



**Heritage
Advisory Committee
Meeting Agenda**

Monday, December 9, 2019

7 p.m.

**Holland Room
Aurora Town Hall**

Public Release
December 2, 2019



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

Date: Monday, December 9, 2019

Time and Location: 7 p.m., Holland 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 November 4, 2019

Recommended:

That the Heritage Advisory Committee meeting minutes of November 4, 2019, be received for information.

4. Delegations

5. Matters for Consideration

1. HAC19-007 – Proposed Consent to Sever and Cultural Heritage Evaluation Report for 15074 Yonge Street

Recommended:

1. That Report No. HAC19-007 be received; and
2. That the Heritage Advisory Committee's comments regarding the intention to designate 15074 Yonge Street be referred to staff for consideration and action as appropriate.

2. Election of Chair and Vice Chair for Year 2020 of the Heritage Advisory Committee (2018-2022 Term)

Recommended:

1. That the Chair be elected for Year 2020 of the Heritage Advisory Committee (2018-2022 Term); and
2. That the Vice Chair be elected for Year 2020 of the Heritage Advisory Committee (2018-2022 Term).

6. Informational Items

7. Adjournment



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

Date:	Monday, November 4, 2019
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Neil Asselin, John Green, Matthew Kinsella, Bob McRoberts (Vice Chair), Hoda Soliman, Mayor Tom Mrakas (ex-officio)
Members Absent:	Jeff Lanthier, Councillor Sandra Humfryes
Other Attendees:	Carlson Tsang, Planner, Linda Bottos, Council/Committee Coordinator

The Vice Chair called the meeting to order at 7:02 p.m.

The Vice Chair welcomed new staff member Carlson Tsang, Planner, to the Committee.

1. Approval of the Agenda

Moved by John Green

Seconded by Neil Asselin

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50.*

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3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of June 3, 2019

Moved by Matthew Kinsella

Seconded by Neil Asselin

That the Heritage Advisory Committee meeting minutes of June 3, 2019, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

1. HAC19-005 – Doors Open Aurora 2019 – Event Summary Report

Staff provided a brief overview of the report highlighting the event attendance, visitor survey results, and advertising, and noted that the 2020 event estimated costs are not expected to increase above the expenditures of the 2019 event.

The Committee inquired about the possibility of holding the Doors Open Aurora 2020 event in the fall instead of the summer, and suggestions were offered toward improving the impact of event promotion efforts through social media.

Moved by Neil Asselin

Seconded by Matthew Kinsella

1. That Report No. HAC19-005 be received; and
2. That the Heritage Advisory Committee extend a thank you to the following individuals and groups for their support of Doors Open Aurora 2019:
 - (a) All site owners/operators;
 - (b) All volunteers and site staff;
 - (c) The Auroran newspaper; and

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(d) The Mayor, Members of Council, and supporting Town staff.

Carried

2. HAC19-006 – Mitigation Tactics to Prevent Illegal Demolition of Listed Heritage Buildings

Staff provided a brief overview of the report and the two proposed strategies to prevent unlawful demolition of listed heritage buildings.

The Committee inquired about the proposed \$10,000 security deposit on demolition permit applications and suggested that a higher amount, possibly determined by property category and a sliding scale, may be more effective in discouraging illegal demolition. The Committee further inquired about current punitive measures and suggested a property freeze option. Staff provided clarification regarding provisions under the *Planning Act* and emphasized the need for a comprehensive review of the Town's Register of Properties of Cultural Heritage Value or Interest toward identifying those listed properties that may be eligible for designation and increased protection under the *Ontario Heritage Act*. The Committee further suggested that incentives could be offered to those who comply with the process. It was agreed that any collected monies should be allocated to the Town's Heritage Reserve fund.

**Moved by Matthew Kinsella
Seconded by Hoda Soliman**

1. That Report No. HAC19-006 be received; and
2. That the comments and suggestions regarding Mitigation Tactics to Prevent Illegal Demolition of Listed Heritage Buildings be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

3. HAC19-004 – Approval of Heritage Permit HPA-19-05 under Delegated Authority

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Staff provided a brief overview of the report and approved application to allow the construction of a second-level deck at the rear of a heritage building known as The Parteger House at 220 Old Yonge Street.

The Committee noted the 2016 Heritage designation of the property and expressed concerns regarding the planned alteration of the bunker roof under the proposed deck, as well as the projection of the deck beyond the south walls of the house. Staff agreed to contact the Building Division regarding the application status and request that the owner consider working with staff in adjusting the plans. Staff further agreed to request additional deck plan information, including baluster and railing details, and provide a future update to the Committee.

Main motion as amended

Moved by Matthew Kinsella

Seconded by Hoda Soliman

1. That Report No. HAC19-004 be received; **and**
2. **That the comments and suggestions regarding Report No. HAC19-004 – Approval of Heritage Permit HPA-19-05 under Delegated Authority be received and referred to staff for consideration and action as appropriate.**

Carried as amended

**4. Memorandum from Deputy Town Clerk
Re: Advisory Committee Chair Rotation**

Staff provided a brief overview of the memorandum. The Committee agreed to address this matter at the next meeting in December 2019.

Moved by Neil Asselin

Seconded by John Green

1. That the memorandum regarding Advisory Committee Chair Rotation be received for information.

Carried

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7. Adjournment

Moved by Neil Asselin

Seconded by Matthew Kinsella

That the meeting be adjourned at 7:56 p.m.

Carried



**Town of Aurora
Heritage Advisory Committee Report No. HAC19-007**

Subject: Proposed Consent to Sever and Cultural Heritage Evaluation Report for 15074 Yonge Street

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: December 9, 2019

Recommendation

- 1. That Report No. HAC19-007 be received; and,**
- 2. That the Heritage Advisory Committee's comments the intention to designate 15074 Yonge Street be referred to staff for consideration and action as appropriate.**

Executive Summary

This report provides the Committee with the necessary information to comment on a severance proposal submitted for 15074 Yonge Street, and Staff's intention to designate the property under the *Ontario Heritage Act*. Below is a summary of the report:

- The subject property is currently listed on the Town's Register of Properties of Cultural Heritage Value or Interest. The property contains a three-storey dwelling known as "The Poplar Villa" or "Chateau", constructed circa 1912.
- The owner submitted an application (File # C-2019-09) to create a new lot on the subject property. The Poplar Villa residence is proposed to remain. The severance application has been put on hold pending a decision by Council to determine if the property is worthy of designation under the *Ontario Heritage Act*.
- The Town hired a consultant to undertake a Cultural Heritage Evaluation Report to assess the heritage value of the property. The report concludes that the property meets the prescribed criteria under Ontario Regulation 06/09 for heritage designation.
- The subject property was evaluated by the Town's Heritage Evaluation Working Group and was rated in Group 1, suggesting that the property is of major significance and is worthy of designation under the *Ontario Heritage Act*.

- Staff are of the opinion that the property is of significant heritage value and should be designated under Part IV of the *Ontario Heritage Act* for its long-term protection.
- Staff do not support the severance proposal as it would compromise the original 'Park-lot' setting which has been identified as being a significant heritage feature of the property. Staff are of the opinion that the property should remain in its current size and original configuration.

Background

15074 Yonge Street is listed on the Town's Register of Properties of Cultural Heritage Value or Interest. The property contains a three-storey residence known as "The Poplar Villa" which was a significant landmark in the local community.

15074 Yonge Street is approximately 1,883.9 m² (20,278.13 ft²) in size and is located near the north west intersection of Yonge Street and Reuben Street, south of Wellington Street West (See Attachment 1). The property is currently listed on the Town's Register of Properties of Cultural Heritage Value or Interest. There is an existing three-storey residence on the property known as "The Poplar Villa" or "Chateau", constructed circa 1912. The building is a fine example of the Queen Anne Revival style, characterized by unique architectural features such as multiple irregular facades, steep pitch roof with varying rooflines and gables, tall bay and stained-glass windows, and a wrap-around verandas. The building is currently being used a residence and support center for at-risk youth.

History of the Property

In 1803, William J. Kennedy (a United Empire loyalist from the United States) purchased 210 acres of land near Yonge Street from the Crown including the subject property. The lands remained in the Kennedy family's ownership throughout much of the early to mid-nineteenth century, until 1855, when William Kennedy Junior began to subdivide the lands amongst the Kennedy children.

In 1876, Reuben J. Kennedy sold 40 village and park-lots by auction to interested buyers out of the Aurora Hotel. These lots formed the basis for the neighborhood that surrounds the subject property. Rueben J. Kennedy retained ownership of the three lots that formed the land of the subject property. Between 1886 and 1891, the lands were occupied by labour farmer James Eade and his family as tenants.

In 1908, the lands were sold to Charles A. Kennedy (Rueben J. Kennedy's son). In 1911, the lands were purchased by Ester and Samuel George who constructed the "Poplar Villa" building that currently exists on the property. The brick and cement work were completed by James Knowles who was a famous masonry contractor responsible for the work of many houses and buildings in the town.

