of \$12,000. In 1929, Case sold five acres of land to his father-in-law, Frederick Boynton, for a nominal sum of \$1. This parcel of land is the municipal lot where the extant residence is located. Frederick then sold the same parcel to his son, Donald Boynton, in 1936 for the same \$1 fee. Donald Boynton then bought another parcel from Lorne Case in the southeast corner of the lot in 1941.

The 1921 Census lists L.P. Case (Lorne Phineas) as a 33 year old farmer living on Lot 75 in King Township with his wife, Mable R. Case (aged 23), and twin sons B.F. and S.E. Case (aged 1). They are listed as living in a single detached home with six rooms, clad in a lime mortar plaster (Page 1, Lines 21-24), which suggests they lived in the farmstead to the north adjacent to modern Henderson Drive, and not the extant residence.

The 1930 Topographical Map (Figure 6) depicts the study area in the same light as the earlier mapping, with the Gamble house present north of the rail line, and the rail line and Yonge Street along their present alignment. The only addition to earlier mapping is a frame structure located on the southern limit of the rail line, directly adjacent to the rail right-of-way. Due to the distance from Yonge Street, and the absence of an entrance drive being depicted on the map, it is suspected that this structure represents a rail-related building, and not a domestic residential structure. No structures are noted in the study area.

The 1951 Topographical Map (Figure 7) continues to depict the study area as an undeveloped lot, with the exception to the rail line and Yonge Street. The Gamble residence is present to the north of the rail line, and the frame structure depicted adjacent to the rail line in the 1930 Topographical Map is absent. No structures are noted in the study area.

The 1954 Aerial Photograph of Southern Ontario (Figure 8) is the first mapping to indicate a structure within the study area. The 1954 aerial clearly shows development and landscaping activities within portion of the study area with the extant residence, although the resolution is not fine enough to detect any specifics. It appears as though several outbuildings, established circulation routes, and mature tree lines are present in the location of the extant residence west of Yonge Street.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 16

In 1965, Boynton sold the northern five acre parcel to Irene H. Craigie, with the survey of the transaction showing the location of the extant residence. The residence is also noted on the 1970 Aerial Photograph (Figure 9), along with the extant outbuildings, circulation routes, and mature treelines. It appears as though the landscape changed very little between 1970 and the present. This suspicion is confirmed by the 1976 Town of Aurora Land Use Map (Figure 10), which depicts the entire parcel of land associated with the extant residence as zoned for residential use, implying the primary function was that of a domestic residence.

In 1979, Irene H. Craigie sold the subject property and extant structure to Diodoro and Barbara Tamburino. The Tamburino family owned this property and residence, which they lease to a tenant until it was purchased by Ballymore Building (Aurora South) Corp. in 2015.

2.4.4 Summary

The results of the land use history based on a combination of land registry records, historic mapping, and other archival documents, do not provide a clear indication of when the structure at 14452 was built, or by whom. It is suggested that the structure was either constructed in 1929 by Fred Boynton, or in 1940 by Donald Boynton with the \$4000 mortgage he took out on his property at that time (Town of Aurora 2014). To further complicate matters, the extant residence is absent from the 1951 Topographical map, and is not depicted until the 1954 aerial photograph. In short, it is impossible to say with certainty the exact construction date based on the above documents, but it is likely the structure was build in the 1930s-1940s.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 19

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by Lauren Archer, Cultural Heritage Specialist, and John Sleath, Cultural Heritage Assistant, both of ASI, on 29 February 2016 to survey and document the study area and environs. Data was collected to describe the existing conditions and integrity of the property located at 14452 Yonge Street, which is listed on the Town of Aurora's *Register of Properties of Cultural Heritage, Value, or Interest*. Photographic documentation can be found in Appendix A.

3.2 14452 Yonge Street

The structure at 14452 Yonge Street has been determined to have been likely constructed *circa* 1930s based on the architectural style and materials used, despite its exclusion from the 1930 and 1951 Topographic maps. It retains a rural, wooded context south of the Town of Aurora, despite increased commercial and residential development to the north and east. It features a one-and-a-half storey fieldstone faced residence with elements of Bungalow and Arts and Crafts architectural styles, popular in the 1920s and 1930s. The residence features irregular massing, cut-stone quoins on the corners, a complex roof line with multiple dormers and multiple peaks, and concrete parged foundations. Currently, the structure is divided into two separate dwelling units, each rented by a separate tenant. The residence is on the west side of Yonge Street, accessed by a long, tree-lined entrance drive. It is obscured from view by heavy tree cover.

3.2.1 Exterior

The east elevation of the extant structure faces Yonge Street, and features a porch on the south portion, and an excavated earthen ramp into the basement on the northern portion. The north portion features a central window consisting of paired hinged panes with six small panes on top of one large pane on the main floor, and a small triangular dormer on the second floor with a fixed rectangular window and fish-scale cladding on the face. The southern portion of the east elevation features a wooden porch supported by old railway ties, a paired hinged window consisting of six panes above one large pane on the southern portion, and a gable dormer located in the center of the second floor. The window in this dormer is a modern replacement, and it is evident the dormer has undergone recent repairs that have yet to be completed. There is evidence of extensive repair to the stonework on the south portion of the east elevation, with red brick and cement being used to repair holes in the fieldstone (Plates 1-7).

The south elevation features the main entrance to the residence, which is accessed by way of the wooden porch on the southeastern corner of the structure. The central section of the south elevation features a large, multi-paned rectangular window on the main floor, and two fixed rectangular windows in the basement above grade level. The western portion of the south elevation features similar window arrangements on the main floor and basement, but with the addition of small, modern shed roofed dormer on the second floor that was missing exterior cladding. Three of the four basement windows are covered with plywood. The corners of each section on the south elevation feature cut stone quoins, with evidence of extensive repair in many cases (Plates 8-9).

The west elevation of the structure features an enclosed porch or mudroom on the north side that serves as the entrance to one of the dwelling units, two windows, and a centrally located triangular dormer on the second floor. The mudroom features a doorway and one window with six panes over one large pane on

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 20

the south, three of the same style windows on the west and north elevations. The mudroom itself is clad in fish-scale shingle cladding, which is in a poor state of repair at present. The windows on the west elevation of the main structure include one six-over-one paned window slightly south of the center, and one modern window on the northern section of the main floor. There is evidence that windows were present in the basement below grade level, but they were filled in to reduce flooding (Current tenant, personal communication). The central, internal red-brick chimney is prevalent on the west elevation, where it shows extensive evidence of repair (Plates 10-14).

The north elevation features two of the six-over-one paned windows on the main that are common throughout the structure, located near the centre of the residence on the main floor. Above the western-most of these windows is a small balcony accessed by a French door through a gable dormer. The balcony is supported from below by modern dimensional lumber, and the dormer is clad in plywood. This dormer and balcony appear to be modern additions to the house. The basement of the north elevations does not feature any windows due to the sloping topography and higher grade of the northern yard (Plates 15-18).

3.2.2 Interior

The interior of the original structure has been divided into two separate dwelling units, divided by an interior wall and accessed at the east, and west elevations. The tenant of the east apartment has access to the basement, while the west apartment tenant has access to the upper floor. Structural upgrades have taken place in many locations throughout the residence, although the majority of the main floor and the basement retain original elements. The entire second floor was recently renovated to increase the usable living space by one of the current tenants, and it retains no heritage elements except for two dormer windows.

The east apartment, accessed through the front (east elevation) porch, opens into the living room and kitchen that demonstrate an open floor plan. The kitchen is located on the south wall, and features modern cabinetry and appliances (Plate 19). The ceilings are similarly modern upgrades, consisting of dropped gypsum tiles. The floor in the kitchen and living room is oak strip flooring that is reported by the current tenant as being original to the house (personal communication) (Plate 20). The walls are all original lath and plaster with signs of cracking, and are bordered by thick oak baseboard and casings in all structural openings (Plate 21). The fireplace and adjoining decorative bookcases are original, with the fireplace consisting of painted brick with an oak mantel, and the bookcases featuring solid oak construction and leaded glass doors (Plate 22 and 23). There is one large window in the main living area, located above the kitchen sink and featuring three windows. The windows consist of a rectangular eight-over-one paned window flanked by a six-over-one paned window on both sides (Plate 24). Interior doors are solid oak and bordering in wide oak casings, and the interior of all windows are bordered by the same oak trim.