In 1929, the property was sold to Florence Chadburn who used the building as a restaurant and inn known as "The Chateau". The name is derived from the building's resemblance to the style of architecture popularized in elaborate hotels built throughout Canada by the Canadian Railway Company in the early twentieth century. The Chateau attracted many American tourists due to its proximity to Toronto. The Chateau was closed in 1946 due to a decline in the tourist industry following the Second World War. The property was later sold to Norman and Elizabeth Bretz who leased the rooms in the building to workers from Ontario Hydro.

After a few more transfers of ownership, the current owner Youthdale Limited, purchased the property in 1972. Youthdale Limited was one of the first organizations to collaborate with the government and other local groups to assist families and youth in crisis. The property has been in continuous use as housing and a support centre for at-risk youth. However, this programme is slated to close and the current tenant is scheduled to be leaving in the near future.

Architectural Features and Setting

The building can be described as a three-storey structure designed in a Queen Anne Revival style with an irregular mass of projection and angles. The upper roofs are predominately steep-pitched with multiple rooflines, gables, dormers dome and a turret. The lower roofs are low sloped with gabled dormers and a dome. There are deep overhangs on the first, second and third storey. The exterior is built with a variety of molded block types, which includes rock face, panel smooth face, half block panel smooth face, and panel bush hammered face. The building features a classic Queen Anne style wrap-around verandah at the entrance. The wood windows have been replaced with fiberglass windows that have similar glazing patterns to the original. The building contains a single storey addition attached to the west end.

The property is situated on a prominent elevation of land with northeast views over a ravine and Yonge Street. There is a 6 feet tall retaining wall along the property's frontage on Yonge Street. The property features a "park-lot" setting with generous lawns and large mature trees. There is pedestrian access provided from Yonge Street via two sets of stairs located at the

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north and south end of the property. Vehicle access is available from the rear via a driveway that comes in off Reuben Street.

Interior Features

Although most finishes have been replaced some original features remain, including the following:

- Ornate metal fire box with glazed tile surround and wood mantelpiece complete with columns and built in mirror;
- Wood arched lattice screen between entry and stairs;
- Wainscotting of the main floor hall;
- Wood stairs and railings - all levels;
- Dining room arts and craft wood trim and built-in sideboard;
- Varnished wood interior door trims and baseboards;
- Brick corner fireplace with simple wood mantle on the second floor; and,
- Built-in linen cupboard of the second floor.

The owner submitted a consent severance application to create a new lot on the property. The application was put on hold pending a decision by Council to determine whether the property should be designated under the *Ontario Heritage Act*.

On August 6, 2019, the owner submitted a consent severance application (File # C-2019-09) to create a new lot on the property, with an area of 587.5 m² (6,323.79 ft²) and lot frontage of 12.46 m (40.87 ft); while retaining a parcel of land with an area of 1,296.4 m² (13,954.33 ft²) and lot frontage of 28.05 m (92 ft) (See Attachment 2). The Poplar Villa building is proposed to remain on the retained parcel without any physical alteration. The owner has not provided any information on future development plans for the proposed new lot.

Planning Staff considered the severance proposal to be premature pending better understanding of the history and heritage value of the property. The application was put on until Council decides if the property should be designated under the *Ontario Heritage Act*.

Existing Heritage Policy Context

Ontario Heritage Act

15074 Yonge Street is a non-designated property listed on the Town's Heritage Register. The *Ontario Heritage Act* enables municipalities to pass a by-law to individually designate a property of cultural heritage value or interest. The By-law will identify and protect all the architectural and contextual elements that contribute to the heritage value of the property. Any work that would affect the integrity of the attributes defined in the by-law requires approval by Council or Staff via Delegation By-law 5365-11.

Individual properties being considered for heritage designation must meet one or more of the following prescribed criteria from the Ontario Regulation 9/06:

1. The property has design value or physical value because:
2. The property has historical value or associative value because:
3. The property has contextual value because

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. The PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Built heritage resource is defined in the PPS as a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community; and they are generally located on a property that has been designated under Part IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

York Region Official Plan

The York Region Official Plan encourages local municipalities to compile and maintain a register of significant cultural heritage resources, in consultation with heritage experts and local heritage committees. It requires local municipalities to conserve significant cultural heritage resources and ensure that development and site alteration of adjacent lands to protected heritage properties will conserve the attributes of the protected heritage property.

Town of Aurora Official Plan

The Town's Official Plan states that all significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to ensure effective protection and their continuing maintenance, conservation and restoration.

Analysis (Heritage Designation)

Cultural Heritage Evaluation Report (CHER)

The Town retained Stevens Burgess Architects Ltd. (SBA) to prepare a Cultural Heritage Evaluation Report (CHER) to assess the heritage value of the subject property (See Attachment 3). The report concludes that the subject property meets the criteria for heritage designation under Ontario Regulation 09/06 based on the design and contextual association for its exterior elements and setting. Below is a summary of the comments in the CHER:

- **Design or Physical Value**

The building is a fine example of the Queen Anne Revival style. Many of its unique architectural details (i.e. the wrap-around verandah, complex asymmetry of design, multiple rooflines) demonstrate high degree of craftsmanship and artistic merits.

The building has a high degree of technical merits because it is one of the early buildings that used molded concrete blocks in Ontario. Molded concrete block was an inexpensive alternative to brick or stone made from readily available raw materials. The building's prevalent use of these blocks ties into the early development of the method in North America, and particularly in Ontario.

- **Historical or Associated Value**

The building has historical association with Florence Allen who named the building "The Chateau" and operated it as a restaurant and Inn between 1929 and 1946. The property is also associated with Youthdale, which was one of the first organizations outside of Toronto to operate a supporting housing facility for at-risk youth.

The property yields understanding of a small tourist industry in Aurora during the 1930s that was broadly linked to a national effort to expand Canada's tourism industry

by highlighting the benefits of smaller locales and their hospitality as well as the smaller centers as a refuge from city life.

- **Contextual Value**

The building was a symbol of the “wealthy class’ in the neighborhood due its grand appearance and prominent location on Yonge Street. It is visually and historically linked to the “park lot” estates of the wealthy of the nineteenth century, which plays a significant role in defining the historical character of ‘Old Town” Aurora.

The property is elevated from the main street, which makes the building highly visible from both northbound and southbound of Yonge Street. The building is considered a landmark within the neighborhood and on this particular stretch of Yonge Street.

The CHER recommends that the interior elements not be included in the heritage designation because the public will unlikely have an opportunity to see them and their retention may limit the building’s reuse. Staff recommend that the interior elements identified in the CHER be documented for record purposes so they can be salvaged by the Town if they become available in the future.

Aurora Evaluation Working Group

The Heritage Evaluation Working Group is a Sub-Committee of the Heritage Advisory Committee who assists in the heritage evaluation of a property. The evaluation would score the property based on the Town’s criteria which focuses on design/architectural value, associated/historical value and contextual value. Depending on the score, the property would be categorized under the one of the following groups to determine its priority for designation:

Points	Group	Significance
70-100	Group ‘1’	Of major significance, worthy of designation
45-69	Group ‘2’	Significant, worthy of preservation
Less than 45	Group ‘3’	Moderately significant, worthy of documentation and preservation as part of an historic grouping

On September 25, 2019, the Evaluation Working Group met with Planning Staff to perform an evaluation of the subject property (See Attachment 4). The Evaluation working group found the final weighted score for 15074 Yonge Street to be 84.6/100. The score puts the property in Group 1, which suggests that the property is of major significance and should be subject to the following protection measures according to the Town's criteria:

- The designation of the building pursuant to the *Ontario Heritage Act*;
- Every attempt must be made to preserve the building on its original site;
- Any development affecting such a building must incorporate the identified building;

Analysis (Proposed Consent)

15074 Yonge Street is a historical symbol of the "wealthy class" in the early 19th century. The large size of the property characterized by generous lawns presented a "park-lot" setting which isolated itself from the surrounding middleclass properties in the neighborhood. The Cultural Heritage Evaluation Report prepared by the Town's Consultant indicates that the south, east, and north lawns are considered extant heritage features and should be preserved if the property becomes designated.

The proposed severance would result in a substantial reduction in the south side yard setback from 17.53 m (57.51 ft) to 6 m (19.68 ft). This would eliminate a significant portion of the south side lawn and consequently compromise the property's "park-lot" character that is of significant heritage value.

Further, Staff note that the proposed new lot, if approved, is allowed under the current zoning by-law to construct a commercial building up to 10 m (32.8 ft) in height with 0 m setback from Yonge Street. Staff are concerned the new development on the proposed new lot could potentially obstruct the view of the south elevation of the Poplar Villa building on Yonge Street. The view to the building from Yonge Street has been identified as a significant attributes under "setting" in the CHER. The Poplar Villa building was an important local landmark and it is important that it remain visible on Yonge Street from both directions to showcase its unique character to the community.

Section 51 (24) of the *Planning Act* states that any land severances shall ensure the protection of provincial interest, including the conservation of significant cultural and heritage

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resources. Staff do not support the severance proposal due to the heritage impact on the property.

Legal Considerations

N/A

Financial Implications

N/A

Communications Considerations

Approval of Staff's recommendations will authorize Town Clerk to publish and serve Council's Notice of Intention to Designate as per requirements of the *Ontario Heritage Act*, including notice in the local newspaper.

Link to Strategic Plan

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

Alternative(s) to the Recommendation

None.

Conclusions

Based on the Cultural Heritage Evaluation Report prepared by the Town's consultant and the evaluation performed by the Heritage Evaluation Group, the property is of major significance and is worthy of heritage designation. Staff recommend that the property be individually designated under Section 29 of the *Ontario Heritage Act*, and that the interior elements identified in the CHER be documented for future salvage opportunities.

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Staff have reviewed the severance proposal within the context of the criteria in Section 51 (24) of the Planning Act and do not support the proposed severance to create a new lot on the property due to the heritage impact discussed in the report.

Attachments

Attachment 1 – Location Map

Attachment 2 – Proposed Severance Plan

Attachment 3 – Cultural Heritage Evaluation Recommendation Report

Attachment 4 – Evaluation Working Group Score

Previous Reports

None.

Pre-submission Review

Agenda Management Team review on November 14, 2019

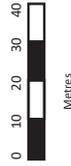
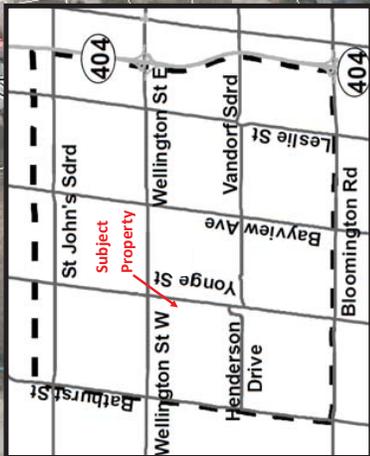
Departmental Approval



David Waters, RPP, MCIP, PLE

Director

Planning and Development Services



SUBJECT LANDS



LOCATION MAP

APPLICANT: Youthdale Limited
 LOCATION: 15074 Yonge Street
 FILE: C-2019-09
 ATTACHMENT 1

Attachment 2

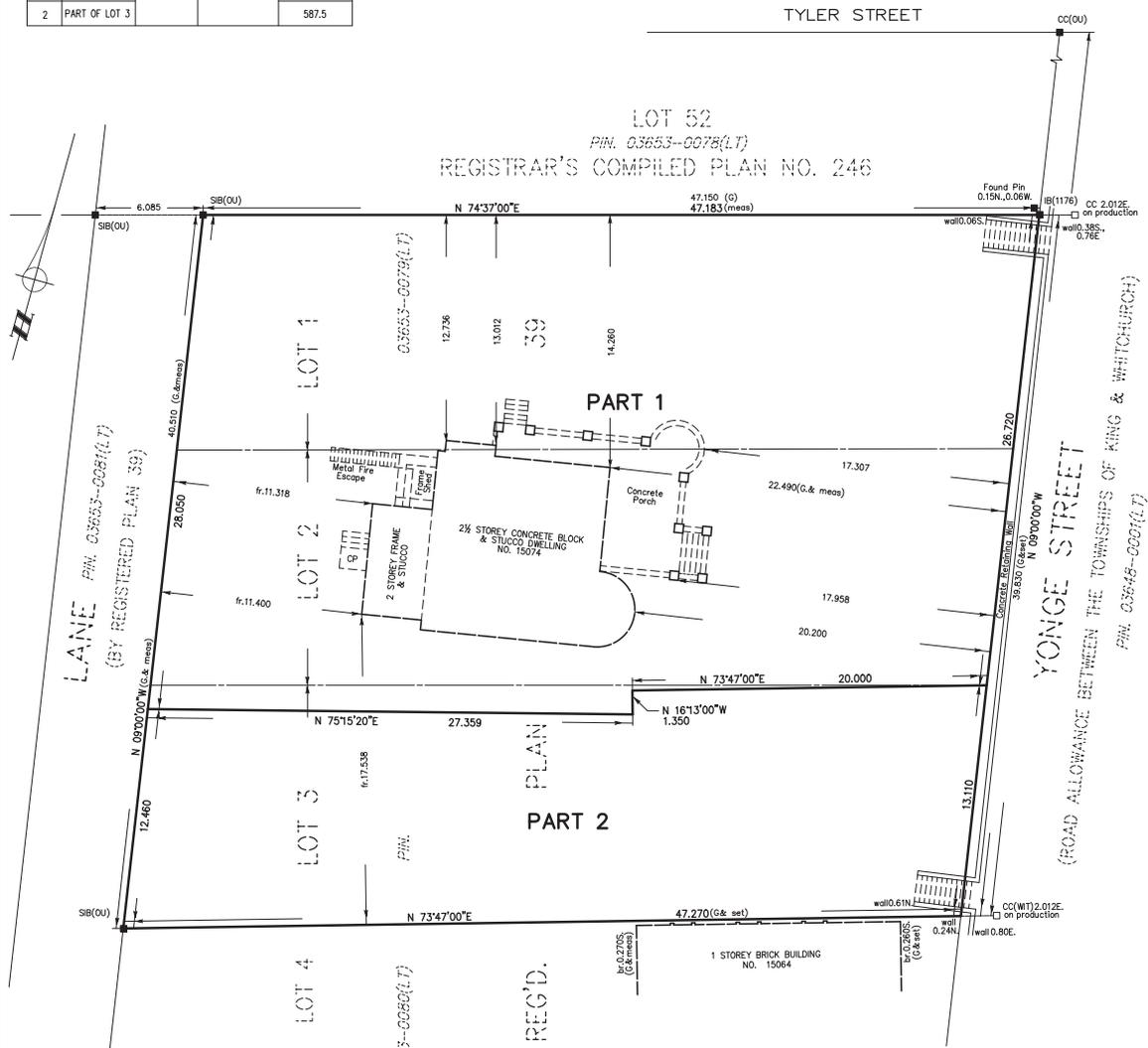
**PLAN OF SURVEY OF
LOTS 1, 2 & 3, REGISTERED PLAN 39
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK**
Scale 1 : 200
PETER N. AUBREY O.L.S., 2019

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE : _____, 2019
PETER N. AUBREY, O.L.S.

PLAN 65R-
RECEIVED AND DEPOSITED :
DATE : _____, 2019
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (NO. 65)

SCHEDULE

PART	LOT	REG'D PLAN	ALL OF PIN	AREA (m ²)
1	ALL OF LOTS 1 & 2, PART OF LOT 3	39	0.3653-0079(LT)	1296.4
2	PART OF LOT 3			587.5



DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 OF O.REG. 216/10

POINT ID	NORTHING	EASTING
A		
B		

COORDINATE TABLE		
POINT ID	NORTHING	EASTING
1		
2		
3		

NOTE
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

□ DENOTES SURVEY MONUMENT SET	lwf DENOTES LINK WIRE FENCE
■ DENOTES SURVEY MONUMENT FOUND	bf DENOTES BOARD FENCE
SB DENOTES STANDARD IRON BAR	WT DENOTES WITNESS
IB DENOTES IRON BAR	OU DENOTES ORIGIN UNKNOWN
CC DENOTES CUT CROSS	
c DENOTES R.A. GARDEN O.L.S.	
fr DENOTES FRAME	
br DENOTES BRICK	

BUILDING TIES ARE TO CONCRETE BLOCK EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2019.
DATE _____, 2019
PETER N. AUBREY
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY
CAUTION COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN. COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY.
DONALD ROBERTS SURVEYING LTD. ONTARIO LAND SURVEYOR
111 RAILSIDE ROAD SUITE 304 TORONTO ON M3A 1B2 (416)755-5320 md@robertsurveys.ca
DRAWN B.P.
CHECKED P.N.A.
DATE NOVEMBER 1, 2019
SCALE 1 : 200
REF NO. **09-7142-1**

CULTURAL HERITAGE EVALUATION REPORT

“Poplar Villa” or “Chateau” 15074 Yonge Street, Town of Aurora



*15074 Yonge Street Aurora
Credit: SBA*

**Prepared for:
Planning and Development Services
Town of Aurora**

SBA Project No.: 19046

Date: November, 2019

Client David Waters, MCIP, RPP, PLE
Director, Planning & Development Services
Town of Aurora
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A – Curriculum Vitae of Authors

B – Molded Concrete Block Reference Material

C – Life Safety Floor Plans

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

1.0 INTRODUCTION

David Waters, the Director of Planning and Development Services for the Town of Aurora, contacted Stevens Burgess Architects Ltd. (SBA) to retain them as the Heritage Consultant to undertake a Cultural Heritage Evaluation Report (CHER).

15074 Yonge Street was listed on the Town's Municipal Register in 1984 but not designated under Part IV of the *Ontario Heritage Act*. The Town recently received an application to create two additional lots to be serviced by an existing rear lane way.

SBA visited the site on September 13th, 2019 to obtain photographic documentation of the property in its present condition. Both David Waters, Director of Planning & Development Services, and Carlson Tsang, Planner, from the Town of Aurora were also present at the review.

The site is currently used as housing for at-risk youth. This programme is slated to close in the near future leaving the premises vacant.