The north side of the main apartment on the main floor features two bedrooms and a washroom. The master bedroom is located on the northeast corner of the structure, the second bedroom is in the northwest of the apartment, and a washroom is between the two. The master bedroom features the same oak flooring as the kitchen and living room, similar lath and plaster walls, and lath and plaster ceiling (Plate 25). One window is present on the east wall which consists of paired six-over-one paned windows bordered in oak trim with an oak sill, and overlooking the front yard (Plate 26). There is a closet on the south wall of the bedroom with a solid oak door and the oak trim that is common to the rest of the main floor. The master bedroom also features the sconce lighting on the west wall, which was reported as original to the residence (tenant, personal communication) (Plate 27)

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 21

The second bedroom is smaller than the master, and lacks the stained oak trim found elsewhere in the structure. One closet is located on the south wall of the room, with a six-over-one paned window bordered by painted white wooden casing and sill overlooking the north yard. The doorway is bordered in white wooden casing and features a solid oak door (Plates 28- 31). The second bedroom also features a lath and plaster ceiling and oak strip floors. It shares a common wall with the western apartment

The washroom located in between the two bedrooms features modern fixtures, and was renovated since its construction. The doorway to the washroom appears to be original, and consists of a solid oak door with original hardware, surrounded by oak casings (Plates 32-33). The window features painted wooded casings and a painted sill.

The main floor of the apartment on the rear (west) side of the structure is accessed via the mudroom on the west elevation, which leads into the kitchen. The kitchen consists of modern cabinetry, appliances, and laminate flooring, and is divided from the second bedroom of the apartment to the east by a wall (Plates 34 and 35)

The living room of the western apartment is separated from the kitchen of the eastern apartment by means of a pair of oak French doors, blocked by a couch and curtains to create a divide between the two apartments (Plate 36). The living room features oak strip floorboards, and is lined in the same oak baseboards, trim, mouldings, and door and window casings as the eastern apartment (Plate 37). The south wall of the living room features a small recessed alcove that has five six-over-one sash windows (Plate 38). The same oak bodied, leaded glass cabinets are also present in the living room of the western apartment as are present adjoining the fireplace in the eastern apartment (Plate 39). The common decorative elements, as well as the presence of a thick picture rail at eye level suggests that this room was once a more formal dining or sitting area of the house, before it was divided into apartments.

The northwest corner of the living room contains the stairs leading to the second floor (Plate 40), which was entirely renovated by the current tenant over a period of many years (personal communication), and retains no visible heritage elements. The second floor contains two bedroom (Plates 41 and 42), one washroom (Plate 43), and several other small rooms and hallways, with low ceiling and steeply angled walls, due to the nature of the complex roof of the structure (Plate 44). The second floor balcony, present on the north elevation, is accessed by a doorway and dormer from the second floor, which was built by the current tenant (personal communication) (Plates 45 and 46). The small triangular dormers on the east and west elevations retain the original multi-paned windows, and are located in narrow and low alcoves on the second floor (Plate 47).

The basement of the residence is accessed by a doorway on the east elevation that is cut into the slope to form a ramp (Plate 3). The basement features poured concrete floors and parged cement foundations painted white (Plate 48). The ceiling is composed of painted lumber, and is unfinished with insulation, wiring, and piping visible. The underside of the softwood subfloor boards supporting the main floor are also visible, which show no clear evidence of repair or replacement where visible (Plate 49). Some floor joists have been replaced, and those are evident due to their lack of painting. The basement is generally divided into a number of rooms, with various areas used by the current tenant as storage and work areas (Plate 50). The circuit breaker, water heater, and furnace are all located in the basement, and are modern additions (Plate 51).

3.2.3 Landscape Features

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 22

The 7.81 hectare property contains a number of landscape features in addition to the residence (Figure 11). The residence and the rest of the property can be accessed by a long entrance drive from the west limit of the Yonge Street right-of-way (Plate 52). To the north of the drive and east of the residence is a large, decorative garden and sitting area surrounded by trees (Plate 53). The area immediately surrounding the residence consists of lawns and gardens, with mature trees surrounding the area further from the residence. The drive continues west past the house to a large garden shed on the north side of the path (Plate 54), with a larger outbuilding further to the northwest (Plate 55). A third small outbuilding and associated structure are located on the south side of the path, in the middle of a large grass area (Plate 56). The function of this shed and outbuilding are unknown.

The main pathway continues through established wooded areas that are generally low in topography and are the site of standing water and a small creek. The trees in this area are primarily of Eastern White Cedar, and are reported to have been planted within the past 25 years (tenant, personal communication). The area also features large, mature hardwood and softwood trees, although to a far lesser extent than the smaller cedars (Plates 57-59).

The pathway continues through the wooded area with several forks leading to different trails. The northern most of these trails is aligned near the railway tracks, which are visible in several locations where the trees have been cut back to form paths. The far southwestern portion of the property consists of mature grasses located on a topographical rise (Plates 60-62). According to the current tenant, the property is frequently used as a camping area by transients travelling along the rail corridor, and by local teenagers as a recreational area.

3.6 The Surrounding Environs

The properties directly adjacent to the study area are not known to be significant heritage properties, although the historic settlement of Aurora is located nearby to the north on Yonge Street (Figure 12). This area contains many properties of cultural heritage value or interest, including the Northeast Aurora Heritage Conservation District, as well as other individual heritage properties. The study area and surrounding environs constitute the area directly south of the historic Aurora downtown core, and has served as a main gateway into and out of the town via Yonge Street. Notable structures and properties of cultural heritage value within the surrounding environs and include:

- 520 Industrial Parkway South, remains of an old rail bridge on the east side of Yonge Street to the northeast of the study area (Designated Part IV, By-law 4850-06.R)
- Yonge Street, forms the east limit of the study area, recognized by various municipalities as an important transportation route and as a significant cultural heritage landscape
- Canadian National Railway track, forms the north limit of the study area, recognized as a significant transportation route within the Province of Ontario with several federally recognized Designated Heritage Railway Stations located along its course, including the nearby Aurora Station (Designated 1990).

Yonge Street is a central thoroughfare in the community and consists of two lanes of vehicular traffic both north and southbound divided by a wide central lane, with an additional northbound lane forming a dedicated right hand turn lane onto Industrial Parkway South.

The area to the north of the railway track adjacent to the study area consists of a recent residential subdivision, while the area to the south consists of a large residential lot with heavy tree cover.



Figure 11: Extant Residence and Landscape Features within the Study Area





Figure 12: Previously identified cultural heritage resources (CHRs) in the study area environs. (ESRI).



Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 25

3.7 Comparative Properties within the Town of Aurora

The *Town of Aurora Register of Properties with Cultural Heritage Value or Interest* lists two other properties that demonstrate similar architectural and stylistic details as the residence at 14452 Yonge Street (Appendix C). These properties, all located within the NE Old Aurora include:

- 60 Centre Street
- 62 Centre Street

The residence at 60 Centre Street is located approximately two kilometres northeast of the study area, and consists of a one-and-a-half-storey red brick Bungalow style residence that features a hipped roof, triangular dormer and bay window on the east elevation, shed dormer on the south elevation, and a centrally-located red brick chimney. Fenestration primarily consists of three panes over one pane rectangular windows with concrete sills. This property is individually listed in the municipal heritage register, and designated under Part V of the *OHA* as part of the NE Old Aurora HCD.

The residence at 62 Centre Street is located approximately two kilometres northeast of the study area, and consists of a one-and-a-half-storey red brick Bungalow style residence with a concrete foundation that features a hipped roof, bay window on the east elevation, shed dormer on the south elevation, and a centrally-located red brick chimney. Windows appear to be modern, and feature concrete sills. This property is individually listed in the municipal heritage register, and designated under Part V of the *OHA* as part of the NE Old Aurora HCD.

While both of these residences possess some stylistic attributes in common with the extant residence at 14452 Yonge Street, there are several factors that make the subject property distinct from these comparative properties. Most obviously, the residence at 14452 Yonge Street is clad in fieldstone, whereas the comparative properties are clad in red brick. The fenestration at 60 Centre Street is roughly comparable to the subject property, with the former featuring three-over-one sash windows, and the latter featuring primarily six-over-one sash windows. All three of these residences possess a central red brick chimney, hipped roofs with complex roof lines, and varying number and arrangement of dormers.