For its evaluation, SBA has evaluated the property using provincial criteria established in Regulation 9/06 under the *Ontario Heritage Act*. It was assessed for its built heritage. Unless otherwise noted the photographs are by SBA.

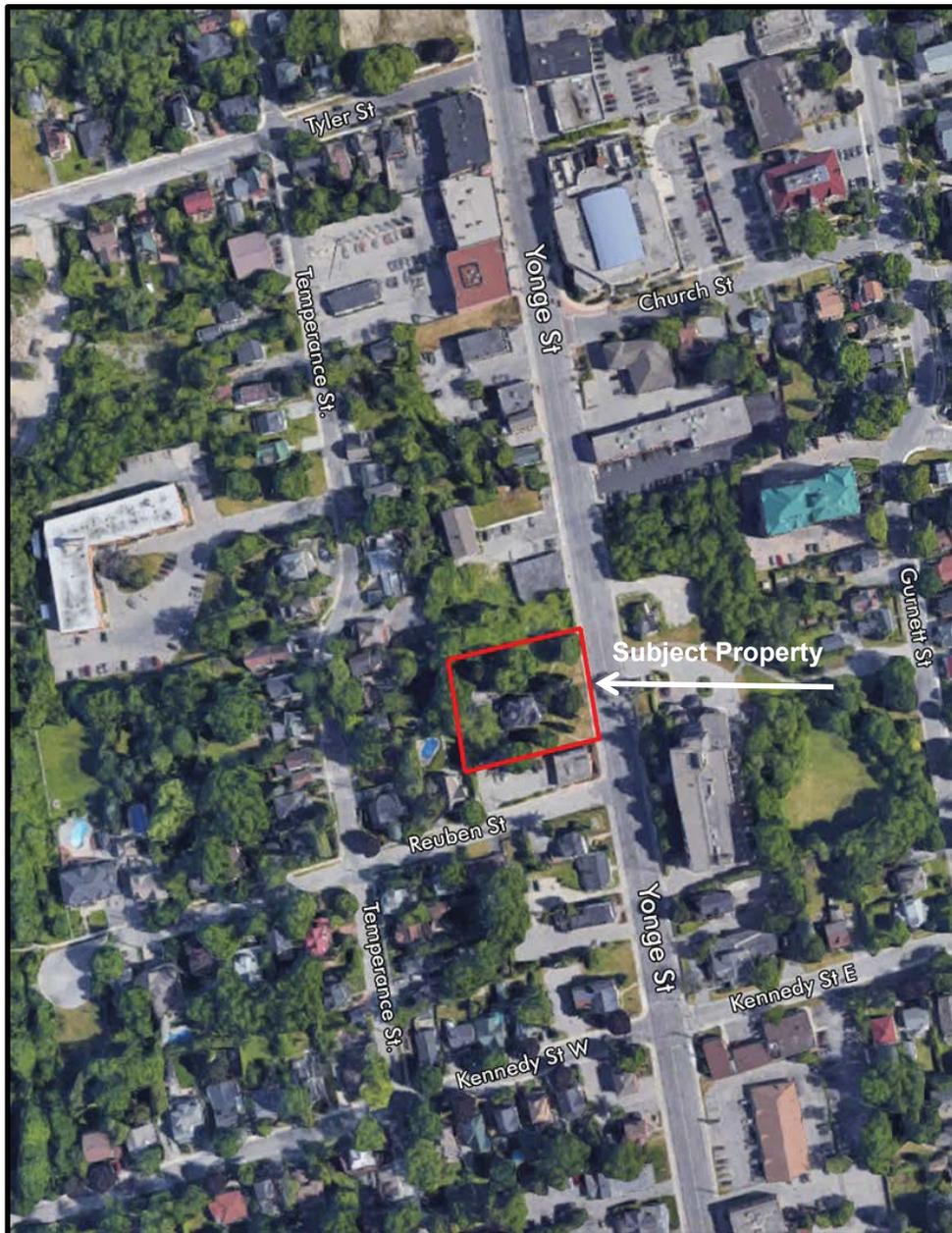
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2.0 DESCRIPTION OF PROPERTY AND ITS CONTEXT

2.1 Location

The property is located at 15074 Yonge Street in the Town of Aurora. It is located one building north of the intersection of Reuben Street and Yonge Street.



*Location Plan
Credit: Google maps with SBA annotation*

2.3 Context – General

The town of Aurora is located 30km north of Toronto, north of the Town of Richmond Hill and south of the City of Newmarket.¹ King City is located to the west and the Town of Whitchurch-Stouffville to the east. Gormley, the home of the North American Concrete Block and Tile Company, is to the south east. Aurora was one of many towns established during the northern extension of Yonge Street from Toronto during the early 19th century.

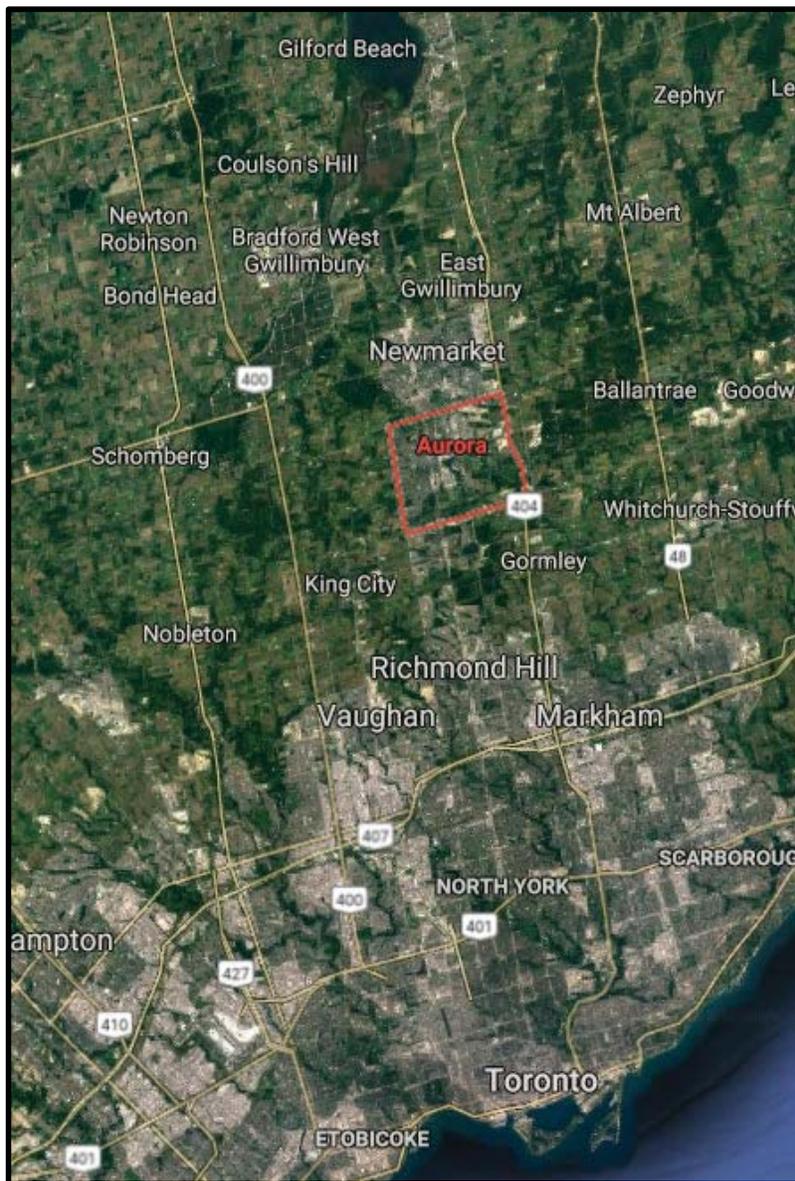


Figure 1: Area Physiography of Aurora and surrounding communities
Credit: Google Maps, 2019

¹ <https://www.thecanadianencyclopedia.ca/en/article/aurora>

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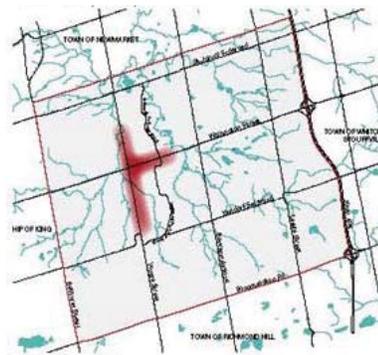
2.4 Context – Municipal Heritage Status

2.4.1 Listing in Aurora's Registry of Properties of Cultural Heritage Value or Interest

15074 Yonge Street was listed on the Town's Municipal Register in 1984. At that time, the Heritage Property Report included its evaluation on architectural and contextual significance.

2.4.2 Official Plan

The corridor along Yonge Street that abuts Wellington Street to the north and south was municipally recognized as part of the Aurora Promenade in 2010 within its Official Plan.² The Town developed its concept plan for the Aurora Promenade beginning in 2009, and released the report in 2010. The report resulted in the inclusion of the conclusions of *The Aurora Promenade Concept Plan* as its own section within the Town's redeveloped Official Plan in 2010. A Secondary Plan was developed for the Aurora Promenade and its character areas based upon the Concept Plan.