While each of these comparative residences share generally similar stylist details, there are several construction details of the residence at 14452 Yonge Street that appear to be unique. The primary difference is the presence of fieldstone cladding on the subject residence, which does not have a comparative analogue in similar Bungalow or Arts and Crafts style residence in the Town of Aurora.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 26

4.0 HERITAGE EVALUATION OF THE STUDY AREA

4.1 Heritage Evaluation of 14452 Yonge Street

The property located at 14452 Yonge Street is listed on the Town of Aurora's *Register of Properties of Cultural Heritage, Value, or Interest*. Table 1 contains the evaluation of 14452 Yonge Street against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 1: Evaluation of 14452 Yonge Street using Ontario Heritage Act Regulation 9/06

1. The property has design value or physical value because it :

Ontario Heritage Act Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The building at 14452 Yonge Street is an example of an early twentieth-century residence built with elements of the Bungalow and Arts and Crafts styles, featuring one-and-a-half-storey fieldstone construction with original irregular scale and massing, complex roofline, cut stone quoins, and original windows, interior doors, and interior trim.</p> <p>Original interior features include beams and joists in the basement, concrete foundations, lath and plaster walls and ceiling on the main floor, original oak strip flooring, thick oak baseboards, picture rails, door and window casings, oak interior doors, main floor cabinetry, sconce lighting, original windows on the main floor, and some original windows on the second floor.</p> <p>Located to the south of Historic downtown Aurora, this building is representative of a unique architectural style within the town of Aurora, with only a few other examples present. Further, these comparative examples are clad in red brick, rather than fieldstone like the subject property.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property does not meet this criterion.

2. The property has historical value or associative value because it:

Ontario Heritage Act Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The subject property was associated with the Gamble and Case/Boynton families, both of whom had ties to the mid-nineteenth and early-twentieth century settlement of the town of Aurora.</p> <p>Despite these associations, neither the Gamble nor the Case/Boynton families are considered to be founding members or highly influential personalities, and therefore the subject property is not considered to meet this criterion.</p>
ii. yields, or has the potential to yield, information that contributes	The subject property does not meet this criterion.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 27

Table 1: Evaluation of 14452 Yonge Street using Ontario Heritage Act Regulation 9/06

to an understanding of a community or culture, or;	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The architect and/or contractor responsible for building this structure is not known. The subject property is not known to meet this criterion.

3. The property has contextual value because it:

Ontario Heritage Act Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The subject property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically, functionally, and historically linked to residential and agricultural activities in the area south of the downtown core of the Town of Aurora, and the alignment of the Northern Railroad line between Toronto and Aurora.
iii. is a landmark.	The subject property does not meet this criterion.

The subject property at 14452 Yonge Street met at least one of the criteria contained in Regulation 9/06. The heritage significance of the property primarily resides in the unique architectural style that it was constructed in, the relative lack of similarly-styled structures within the town of Aurora, and the remaining original construction materials and structural features.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 28

5.0 STATEMENT OF CULTURAL HERITAGE VALUE

5.1 14452 Yonge Street

Design:

14452 Yonge Street, Aurora, is a one-and-a-half-storey fieldstone clad building that was built in the 1930s-1940s for residential purposes. The building features original irregular scale and massing, multi-pitched roof with multiple dormers (two of which appear to be original), cut stone quoins, original windows in all but a few cases, and original interior lath and plaster walls, baseboards and trim, and interior doors.

Historical/Associative:

The residence at 14452 Yonge Street was likely constructed in the 1929 by Fred Boynton or his son, Donald Boynton in the early 1940s, based on historical records and architectural style. Various members of the Boynton family, and their in-laws the Case family, lived on the subject property from 1901 to 1975. While they were well established in the community, the Boynton and Case families are not considered highly influential or pioneering families, and so this association does not impart any additional cultural heritage value to the property.

Context:

This property is located on the west side of Yonge Street, south of the historic downtown core of the Town of Aurora. The property is contextually linked to the Canadian National Railway line and Yonge Street due to its adjacency to both, although it not considered to be important in maintaining or defining the character of either of these historical features. Due to the location of the property outside of the historical town limits, the setback of the residence from Yonge Street, as well as the density of obscuring tree cover, the subject property is not considered to be a landmark.

Heritage attributes that contribute to the heritage value of 14452 Street South include its:

- one-and-a-half-storey scale and massing;
- fieldstone facing with concrete foundations;
- cut-stone quoins;
- original six-over-one sash windows throughout most of the structure;
- multi-pitched roof with complex roof lines;
- original hardwood floors and hardwood millwork;
- lath and plaster walls and ceilings on the majority of the main floor.
- Established circulation routes and mature woodlots
- Remnant agricultural fields

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 29

6.0 CONSERVATION STRATEGY

6.1 Proposed Work

The following is adapted from the Draft Plan of Subdivision prepared 16 December, 2015 and submitted to the Town of Aurora (Appendix B). Key features of this plan include the construction of a block of 40 detached residences on the west side of the study area encompassing an area of 1.84 hectares surrounded by an additional 1.48 hectares of adjacent land, a large portion of land in the central portion of the study area to be conveyed to the Town of Aurora (3.06 hectares), and a large section of the east portion of the study area (1.71 hectares) that includes the extant residence and outbuildings that will be retained by the applicant. Even though the portion of the study area with the extant residence and outbuildings will be retained by the applicant, the intention is to demolish the residence and outbuildings (Ballymore Building Corp, personal communication).

6.2 Impact Assessment

To assess the potential impacts of the proposed development on the cultural heritage value of the properties located at 14452 Yonge Street, the identified heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Tool Kit* (2006), which include:

- Destruction of any, or part of any, significant heritage attribute or feature.
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Soil Disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.

Based on the current proposed development concept (Appendix B), 14452 Yonge Street will be directly impacted through removal of the existing structure and the destruction of a number of landscape features.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 30

Table 2: Impact Assessment – 14452 Yonge Street	
Impact	Impacts of the proposed development on the heritage resource
Destruction, removal or relocation	The proposed development will completely destroy and remove the resource, resulting in irrevocable impacts to the following identified heritage attributes: <ul style="list-style-type: none"> • One-and-a-half-storey scale and massing; • multi-pitched roof with complex roof lines; • Historic building materials: fieldstone facing; cut stone quoins, • Architectural features: original fenestration; original hardwood flooring and millwork; original interior hardwood doors
Alteration	The Draft Plan of Subdivision (see Appendix B) demonstrates alteration to the surrounding landscape features of the subject property, including the removal of mature trees, remnant agricultural fields, and established circulation routes.
Shadows	This category is not applicable as the subject heritage building will be removed by the proposed development.
Isolation	This category is not applicable as the building will be removed by the proposed development.
Direct or indirect obstruction of significant views	This category is not applicable as the dense tree cover surrounding the property limits views into, or out of the subject property.
A change in land use	This category is not applicable for the entire study area, as a portion as proposed development will retain a residential land use. The west portion, currently zoned as Agricultural, will experience a change to a Residential land use.
Soil disturbance	There is expected soil disturbance involved in construction, grading, and excavation activities related to the development.

6.3 Conservation Strategy Objectives

Based on the results of archival research, a site visit, heritage evaluation, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed. The conservation strategy has been developed in accordance with the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix D). In addition, Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* recommendations have been considered, and in particular that the developer "use the gentlest means possible for any intervention" in order to "respect heritage value when undertaking an intervention." Thus, the conservation strategy has been designed to:

- Avoid impacts to identified heritage attributes.

As such, the following is the preferred conservation option following current conservation guidelines and best practice:

1. The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with 14452 Yonge Street and to result in sympathetic and compatible alterations to the property.