*Town-wide Context Map
Credit: The Aurora Promenade
Concept Plan*

The Aurora Promenade was broadly conceived to centre on the intersection of Yonge Street and Wellington Street as noted the Town-Wide Context Plan. Its northern boundary is Orchard Heights Boulevard and its southern boundary is the Canadian National Railway (a distance of 3.2 km). Its west-east axis extends from Mill Street to John West Way (a distance of 1.6km).

The relevant subsections from Section 13.3 – Policies for Built Cultural Heritage Resources are as follows:³

- a) *The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:*
 - i. *designated under the Ontario Heritage Act;*
 - ii. *protected by an easement entered into under the Ontario Heritage Act;*
 - iii. *designated by the National Historic Sites and Monuments Board as a National Historic Site;*
 - iv. *identified by the Province of Ontario;*
 - v. *endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.*

² Town of Aurora Official Plan (2015 Revision), 87.

³ Town of Aurora, *Official Plan (2015 Revision)*, 158-160.

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- b) *The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.*

- c) *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*

- d) *Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:*
 - i. aesthetic, design or physical value;*

 - ii. historical or associative value; and/or,*

 - iii. contextual value.*

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The property is located in the area identified as "Old Town" within the Aurora Promenade Concept Plan.⁴ The "Old Town" is a character area that contains within it three other character areas: the Cultural Precinct, the Wellington Street Village, and the Historic Downtown.⁵

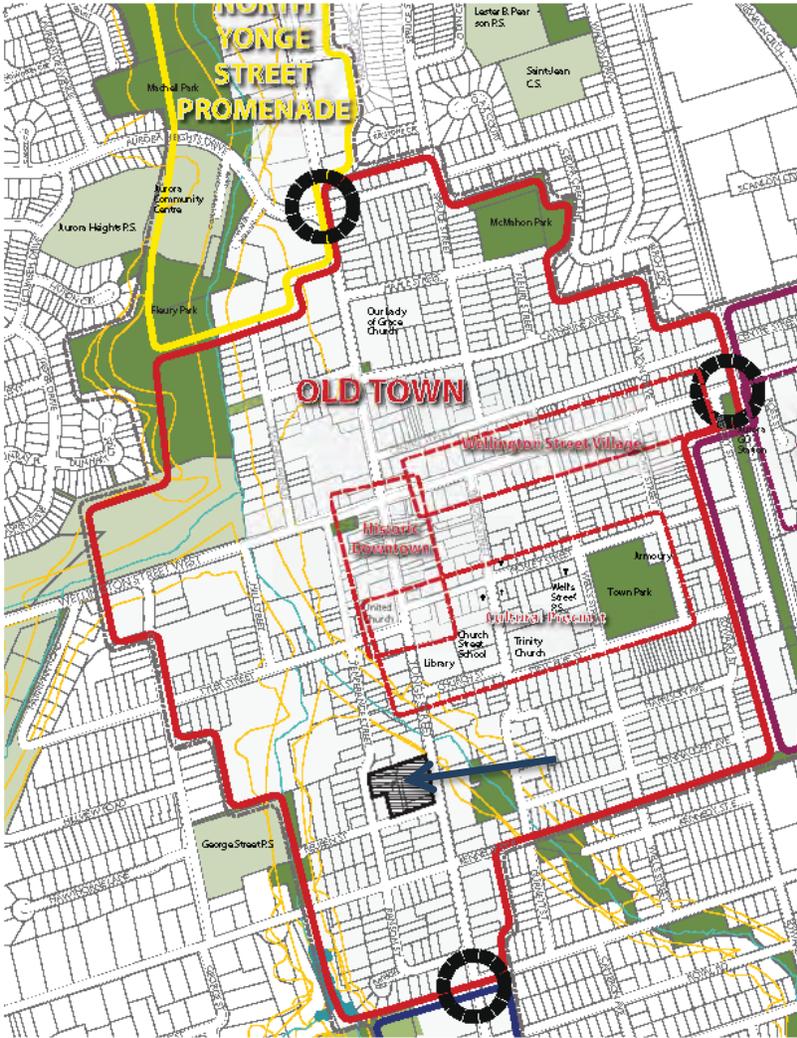


Figure 2: Character Area Map
Credit: The Aurora Promenade
Concept Plan, with SBA annotation

The General Character Area of "Old Town" descriptions that apply to the property are as follows:

- *Old Town is centered on the Yonge and Wellington Street intersection. It includes the Historic Downtown, the Wellington Street Village, the Cultural Precinct and the residential neighbourhoods.*
- *The adjacent neighbourhoods were the earliest residential areas built in Aurora. They have a diverse mix of predominantly historic houses on tree lined streets.*

⁵ Town of Aurora, *Aurora Promenade Concept Plan*, (September 2010), 16.

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2.4.3 Context – Heritage Character of the Neighbourhood

The subject property is located in a neighbourhood that extends from Tyler Street in the north to Ransom Street in the South, and from the west side of Yonge Street east to the natural feature midblock. The neighbourhood is within the Old Town and is rich in heritage character.

The following buildings are listed within this neighbourhood:

Kennedy Street West – Yonge Street west to midblock natural feature

7 Kennedy St. W. Listed	8 Kennedy St. W. Listed	11 Kennedy St. W. Listed	12 Kennedy St. W. Listed	15 Kennedy St. W. Listed
19 Kennedy St. W. Listed	21 Kennedy St. W. Listed	24 Kennedy St. W. Listed	26 Kennedy St. W. Listed	28 Kennedy St. W. Listed
29 Kennedy St. W. Listed	34 Kennedy St. W. Listed	38 Kennedy St. W. Listed	41 Kennedy St. W. Listed	

Ransom and Reuben Streets

8 Ransom St. Listed	12 Ransom St. Listed	20 Ransom St. Listed	16 Reuben St. Listed	18–20 Reuben St. Listed
23 Reuben St. Listed	27 Reuben St. Listed	28 Reuben St. Listed	29 Reuben St. Listed	30 Reuben St. Listed
31 Reuben St. Listed				

Along Temperance Street between Tyler Street and Reuben Street

60 Temperance St. Listed	68 Temperance St. Listed	78 Temperance St. Listed	79 Temperance St. Listed	82 Temperance St. Listed
83 Temperance St. Listed	86 Temperance St. Listed	87 Temperance St. Listed	89 Temperance St. Listed	91 Temperance St. Listed
92 Temperance St. Listed	95 Temperance St. Listed	96 Temperance St. Listed	98 Temperance St. Part IV (Individual) - By-law 5354-11	99 Temperance St. Listed
100 Temperance St. Listed	101 Temperance St. Listed	102 Temperance St. Listed	103 Temperance St. Listed	104 Temperance St. Listed
107 Temperance St. Listed	108 Temperance St. Listed	110 Temperance St. Listed	113 Temperance St. Listed	113 Temperance St. Listed
117 Temperance St. Listed	119 Temperance St. Listed	120 Temperance St. Listed	121 Temperance St. Listed	126 Temperance St. Listed
134 Temperance St. Listed	137 Temperance St. Listed	138 Temperance St. Listed	139 Temperance St. Listed	142 Temperance St. Listed
143 Temperance St. Listed	144 Temperance St. Listed			

Along Yonge Street from the west side of Tyler Street to Reuben Street

14988 Yonge St. Listed	14996 Yonge St. Listed	15004 Yonge St. Listed	15010 Yonge St. Listed	15018 Yonge St. Listed
15032 Yonge St. Part IV (Individual) - By-law 4845-06.R	15037 Yonge St. Listed	15040 Yonge St. Listed	15048 Yonge St. Listed	15054 Yonge St. Listed
15074 Yonge St. Listed – Subject Property	15114 Yonge St. Listed			

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The immediate neighbourhood with listed and designated buildings is shown on the map below. Both buildings designated under Part IV of the *Ontario Heritage Act* are within this immediate neighbourhood. The subject property is noted by the red box.



*Map of buildings with Heritage Status in the immediate area
Credit: SBA*

The property at 15032 Yonge Street, located south of the subject property (at the intersection of Yonge Street and Kennedy Street West), is designated under the *Ontario Heritage Act* (Town of Aurora By-Law 4854.06.R). It is commonly referred to as "Elmwood Lodge."

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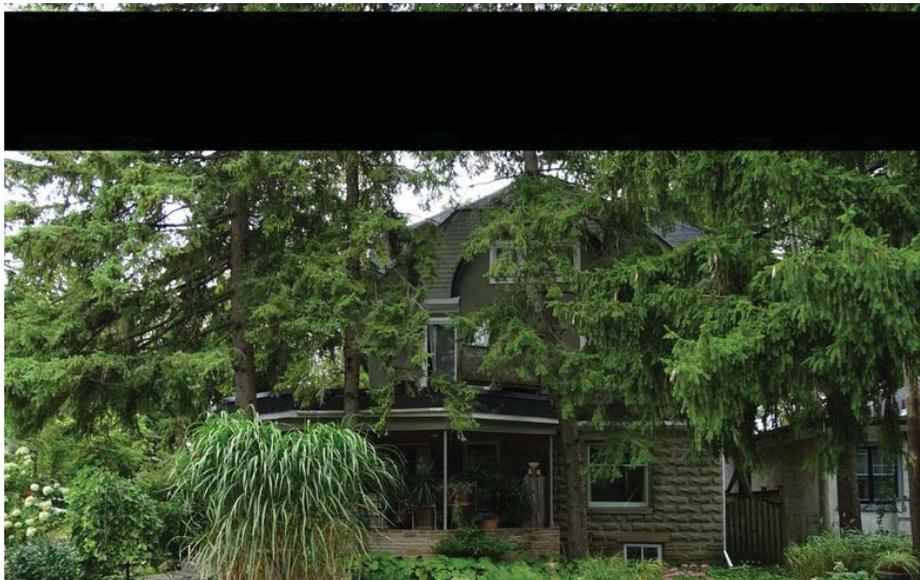


Looking North from Reuben St. along Temperance St.

Temperance Street maintains the characteristics of a scenic drive. It has narrow pavement with a narrow sidewalk that extends only along one side. The buildings are from the nineteenth and early twentieth century and are the type of house that would have belonged to skilled workers and the middle class. They are built close to the road and have mature landscaping.

Reuben Street extends west from Yonge Street until it terminates at the Lions Park. It has the same street profile and characteristics as Temperance Street.

The house at the northwest of Temperance and Reuben Street is constructed of the same molded concrete blocks as the subject property.



110 Temperance St.: Temperance St. and Reuben St.

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The subject property is served by a narrow, six meter wide lane, that terminates at the north property line. This lane serves the subject property as well as the long, narrow property to the west at 16 Reuben Street, which is an adjacent listed property.



The laneway running north from Reuben St. that services the property

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3.0 HISTORICAL SUMMARY

3.1 Development of Aurora

Prior to any settlement, the area that has since become known as Aurora was the traditional lands inhabited by the Mississauga, Iroquois, Huron, and Algonquin First Nations. These indigenous groups established trading networks amongst themselves and later with European voyageurs (fur traders) and settlers. After Britain established their colonial power in British North America in the 18th century the first Lieutenant-Governor, John Graves Simcoe, sought to capitalize upon the established portage route known as the Carrying Place trail for access to the northern Great Lakes.⁶ In 1795, Simcoe began a project to extend Yonge Street north from Toronto to Georgian Bay, in part as an effort to fortify British holdings and a military route to the Great Lakes from the threat of American attack,⁷ and in part to encourage settlement and agricultural industry in the colony. Simcoe imposed his own plans for the road on the ancient route.⁸ As the new road developed as an extension of Yonge Street from Toronto, so, too, did small towns, villages, and corners. Newcomers and settlers from Europe were attracted to the promise of ample and inexpensive land, and sought out opportunities in the new world.

Surveyors began mapping the land to the east and west of the northern extension of Yonge Street from Toronto in the 1790s. In 1797, the Crown began to offer deeds of land to settlers, and by 1801 fourteen homes had been built at the crossroads of Yonge Street and Wellington Street, which became the foundational corners for the town of Aurora.

Richard Machell was one of the earliest settlers in the area. He purchased the properties at the northeast, southeast, and southwest corners of Yonge and Wellington Streets in 1833. He established a mercantile business at the southeast corner that same year, and the area became more commonly known as "Machell's Corners."⁹ Tannery Creek, which forms a part of a smaller watershed of the East Holland River,¹⁰ cuts across the town and provided the area with the ability to establish a local mill that helped to bolster the town's early agro-industrial economy.

Aurora underwent expansion and change during the mid-19th century. The thriving wheat economy of the province and the expansion of transportation systems, especially railways, accelerated the pace of change due to the ability to transport goods not only across the province but to other markets along the St. Lawrence and further south.¹¹ The Grand Trunk Railway (GTR) extended through Aurora beginning



Figure 3: *The Lady Elgin on its first trip from Toronto to Machell's Corners, 1853*
Credit: Toronto Public Library

⁶ Glenn Turner, *The Toronto Carrying Place: Rediscovering Toronto's Most Ancient Trail* (Toronto: Dundurn, 2015).

⁷ Philip Carter, Paul Oberst, and the Town of Aurora, "Appendix C – A Short History of Old Northeast Aurora" in *Northeast Old Aurora Heritage Conservation District: The Plan* (2006), 191.

⁸ Ibid

⁹ <https://thecanadianencyclopedia.ca/en/article/aurora>

¹⁰ <https://www.lsrca.on.ca/Shared%20Documents/newsletter/science-newsletter-vol4.pdf>

¹¹ Randall White, *Ontario 1610-1985, A political and economic history*, (Toronto: Dundurn, 1985) 108-110.

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in 1853.¹² Contemporaneous to the railway expansion, the area south of Yonge and Wellington Streets began to flourish and grow into a commercial and retail centre for the growing town and surrounding area.

"Aurora" was officially incorporated as a village in 1863. It was later incorporated as a town in 1888. Between 1850 and 1890, more settlers arrived to the area so that the population increased from around 700 in 1863 to about 2100 in 1888.¹³ The GTR helped with the town's prosperity. Aurora as the "head of the rail" became a significant shipping centre.¹⁴ With a growing community and the access to other communities that the train provided, other social, cultural, and institutional sectors emerged. The town boasted four churches, a post office, a school, a Temperance Hall, and a Masonic Hall, as well as a Town Hall and central market.¹⁵



*Figure 4: Grand Trunk Railway Station, Aurora
c. 1907*

Credit: M. Forsyth

During the early twentieth century, Canadians became more engaged in an assortment of leisure activities. Recreational spaces like parks, rural spaces, or if you were able to afford the trip, the wilderness of northern Ontario, allowed citizens time to reflect and enjoy the outdoors.¹⁶ Within schools, churches, and broader reform movements, a trend began (and which continued throughout much of the 20th century) that equated leisure and activity for everyone with better citizenship and a sense of well-being and as an "antidote" for the hardships of labour and

¹² <http://casostation.ca/ontario-simcoe-h>

¹³ <https://thecanadianencyclopedia.ca/en/article/aurora>

¹⁴ <http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-013.html>

¹⁵ Carter et al "Appendix C," 198-199.

¹⁶ Donald Kerr, editor, *Historical Atlas of Canada – Volume III: Addressing the Twentieth Century 1891-1961* (Toronto: University of Toronto Press, 1990) 68-69.

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industrial life.¹⁷ Hotels sprang up in smaller communities to accommodate travelers, and the expansion of the railway and highways provided greater access to places outside of a person's own town.¹⁸

In addition to the Grand Trunk, a radial line from Toronto extended to Aurora. By 1904, the Schomberg and Aurora Radial Railway was incorporated as a part of the Toronto and York Radial Rail Company. It expanded its complement of streetcars and extended the rail north along Yonge Street to Lake Simcoe.¹⁹ The rail allowed teenagers from surrounding communities to attend the high school in Aurora, and it meant families in Aurora could take day trips to other towns or Toronto easily (and vice versa).²⁰

The radial railway ran through Aurora from around 1899 and lasted until 1930. The line was not profitable in large part due to the growing popularity of automobiles; by the late 1920s when more people owned and operated cars as opposed to using the rail, the radial rail was retired.²¹ Regardless of whether travel was done by train or car, Aurora provided an easy day trip for people living in the city who wanted to leave for the fresh air and quiet provided by the countryside and small town setting.²²

Over the course of the mid to late 20th century, Aurora continued to grow in industry and residential neighbourhoods due to improved and expanded transit infrastructure, especially related to automobiles and highways. Aurora, too, became a destination for tourists seeking a calm refuge from city-life. This industry was not isolated to Aurora, but instead coincided with a national effort to attract tourists, especially those from the United States to Canada and a broader publicity campaign to showcase the charm and beauty of the country.²³ The suburban growth experienced across the province after the close of the Second World War in 1945 also transformed Aurora into a bedroom community for Toronto in large part due to its proximity to the metropole but with the added enticement of living outside of the busy city.

Local development, such as that of Frank Stronach and his Magna Corporation, in the area also helped to provide new manufacturing and industrial opportunities to bolster the economy of Aurora and the surrounding area. The increased development in Aurora increased the pressure for development intensification.

¹⁷ Kerr, ed., *Historical Atlas of Canada – Addressing the Twentieth Century*, 70.

¹⁸ *Ibid.*, 70.