7.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

The proposed development at 14452 Yonge Street in the Town of Aurora will demolish the present structures on the property. Based on the results of archival research, a field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes, the subject property was determined to retain heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource, in consideration of overall impacts to the property, and in consideration of the proposed development concept:

1. The proposed application should attempt to avoid direct and indirect impacts to heritage attributes associated with 14452 Yonge Street. If feasible, retention of the building in situ should be attempted.
2. Retention of the building would require the securing of the building in a manner that does not negatively affect the cultural heritage values and attributes of the subject building, while also ensuring that the building does not pose a threat to human safety.
3. If the property is to be redeveloped, adaptive reuse of the current structure should be considered. Retention of the original scale, massing, and heritage attributes of the building (such as stone fieldstone facing and windows) should be attempted. For example, Parks Canada's *Historic Places Standards and Guidelines* defines rehabilitation as "the action or process of making possible a continuing or compatible contemporary use of an *historic place*, or an individual component, while protecting its *heritage value*" (page 17). In particular, Standard 11, Chapter 3, states that it is necessary to "conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place" (page 23). Examples of successful integration of heritage structures and modern development should be studied to create a successful design for adaptive reuse.

4. If adaptive reuse is demonstrated to be unfeasible, relocation of the current structure within the subdivision development should be considered. This would limit the isolation of the heritage resource from its physical, historical, and contextual setting.
5. If relocation of the current structure within the subdivision development is demonstrated to be unfeasible, than relocation to a sympathetic and appropriate location offsite of the subdivision development within the Town of Aurora should be considered. While this would remove the structure from its physical, historical, and contextual setting, it would retain the architectural elements with identified heritage attributes within the structure. Further, the relocated structure would serve as a unique example of a stone-clad residence built in the Arts and Crafts and Bungalow styles of architecture in the Town of Aurora.
6. If retention and relocation of the building are demonstrated to be unfeasible by the proponent, a Cultural Heritage Documentation and Salvage Report should be completed by a qualified heritage practitioner and distributed to the Town of Aurora Heritage Planning staff, the York Region Heritage Planning staff, and the Aurora Historical Society.
7. If retention of the building is demonstrated to be unfeasible by the proponent, original structural components (e.g., fenestration) and construction materials (e.g., stonework, millwork) should be salvaged in order to recognize and commemorate the existing structure and it's relatively unique occurrence in the Town of Aurora.
8. This subject Cultural Heritage Impact Assessment report should be sent to the Heritage Planner at the Town of Aurora. Following the review and revision process, the final report should be submitted to the Town of Aurora as well as the Aurora Historical Society for archival purposes.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 33

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Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 34

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Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 35

APPENDIX A: Photographic Documentation



Plate 1: East elevation of residence, looking northwest.



Plate 2: East elevation, looking west.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 37

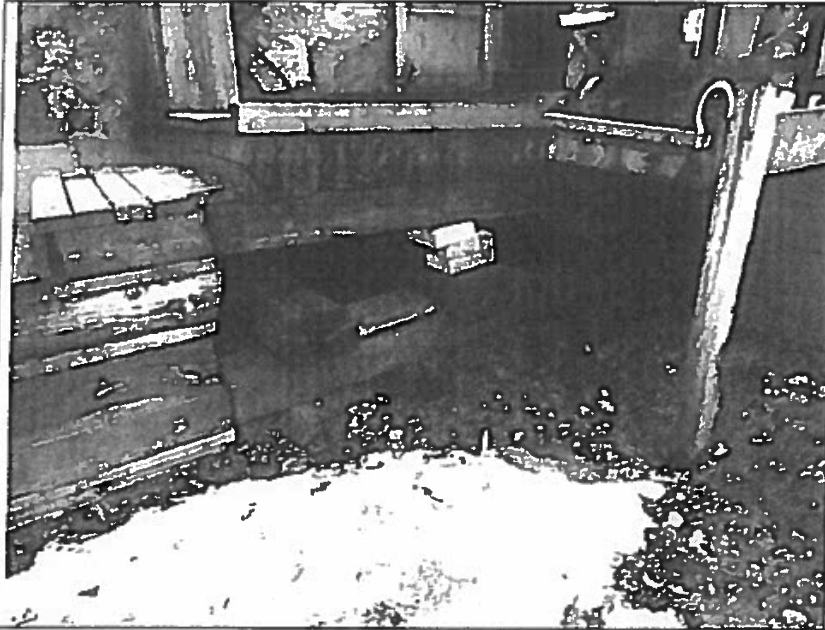


Plate 5: Railway ties supporting the porch on the south corner of the east elevation, looking northwest.

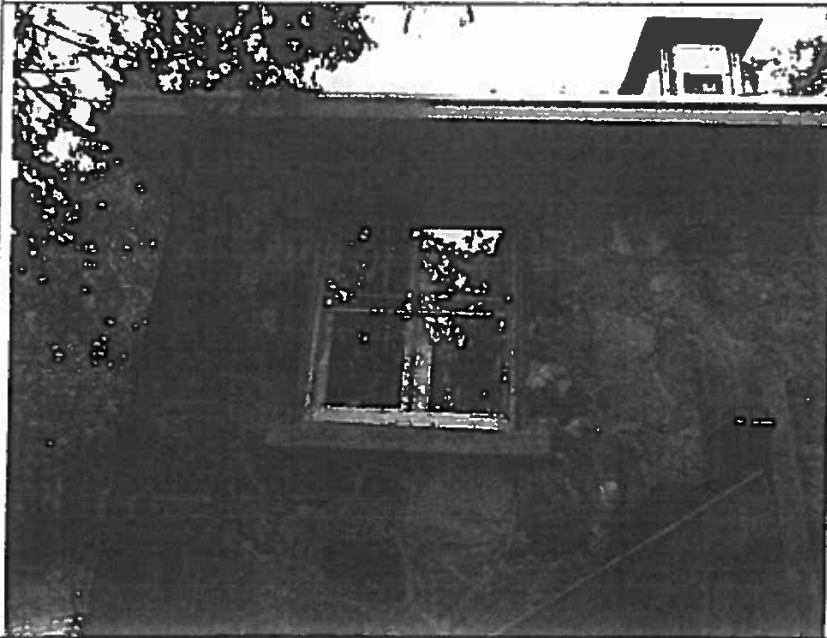


Plate 6: Brick repair on the stone facing, stone quoins, and the paired windows on the east elevation, looking west.

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 39

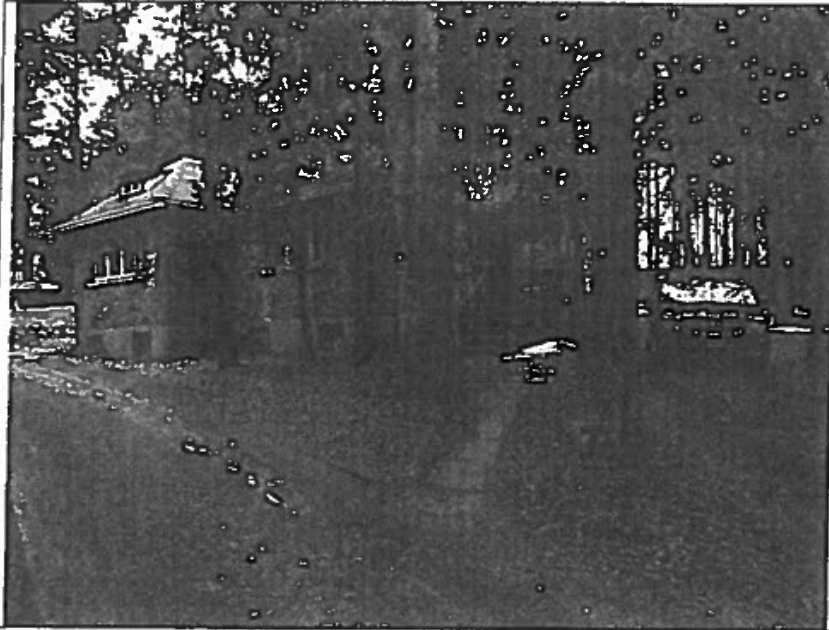


Plate 9: South elevation, with main entrance and porch on the southeast corner, looking northwest.

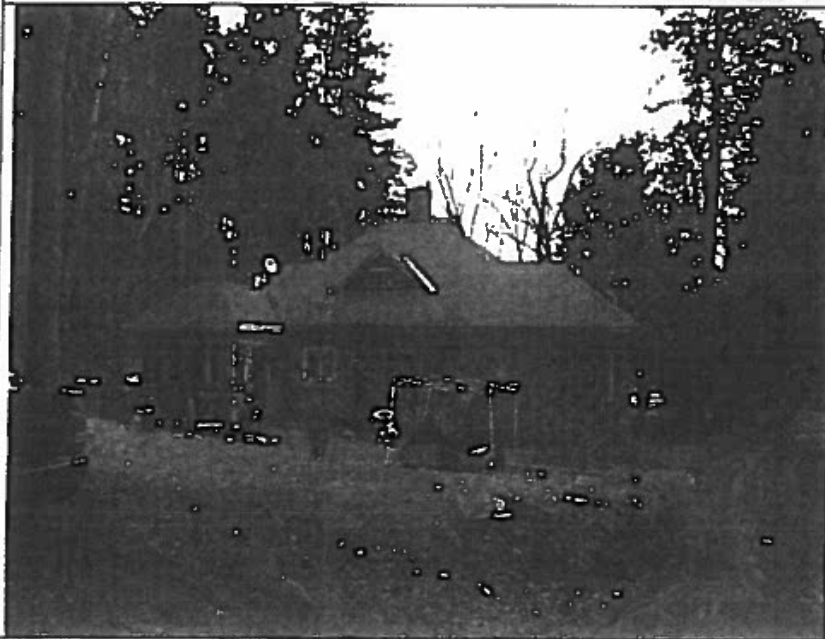


Plate 10: West elevation, looking east

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 41



Plate 13: Fish-scale cladding and doorjamb on the mudroom, looking north.



Plate 14: Windows, triangular dormer, and chimney on the west elevation, looking east

Cultural Heritage Impact Assessment
14452 Yonge Street
Town of Aurora, Regional Municipality of York, Ontario

Page 43

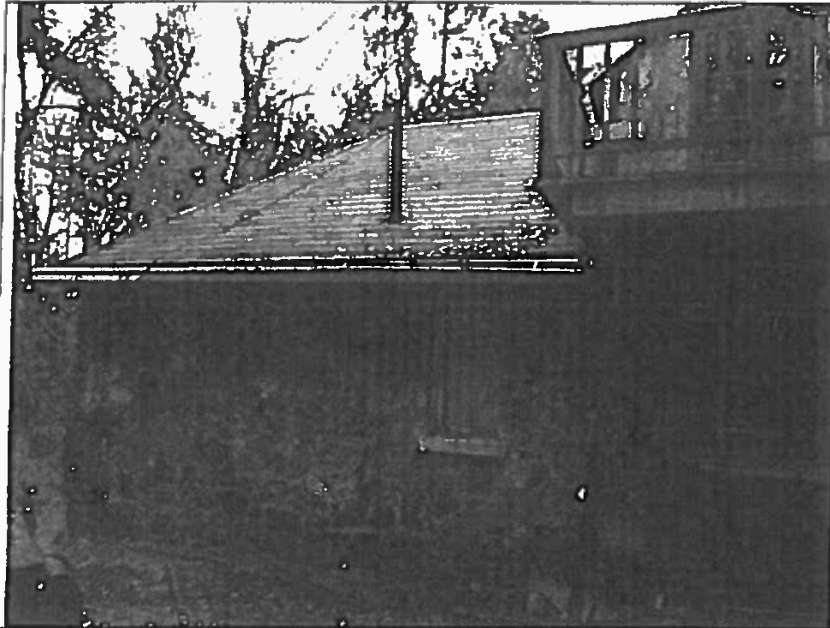


Plate 17: North elevation windows, balcony and repaired quoins, looking south.

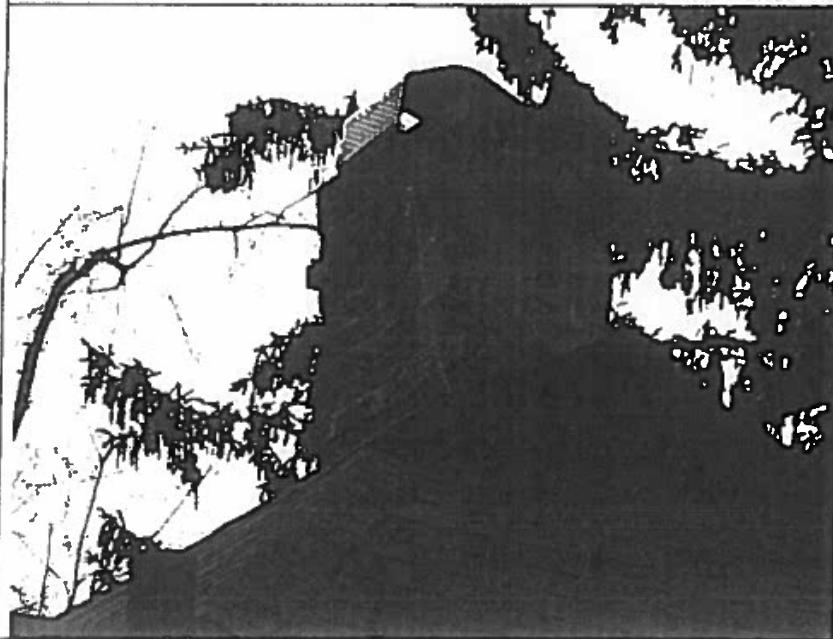


Plate 18: Chimney repairs, looking southwest.

Attachment 4

14452 Yonge Street, Aurora

Some notes on its history

The property now known municipally as number 14452 Yonge Street in Aurora is a part of lot 75 in the first concession west of Yonge Street. Old township lot 75 consisted of 210 acres (just under 85 hectares) running from Yonge Street westward to Bathurst, its northern limit being the sideroad known today as Henderson Drive. Until the re-drawing of municipal boundaries with the coming of regional government in 1971 it was part of King township.

The eastern three-quarters of lot 75, with frontages on Yonge Street and Henderson, was first separated from the rest in 1878.¹ The farmhouse was located on Henderson Drive.² (Tucked up almost into the north-east corner of lot 75, just south of the railway, was the toll gate which was used until 1897 to charge travellers for the use of Yonge Street.)

It was not until 1929 that the land on which number 14452 stands was severed from the larger farm. In that year Phinis Lorne Case sold a five-acre parcel fronting on Yonge Street to his father-in-law, Frederick Boynton, for \$100 (the abstract, or summary of land sales, shows the typical nominal one dollar; the actual amount appears in the legal document). Later purchases added to the property, creating an irregularly shaped lot.

Mr. Boynton, a local man, was variously described over the years as a machinist or a carpenter by trade.³ At one point he had worked in Toronto at the paper box manufacturing company operated by a brother-in-law, Albert E. Long (the business was founded by Albert's father, Frederick Long, in Aurora). By 1911 he was back in Aurora and working as a carpenter at the Fleury foundry.

Fred Boynton married Minnie Neun in 1896 and they had three children: Mabel (who married Lorne Case, the man who sold 14452 Yonge to Fred); Earl; and Donald. All three had left home by the time Fred acquired the property south of the railway crossing in 1929, and Donald was living in Detroit, Michigan.

The Aurora assessment roll for 1929 shows Frederick Boynton as the owner and resident of a house on the east side of Yonge Street, south of Dunning Avenue. The entry has

¹ All information concerning land ownership is from the abstract index (and sometimes from individual documents) for lot 75, concession one, west of Yonge Street [see accompanying notes]. Ontario Land Registry Office, Aurora.

² See *Illustrated historical atlas of the county of York* (Toronto : Miles & Co., 1878).

³ Family history information is on file in the family files compiled by the Aurora Historical Society but now in the ownership of the Town of Aurora.

been crossed out and another name written in. The 1930 roll shows Mr. Boynton only as a non-resident owner of at least two properties, with tenants, in Aurora.

It was early in 1929 that Mr. Boynton purchased the property south of the railway crossing.

These two clues suggest that Fred and Minnie Boynton moved to the future 14452 Yonge in the summer of 1929. But did they move into the present house on the property? Unfortunately we cannot at the moment answer that question.

The assessment rolls – from King township, not Aurora – might help us, but at the time of writing (May 2014) the relevant rolls are in off-site storage while their usual home, the King Township Museum, is undergoing major renovations.