¹⁹ <http://edrh.rhpl.richmondhill.on.ca/default.asp?ID=s10.1>

²⁰ *Ibid.*

²¹ https://onthisspot.ca/cities/aurora/heritage_aurora

²² http://www.archives.gov.on.ca/en/explore/online/tourism/transportation_cottage.aspx

²³ Alisa Apostle, "Canada, Vacations Unlimited: The Canadian Government Tourism Industry, 1934-1959," Ph.D. dissertation. Queen's University, 2003

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3.2 Chronology of Ownership of the Subject Property²⁴

Year	Vendor	Purchaser	Land Parcel	Comments
1803	The Crown	William J. Kennedy	Lot 79, Con. 1 King – All 210 acres	Aurora, as it was later named, straddled two townships: King and Whitchurch. Yonge Street was the dividing line between the two townships. The subject property was part of King Township to the west of Yonge Street.
1829	William J. Kennedy	William Kennedy Jr.	North half less west 5 acres	The property passes to William J. Kennedy's son through his will
1868	George W. Kennedy	Reuben J. Kennedy	100 acres, north ½ (this includes the area of the subject property)	George is William Jr.'s son
There is a break in the chain between the concession book and the plan book after 1868.				
1876	Reuben Kennedy sells much of his property divided into Park and Village lots via auction. ²⁵			
1894	Reuben J. Kennedy	Harriet P. Kennedy	Lots 1, 2, 3 Plan 39 Aurora	The subject property is comprised of these Lots
1908	Harriet P. Kennedy	Charles A. Kennedy	As above	Charles is the grandson of William Sr.
1911	Charles A. Kennedy	Esther A. George	As above	
1918	Esther A. George	Samuel George	As above	J.M. Walton rents the house from 1917-1919.
1919	Samuel George	Constance Wells	As above	
1929	Constance Wells	Albert G. Wells	As above	
	Albert G. Wells	Florence Chadburn	As above	Florence Chadburn married and changed her name to Florence Allen. Operates a tourist home - "Chateau." Son Lloyd V Chadburn a RCAF fighter of Distinction in WW II
1946	Florence Allen	Norman H. Bretz and Elizabeth H. Bretz	As above	
1956	Elizabeth Bretz dies and her estate passes to her husband Norman who dies later that same year. The housekeeper for the Bretz's retains the house until such a time as she no longer had use for it and could be sold.			
1963	William Bretz, executor of Norman Bretz's estate	Phyllis Pearson and Dorothy Hollingshead	As above	
1967	Phyllis Pearson and Dorothy Hollingshead	Sherry-Joyce Securities Ltd.	As above	
1969	Sherry-Joyce Securities Ltd.	Dan Hegler	As above	
1972	Dan Hegler	Youthdale Ltd.	As above	

²⁴ Title compiled from Title Search conducted by Monica Mitchell at the Aurora Land Registry Office in 2019 and a previous search conducted by K. Anderson at the Registry Office in Newmarket in 1982.

²⁵ Aurora Banner, July 7, 1876

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3.2.1 Historic Maps

The subject property is highlighted in red



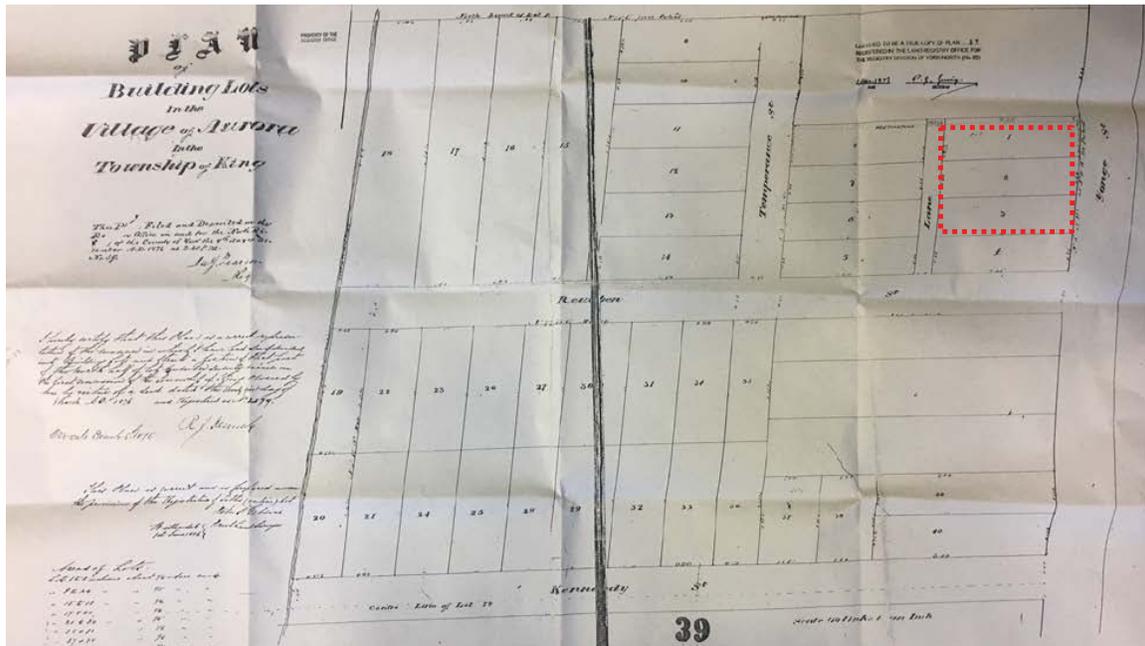
Plan 9 Survey, 1843
Credit: Aurora Land Registry Office



Tremaine Map, 1860 –
Full extent of William
Kennedy's land holdings
highlighted

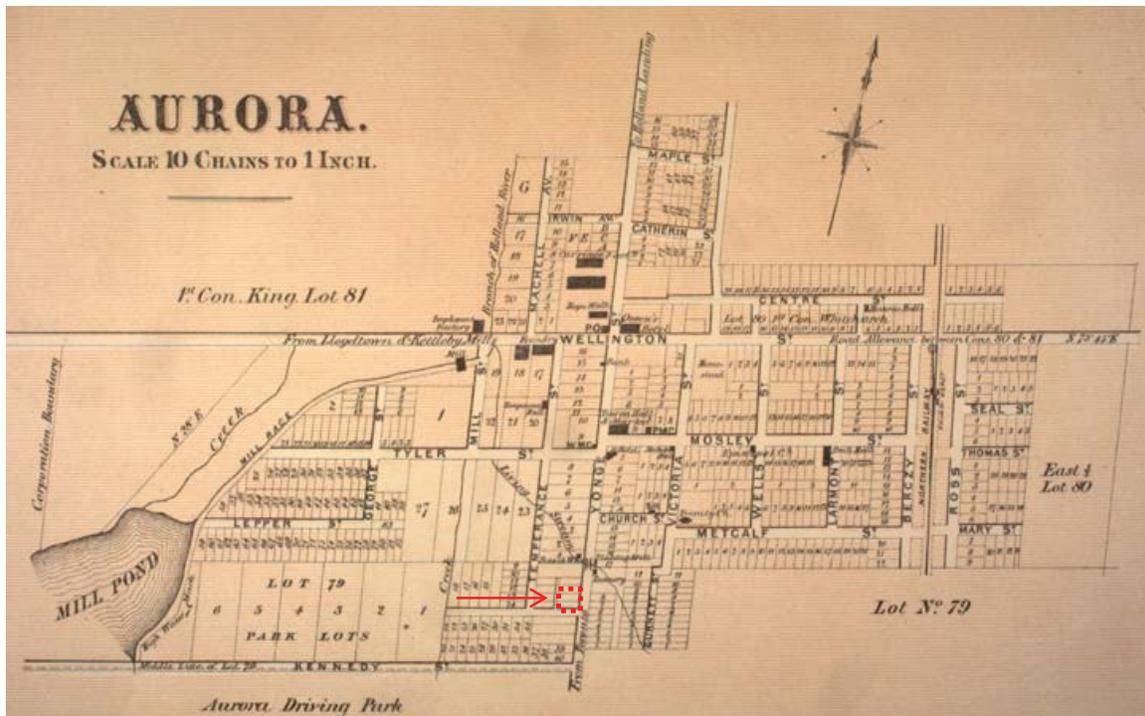
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Plan of Building Lots in the Village of Aurora, 1876
 Credit: Aurora Land Registry Office

In 1876, Reuben Kennedy (who was also responsible for the above survey) divided and sold town and village sized lots.



County Atlas Map, 1880

Note: Due to steep grades, the lot north of the subject property is larger than the other village lots. There is a lane already in existence (noted by an arrow) that shows the grade difference from the site to Yonge Street.

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3.3 History of the Subject Property

In 1803, William J. Kennedy purchased 210 acres of land from the Crown. Kennedy was one of a few individuals who purchased large amounts of land that abutted Yonge Street that later comprised the foundational streets and neighbourhoods of the Town of Aurora.²⁶ William had been born in Maryland in the United States in 1753. He came to Canada as a United Empire Loyalist after the American Revolutionary War;²⁷ his loyalty was likely rewarded with the land grant. Kennedy assumed a position of some authority in the Township, in part due to his land holdings. He is listed as a Warden within the Township of King in *the History of Toronto and County of York* for the year 1809.²⁸

William Kennedy had seven children, and the subject property (and surrounding area) remained in the control of the Kennedy family throughout much of the early to mid-nineteenth century. In 1855, William Kennedy Jr. began to sell parts of the farmland, and some of it was divided amongst the male Kennedy children.²⁹ The Tremaine map of 1860 (please refer to *section 3.2.1*) shows a small house set to the west of Yonge Street on the Kennedy property.