The 1921 census shows two houses on lot 75. One was on Henderson and owned by Lorne Case, the major landowner. The other was occupied by a family named Mullin: Mr. Mullin is identified as a labourer. He is also shown as the owner of his house but that may have been crossed out, although not replaced by the usual “R” for “rent.”⁴ While we know that he never owned the land on which number 14452 stands but we do not know where his house was on 210-acre lot 75.

It is possible that in 1929 the Boyntons moved into an existing house on the property, the one occupied by the Mullins a few years earlier.

It is equally possible that the present dwelling was erected on an empty lot during that summer of 1929.

The house on the property is set well back from Yonge Street and is now obscured by trees. However, an existing modern side view of the house, aerial photographs, and an outline sketch and “one-storey stone dwelling” description attached to a 1965 instrument of sale suggest that, stylistically, the house could have been built in the 1920s or 1930s.

The house has some features typical of the Bungalow and also Arts & Crafts styles: complex roof lines; natural cladding, in this case fieldstone; and windows with multiple small panes above one larger clear pane. This style was going out of fashion by the 1930s, but was still being built.



South façade of house at 14452 Yonge Street.
From Aurora Inventory of Heritage
Buildings.

⁴ Canada census 1921. Ontario. District 143. Enumeration sub-district 7, King township. Page 1.

Frederick Boynton was almost certainly living on this site in 1936, the year in which he sold the property to his son Donald: the legal instrument covering the sale identifies the father as a carpenter, of King township. Donald had by then returned from the United States and was living in Toronto where he was working as a toolmaker.

When Donald Boynton acquired the property from his father, in 1936, he paid only a nominal sum, one dollar. In the summaries of transactions involving a piece of property this sum is often given as the value of the "consideration" paid, but examination of the actual legal documents may show that a larger amount was actually involved. In this case the documentation shows that the amount paid really was only one dollar, in this father-to-son transaction.

Why, then, did Donald Boynton mortgage the property for \$4,000 four years later? (The lender was his sister, Mabel Case.) Was he going to give the money to his father, in effect somewhat belatedly paying for the property? Or could it have been to raise funds to build the stone house?

While it was claimed, above, that this could be a house erected in the 1920s or early 1930s, it might almost equally well have been built in the 1940s, when charming bungalows were again popular and built in vast numbers in urban subdivisions. There are some examples in Aurora: a pair on Centre Street, for example. However, these later bungalows do not have the complex roof plans of the earlier styles and they are generally clad with ordinary bricks, not more rustic materials such as wood shingles, cobblestone, or, in this case, fieldstone.

Voters list tell us that Donald Boynton continued to work as a machinist, but one newspaper advertisement in which he offered eight acres of alfalfa for sale suggests that his land (his holdings had grown since the initial acquisition from his father) was under cultivation.⁵

In short, the author of this note has no date to offer for the present house at number 14452 Yonge, but slightly favours 1929 for the year of construction.

Donald Boynton and his wife, formerly Marion McIlveen, had one daughter, Shirley. Mrs. Boynton died in 1967 and Mr. Boynton in 1980.

Mr. Boynton had sold his original acreage, with its stone house, to James and Irene Craigie in 1966, and an additional thirteen acres, again to the Craigies, in 1975. Members of the Tamburino family, the present owners, acquired these and adjacent properties in the late 1970s.

Jacqueline Stuart
May 2014

⁵ *Aurora Banner*, 9 May 1941: advertisement for alfalfa, D. Boynton, R.R. 2, Aurora.

14452 Yonge Street: part lot 75, concession 1, west of Yonge Street

Notes from land ownership records (to 1985)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
	Patent	20 Apr 1813		Crown	Henry Bonnell		210 acres: all lot 75
2562	Bargain & Sale	7 July 1813	2 Sep 1815	Henry Bonnell	Nathaniel Gamble	200.00	200 acres
10368	B&S	24 Sep 1833	9 Dec 1833	Nathaniel Gamble sr	James Gamble sr	1,200.00	as above
12631	B&S	9 Feb 1836	11 Mar 1836	James Gamble sr	James Gamble jr	1,200.00	as above
54648	B&S	4 Feb 1854	21 July 1854	James Gamble jr	Ontario Simcoe Huron Rail-road Union Co.	370.00	5 ³¹ / ₁₀₀ acres
1444	B&S	13 Oct 1873	15 Oct 1873	Archibald McLean et al. [heirs of James Gamble jr]	George H. Gamble	4,277.78	200 acres (less part sold to railway)
2895	B&S	19 Aug 1878	26 Aug 1878	George H. Gamble	Robert Livingston	7,000.00	all lot 75 less 52 acres & railway property
3781	B&S	11 Apr 1881	19 Apr 1881	Robert Livingston	William L. Gamble	6,000.00	150 acres: E ¼ lot 75, less railway property
3934	B&S	6 Dec 1881	7 Dec 1881	William L. Gamble	Joseph Wells	6,000.00	as above
8884	Deed	.. Mar 1899	15 Mar 1899	executors of Joseph Wells, et al.	Henry Marsh	premises + 6,000.00	as above
[illegible]	B&S	15 Jan 1901	16 Jan 1901	Henry Marsh	Benjamin Case	5,500.00	as above
[illegible]	B&S	16 Mar 1920	26 May 1920	executors of Benjamin Case	P. Lorne Case	12,000.00	as above

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
18996	Grant	12 Feb 1929	9 Apr 1929	Lorne Case	Frederick Boynton	1.00	5 acres, part E half lot 75 comm 297 ⁹ / ₁₀ ft S from N limit
20836	Grant	14 Jun 1936	11 Feb 1936	Frederick Boynton	Donald Boynton	1.00	5 acres, part of lot 75: 378ft front on Yonge St. comm 297 ⁹ / ₁₀ ft S from N limit
22121	Mortgage	5 Nov 1940	6 Nov 1940	Donald Boynton	Mabel Case	4,000.00	5 acres, part of lot 75: comm 297 ⁹ / ₁₀ ft S from N limit; W 13 ch 59lks to railway r.o.w.; S 3 ch 75 lks; E 13 ch 10lks; N 3ch 78lks to beg
29231	Discharge of Mortgage	6 Dec 1947	31 Oct 1952	Mabel Case	Donald Boynton		re instrument 22121
22247	Grant	21 Mar 1941	3 Apr 1941	P. Lorne Case	Donald Boynton	exchange of lands + 1.00	part of lot 75 S and E of railway: 100ft 9in front on W limit Yonge St comm 10ch 39lks N from SEL of lot 75
4250A	Grant	15 June 1956	11 July 1956	Donald Boynton	Director, Veterans' Land Act	v.c. + 1.00	2 acres, part lot 75
20433B	Grant	3 Nov 1965	1 Mar 1966	Donald Boynton	Irene H. Craigie	v.c.+ 1.00	4.330 acres [survey attached to original shows stone house]

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
30541B	Grant	17 Nov 1966	14 Dec 1966	Director, Veterans' Land Act	Donald A. Boynton & Marion V. Boynton	v.c.+ 1.00	2 acres, part lot 75: 67ft 9in and 34ft 2 3/4in on W limit Yonge St
65R-1544	Reference Plan		2 June 1975				
177992	Executor's Deed	8 July 1975	15 Aug 1975	Mabel R. Case, executor of P. L. Case	Donald Boynton	1.00	correcting inst. 22247 to include part 8 of RP 65R-1544
178019	Grant	8 July 1975	15 Aug 1975	Donald A. Boynton	Irene H. Craigie	v.c. + 1.00	13 acres: part lot 75: parts 1, 2 on 65R-1544 & rights of way over parts 4, 9
245707	Grant	25 Sep 1979	28 Sep 1979	Irene H. Craigie	Diodoro Tamburino & Barbara Tamburino	v.c. + 2.00	part lot 75: parts 1, 2, 5, 6 on 65R-1544, and rights of way over parts 4, 9; part 2 subject to right of way
283138	Grant	-	3 Nov 1981	Diodoro Tamburino & Barbara Tamburino	Diodoro Tamburino	200.00	as above
360801	Grant	-	15 Jan 1985	Diodoro Tamburino	Diodoro Tamburino (75%) & Michele Tamburino (25%)		as above*

* Town of Aurora assessment roll for 2014 shows following for number 14452 Yonge: con. 1, part lot 75; 20.02 acres; 216.2 ft frontage; owners Diodoro Tamburino and Michael Tamburino, Richmond Hill; tenant Samuel R. Bailie [Diodoro Tamburino died 7 June 2012]

B&S: Bargain & Sale: normal sale transaction

consideration: amount paid; at some periods actual amount shown, at other times only words "value of consideration" and nominal amount of \$1 or \$2 required

grant: usually normal sale transaction

instrument: legal document

int. al.: inter alia: among other [parcels of property]

v.c.: value of consideration: actual sale price, which has not been revealed

Jacqueline Stuart
April 2014

Attachment 5

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: <u>14452 Yonge Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>Oct 5th /16</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	<u>10</u>	0	10/30
Trends/Patterns/Themes	40	<u>27</u>	14	0	27/40
Events	15	10	5	<u>0</u>	0/15
Persons/Groups	15	10	5	<u>0</u>	0/15
Archaeological (Bonus)	10	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	<u>3</u>	0	3/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					40/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	<u>20</u>	13	7	0	20/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	20	<u>13</u>	7	0	13/20
Physical Condition	20	<u>13</u>	7	0	13/20
Design/Builder	10	7	<u>3</u>	0	3/10
Interior (Bonus)	10	<u>7</u>	3	0	7/10
ARCHITECTURAL TOTAL					66/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	<u>27</u>	14	0	27/40
Community Context	20	15	7	<u>0</u>	0/20
Landmark	20	13	7	<u>0</u>	0/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					47/100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	40 X 40% = <u>16</u>		X 20% = _____		
Architectural Score	66 X 40% = <u>26.4</u>		X 35% = _____		
Environmental Score	47 X 20% = <u>9.4</u>		X 45% = _____		
TOTAL SCORE	51.8		<input type="text"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	



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**Town of Aurora
Planning and Building Services**

Memorandum

Date: February 13, 2017
To: Heritage Advisory Committee
From: Jeff Healey, Planner, Planning and Building Services
Copy: Marco Ramunno, Director of Planning and Building Services
Re: **Proposed Alterations to an Existing Listed Heritage Property
24 Larmont Street**

Recommendation

- 1. That the memorandum regarding Proposed Alterations to an Existing Listed Heritage Property, 24 Larmont Street, be received; and**
- 2. That the Heritage Advisory Committee provide any comments with respect to the proposed Site Plan located at 24 Larmont Street.**

Background

The subject property is listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest. The house was constructed in 1920, designed in a Bungalow/Arts and Crafts architectural style. Unique features of the building include a dormer with a balcony on the front façade. The building is currently clad with aluminum siding.

In October 2016, Planning staff received a Zoning By-law Amendment Application ZBA-2016-10 and Site Plan Application SP-2016-07 for 24 Larmont Street. The proposed Zoning By-law Amendment is to allow for Business and Professional Offices on the subject lands with site specific setbacks, parking and landscaping requirements. The proposed site plan preserves the existing building.

The Owner proposes to remove the 2nd floor balcony on the front elevation, construct a parking lot comprising of five (5) spaces, construct a wheelchair/ accessible ramp at the south elevation and expand the second floor dormer at the rear elevation. The materials

February 13, 2017

-2-

24 Larmont Street

used for the proposed siding, front door, the front railing/ramp and porch have not been confirmed at this time.


Attachments

Attachment #1 – Heritage Resource Brief (2010)

Attachment #2 – Proposed Elevations and Site Plan

Attachment 1

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

SITE	<p>Address: 24 Larmont Street Former Address: Legal Description: PLAN: 68 LOT: 12</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R5 (Special mixed density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	24 Larmont Street	Builder:	
Construction Date:	C1920	Architect:	
Architectural Style:		Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable; shed over verandah	Windows:	
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:	Dormer with balcony	Porch/Verandah:	
Roof Trim:		Door Trim:	
Window Trim:		Other:	Aluminum siding

HISTORY

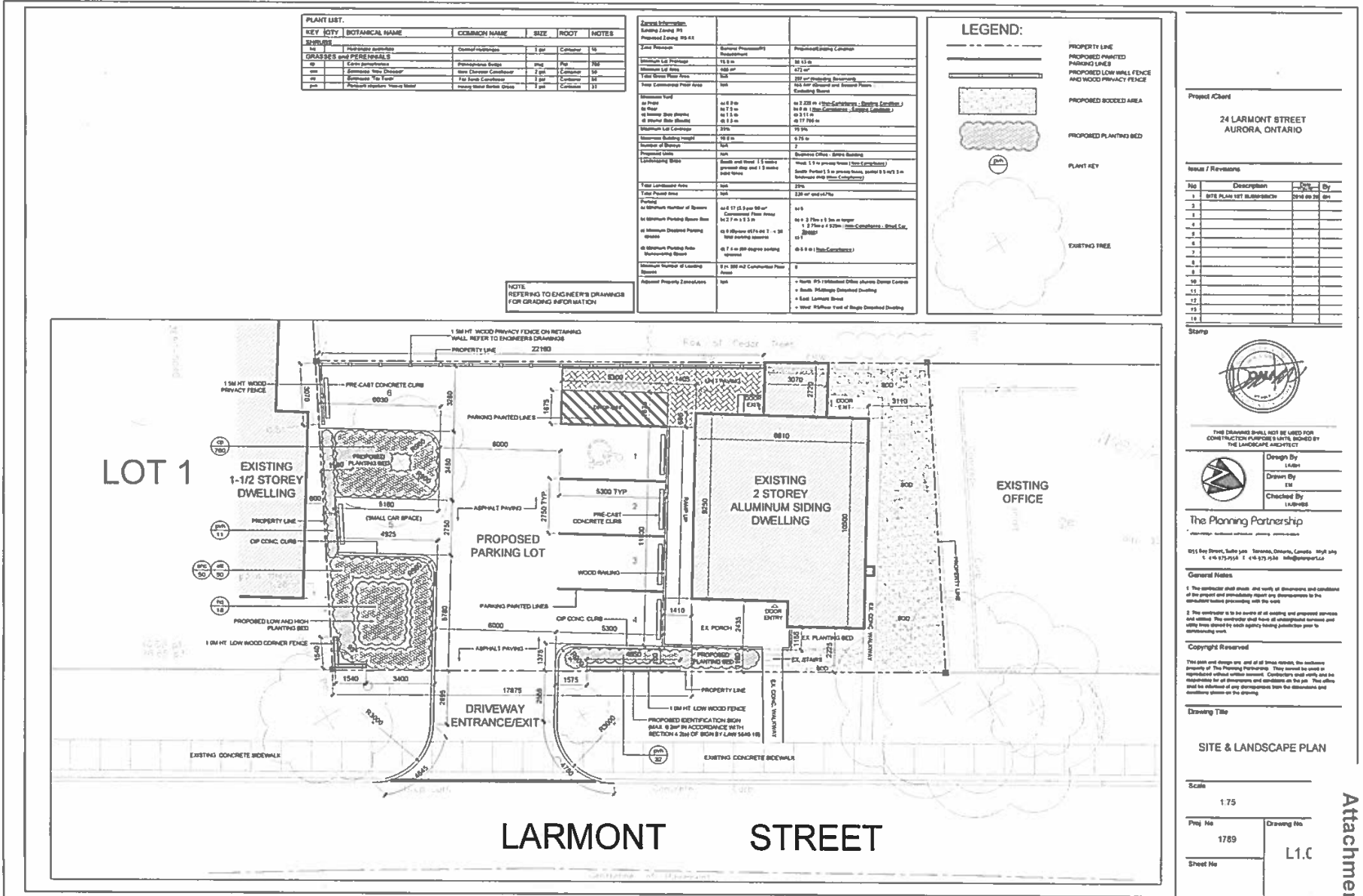
Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.





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				FIRM BCN: 30361	CELL: (905) 520-8802 FAX: (519) 448-4801 EMAIL: ds@seberras@hotmail.com	PROJECT: EXISTING HOUSE CONVERSION TO OFFICE RENOVATION	DWG NO.: 17889	SCALE: NOT TO SCALE
	1. ISSUED FOR GENERAL REVIEW		27/05/16	DRAWN BY: B.B. / M.D.				



ASPHALT SINGLES
 ALUMINIUM TRIM
 CAPE COD SIDING
 CAPE COD SIDING

20'-2" [6147]
 17'-9" [5410]

GRADE

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	1. ISSUED FOR GENERAL REVIEW	27/05/16		FIRM BCN: 30361	CELL: (905) 520-8802 FAX: (919) 448-4801 EMAIL: ds@seberras@holmool.com	PROJECT: EXISTING HOUSE CONVERSION TO OFFICE RENOVATION	DWG NO.: 17889	SCALE: NOT TO SCALE



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	1. ISSUED FOR GENERAL REVIEW	27/05/16		FIRM BCN: 30361	CELL: (905) 520-6802 FAX: (519) 448-4801 EMAIL: dsberras@hotmail.com	PROJECT: EXISTING HOUSE CONVERSION TO OFFICE RENOVATION	DWG NO.: 17889	SCALE: NOT TO SCALE



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	1. ISSUED FOR GENERAL REVIEW	27/05/16					DWG NO.: 17889	SCALE: NOT TO SCALE



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**Town of Aurora
Planning and Building Services**

Memorandum

Date: February 13, 2017
To: Heritage Advisory Committee
From: Jeff Healey, Planner, Planning and Building Services
Copy: Marco Ramunno, Director of Planning and Building Services
Re: **Additional Information – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building
23 Mosley Street**

Recommendation

- 1. That the memorandum regarding Additional Information – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Mosley Street, be received for information.**

Background

On December 12, 2016, the Heritage Advisory Committee received a proposal from the owners of 23 Mosley Street with respect to the removal of an existing 59.5m² rear addition and the construction of a new rear addition. The following recommendation was provided by the Heritage Advisory Committee:

1. That Report No. HAC16-020 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
 - b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:
 - i. The nature of the structural deficiencies of the 59.5m² rear addition; and

February 13, 2017

-2-

23 Mosley Street

- ii. The structural stability of the original (retained) structure should the 59.5m² rear addition be removed; and
- c) That the proposed two-storey rear addition is supported in principle, subject to the following:
 - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
- d) That the proposed front porch be approved subject to the following:
 - i. The Gothic features of the front elevation and porch be removed; and
- e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and
- f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee meeting for review.

The owner has provided a site inspection report prepared by M.A. Navkar & Associates. The report has indicated the process for removing the rear addition in a manner that will not damage the original 1858 home. The owner will provide revised elevation drawings for review at the meeting.

Attachments

Attachment #1 – Site Inspection Report prepared by M.A. Navkar & Associates, dated December 29, 2016

M.A. Navkar & Associates

130 Mortimer Ave.
Toronto, Ontario
M4K 2A4

T: 416.423.0726

E: navkar@sympatico.ca

SITE INSPECTION REPORT

PROJECT : Structural Review of Existing Building
LOCATION : 23 Mosley Street, Aurora, ON.
JOB # : 216-137
DATE : 29 December 2016

Site visit was made to determine the construction sequence of removing the addition part of the building at the rear.

We are not calling it a demolition but we are calling it the construction procedure for removal of the addition. The procedure we are recommending will make sure that the original main building is not disturbed or damaged in any way

Step 1. Provide diagonal braces to all the four walls of both the floors of the main house. 2.6 braces to the floor at 6'-0" o/c maximum.

Step 2. Remove the roofing (shingles) from the addition

Step 3. Remove the roof sheathing from the addition

Step 4. Remove the walls between roof and second floor

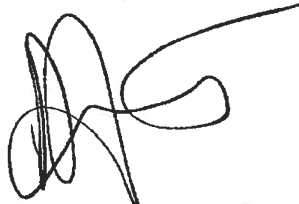
Step 5. Remove the second floor framing

Step 6. Remove walls between first floor and second floor.

Step 7. Remove first floor framing, crawl space walls and foundations.

Care should be taken during removal that material to be removed does not fall and damage the main house. The removal process should start near the main house and proceed away from the house

At any point if there is doubt, stop work and give us a call for site review.



Mohan Navkar, P. Eng.
M. A. Navkar & Associates





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Phone: 905-727-3123 ext. 4349
Email: jhealey@aurora.ca
www.aurora.ca

**Town of Aurora
Planning and Building Services**

Memorandum

Date: February 13, 2017
To: Heritage Advisory Committee
From: Jeff Healey, Planning and Building Services
Copy: Marco Ramunno, Director of Planning and Building Services
Re: **Doors Open Aurora 2017 – Saturday, August 19, 2017**

Recommendations

- 1. That the memorandum regarding Doors Open Aurora 2017 – Saturday, August 19, 2017, be received for information.**

Background

Doors Open Aurora has played a significant role in raising awareness, celebrating heritage, promoting civic pride, raising the profile of local sites, business and heritage organizations and stimulate tourism and the local economy. The event has featured over sixty (60) sites and has received over 28,500 visitors since 2006.

Since 2006, the date for Doors Open Aurora has been scheduled predominately on the second or third Saturday of August.

Attachments

None.



**Extract from
Council Meeting of
Tuesday, December 13, 2016**

7. Adoption of Items Not Requiring Separate Discussion

Items 1 (with the exception of sub-items 2, 6, and 20), 2, 5, 6, and 7 were identified as items not requiring separate discussion.

Moved by Councillor Pirri

Seconded by Councillor Humfries

That the following recommendations with respect to the matters listed as “Items Not Requiring Separate Discussion” be adopted as submitted to Council and staff be authorized to take all necessary action required to give effect to same:

1. General Committee Meeting Report of December 6, 2016

That the General Committee meeting report of December 6, 2016, be received and the following recommendations carried by the Committee be approved:

(13) Heritage Advisory Committee Meeting Minutes of November 14, 2016

1. That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received; and

- 1. HAC16-015 – Heritage Permit Application, 70-72 Centre Street, File Number: NE-HCD-HPA-16-09**

- (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building.

- 2. HAC16-016 – Request to Remove a Property from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, 111 Metcalfe Street**

- (a) That the property located at 111 Metcalfe Street remain be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest.

New Business Motion No. 1

1. That staff investigate opportunities for signage to identify the North East Heritage District.

Carried



**Extract from
Council Meeting of
Tuesday, December 13, 2016**

9. Consideration of Items Requiring Separate Discussion

8. Heritage Advisory Committee Meeting Minutes of December 12, 2016

**1. HAC16-017 – Heritage Permit Application, 82 Centre Street, File
Number: NE-HCD-HPA-16-10**

**Moved by Councillor Gaertner
Seconded by Councillor Pirri**

(a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:

- i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
- ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
- iii. The two-panel Front Door be changed to an arts and craft style door that incorporates glazing; and
- iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
- v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows; and

**Clause (a) of the main motion
Carried**

(b) That Legal Services continue to explore the possibility of laying charges against the owner for the removal of the window openings on the east elevation and report back to Council and the Heritage Advisory Committee.

**Clause (b) of the main motion
Carried**

**2. HAC16-018 – Heritage Permit Application, 15032 Yonge Street
File Number: IV-HPA-16-11**

Moved by Councillor Thom

Seconded by Councillor Pirri

- (a) That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m² addition and construct a new 63m² addition and accessibility ramp; and
- (b) That staff ensure the structural integrity of the original structure is maintained during the building permit process.

Carried

Moved by Councillor Humfryes

Seconded by Councillor Pirri

- 1. That the Heritage Advisory Committee meeting minutes of December 12, 2016, be received; and

3. HAC16-019 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 52 Harrison Avenue

- (a) That the property located at 52 Harrison Avenue **be removed from** the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (b) That the owners continue working with staff to ensure any proposed new dwelling maintains the heritage character of the area.

Carried

4. HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Mosley Street

Moved by Councillor Pirri

Seconded by Councillor Thom

- (a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
- (b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:
 - i. The nature of the structural deficiencies of the 59.5m² rear addition; and

- ii. The structural stability of the original (retained) structure should the 59.5m² rear addition be removed; and
- (c) That the proposed two storey rear addition is supported in principle, subject to the following:
 - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
- (d) That the proposed front porch be approved subject to the following:
 - i. The Gothic features of the front elevation and porch be removed; and
- (e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and
- (f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

Carried

**5. HAC16-021 – Heritage Permit Application, 74 Centre Street, File
Number: NE-HCD-HPA-16-12**

**Moved by Councillor Pirri
Seconded by Councillor Thom**

- (a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

Carried