The Kennedys continued to farm much of their property and subdivided it amongst the Kennedy children. For example, it is noted in *the History of Toronto and County of York* that Reuben J. Kennedy (the third son of William Sr) farmed much of his lands and had a significant livestock trade specializing in thoroughbred cattle, sheep, and horses.³⁰ Like many land owners of the period, Reuben Kennedy left the farming to tenants while he resided in Toronto.

Kennedy had a keen interest in real estate. In 1876, he sold 40 village and park lots by auction to interested buyers out of the Aurora Hotel.³¹ These lots formed the basis for the neighbourhood that surrounds the subject property. Kennedy retained ownership of the three lots (1, 2, and 3) that formed the land of the subject property, but he did not live there. The assessment rolls for the town dated 1886-1891 note that the labourer James Eade and his family were the tenants,³² which supports the idea of a tenant farmer on the land. *A History of Toronto and the County of York* note Reuben Kennedy as an owner of fine thoroughbred sheep, cattle, and horses. Kennedy likely left the labour of farming to his tenants but remained nominally in charge of the farm as he pursued other career interests.

In addition to real estate, Reuben Kennedy had an interest in local government and politics. He was the school board chairman for the area,³³ and he was well connected in Ontario politics. He assisted Sir William Mulock's political campaigns, and was actively involved in the real estate business of Toronto and area.³⁴ Reuben Kennedy constructed a residence at 15032 Yonge Street in a yellow bricked Victorian house that a later owner named Elmwood Lodge.³⁵

Upon his death in 1909, the obituary that appeared in the *Toronto Globe* cites his residence in Toronto, Kennedy having moved away from Aurora in 1891.³⁶ Kenney's land holdings and his

²⁶ <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9031>

²⁷ <https://www.findagrave.com/memorial/141213416/william-kennedy>, with notes from Aurora Museum & Archives

²⁸ *History of Toronto and the County of York: Section III King Township*

²⁹ Aurora Museum & Archives notes

³⁰ Ibid

³¹ *Aurora Banner* September 29, 1876.

³² Aurora Assessment Rolls, 1886-1891.

³³ *Aurora Banner*, April 16, 1909.

³⁴ *Aurora Banner*, April 16, 1909.

³⁵ <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9031>

³⁶ "Obituary of R.J. Kennedy," *Toronto Globe* April 16, 1909.

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political career support the idea that he perhaps maintained a secondary residence in Aurora while primarily living in Toronto.

Prior to his death, Reuben Kennedy's son, Charles, bought the property in 1908. Charles was a dentist who lived and worked in Toronto specializing in orthodontia; he also taught in the Faculty of Dentistry at the University of Toronto.³⁷ Charles sold the three lots that comprise the subject property three years later to Esther George.

Esther George and her husband, Samuel, constructed the house on the subject property known as Poplar Villa. In 1911, *The Aurora Banner*, the local newspaper, reported that Samuel George intended to build a fine home on their property and to grade and terrace the land.³⁸ Construction took time. The paper reported that the foundations were complete a year later.³⁹ The Georges did not reside on the premises, or at least not for long. According to his diary, James Walton, a prominent local citizen and banker, lived at the house between 1917 and 1919.⁴⁰



*"Poplar Villa" circa 1913
Credit: Aurora Museum & Archives*

In 1919, the Georges sold the property to Constance Wells. The ownership of the property passed to Albert Wells in 1927, who in turn sold it to Florence Chadburn in 1929.⁴¹ Under the

³⁷ https://exhibits.library.utoronto.ca/exhibits/show/dentistry-library-anniversary/ca_kennedy

³⁸ *Aurora Banner*, May 19, 1911.

³⁹ *Aurora Banner*, May 17, 1912.

⁴⁰ Walton Diaries, *Aurora Museum & Archives*.

⁴¹ Aurora Museum & archives, notes

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ownership of Chadburns the location flourished as a restaurant and inn known as "The Chateau."⁴²



*The "Chateau" circa 1929
Credit: Aurora Museum & Archives*

Chadburn married Frank Allen and together they oversaw the day-to-day operations. Mr. Allen maintained the buildings and grounds while Mrs. Allen managed and cooked. One of the summer staff, Flo Murray, recalls a large sign on the front lawn that read "Recommended by Duncan Hines."⁴³ In its brochure on travel destinations and inns, the Duncan Hines Company notes the large premises of the Chateau Inn in Aurora that could accommodate up to thirty guests.⁴⁴ Murray recalled that many of the visitors to "The Chateau" were American tourists⁴⁵ - perhaps a result of Mrs. Allen's family connection to Buffalo, New York.⁴⁶ The Chateau's short commute to Toronto of twenty minutes was likely an attractive enticement to guests who could enjoy the city and the quiet retirement of a small town and its countryside.

The Allens lived on the premises as well as Florence's son from her first marriage, Lloyd. Lloyd enlisted with the Royal Canadian Air Force (RCAF) in 1940; he travelled Canada encouraging citizens to buy Victory Bonds, and went overseas as a squadron leader and wing commander later in the Second World War. He was shot down and killed on his last tour.⁴⁷

⁴² Flo Murray, "Lloyd Chadburn's Link to the Chateau," in *The Auran* November, 2003 pp 1 and 16 retrieved at: http://www.newspapers-online.com/auroran/?wpfb_dl=869

⁴³ Ibid

⁴⁴ *Lodging for a Night – A Duncan Hines Book – A Directory of Hotels Possessing Modern Comforts, Inviting Cottages, and Modern Auto Courts, also Guest Houses whose Accommodations Permit the Reception of Discriminating Guests - Third Edition* (Chicago: 1940).

⁴⁵ Ibid

⁴⁶ Ibid

⁴⁷ Ibid

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Florence sold the chateau in 1946. The business was likely hurt by the war and a dramatic slowdown in the tourist industry; and in addition, after the death of her son Florence might have not wanted to continue with the business. The Allens sold the property to Norman and Elizabeth Bretz.

Bretz was a former RCAF pilot who married Elizabeth who also served with the RCAF in a clerical capacity out of Moose Jaw.⁴⁸ The two bought the home to start their lives together after the war. Unfortunately, Norman was unable to find regular civilian work and so they let the rooms of the large house on a monthly basis to men working for Ontario Hydro north of Toronto. Elizabeth died in January, 1956, and Norman died later that same year at age 43. They had no children. In his will, Norman instructed that the house should be used by housekeeper for as long as she could use it.⁴⁹ She likely did so until 1963 when the property was sold again by executors of the Bretz estate.

Between 1963 and 1972 the property was sold a few times – first in 1963 to Phyllis Pearson and Dorothy Hollingshead, then in 1967 to Sherry-Jaye Securities Ltd, in 1969 to Dan Hagler, and then finally to Youthdale Limited in 1972.

The company began in 1969 in Toronto to help six troubled children in Toronto, and has since expanded.⁵⁰ The Ontario Ministry of Health began to fund mental health initiatives for children in 1972. As a result, Youthdale expanded their operations outside of the city and was one of the first organizations to partner with the government and other local groups to assist families and youth in crisis.⁵¹ The property has been in continuous use as housing and a support centre for at-risk youth under the ownership of Youthdale Limited since the time of their purchase over forty years ago.

⁴⁸ <http://www.bretz.ca/GenWeb/html/bretz/narratives/4/>

⁴⁹ Ibid

⁵⁰ http://youthdale.ca/en/about_us/

⁵¹ Ibid

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3.4 History of Molded Concrete Block *(See also Appendix B)*

Molded concrete blocks were an inexpensive alternative to brick or stone made from readily available raw materials (cement, sand, and aggregates — important in a time of decreasing lumber supply), and assembled like ordinary masonry. They were also touted as convenient, fireproof, lighter than stone, and stronger than brick. The subject property's prevalent use of these blocks ties into a broader development of the method in North America and particularly in Ontario.

In North America concrete blocks first appeared in the 1860s when several patents were issued and companies began mass-producing concrete blocks. When Portland cement became widely available in the 1890s concrete block manufacturing took off.

The availability of inexpensive block-making machinery led to the next phase in its popularity as a design and construction method. Harmon S. Palmer created the first block molding machine in 1900. With his machine, blocks could not only imitate natural stone but could also produce other designs, which increased the popularity of their use and their versatility in design. The machines were more readily available to everyday consumers were sold in the Sears Roebuck & Company catalogue. The process to create the blocks was simple: mix concrete in a mixer and then pour the concrete into a mold.

There were house plans for houses that were completely built out of molded block but these were far more simple rectangular buildings than the subject property.

The North American Cement Block and Tile Company started up in Gormley, approximately fourteen kilometers from the site, in 1905. This company had the equipment to make molded concrete blocks of many kinds and was probably the source for the blocks used on the subject property. The proximity of the North American Cement Block and Tile Company started up in Gormley is likely the reason there are so many examples of the use of molded concrete blocks in Aurora.

In the 1930s new automated machines which could produce only smooth faced concrete block for more cost effectively than individually molded block were widely being used. The cost effectiveness along with changing architectural taste for cleaner smoother lines rendered molded concrete block a thing of the past.

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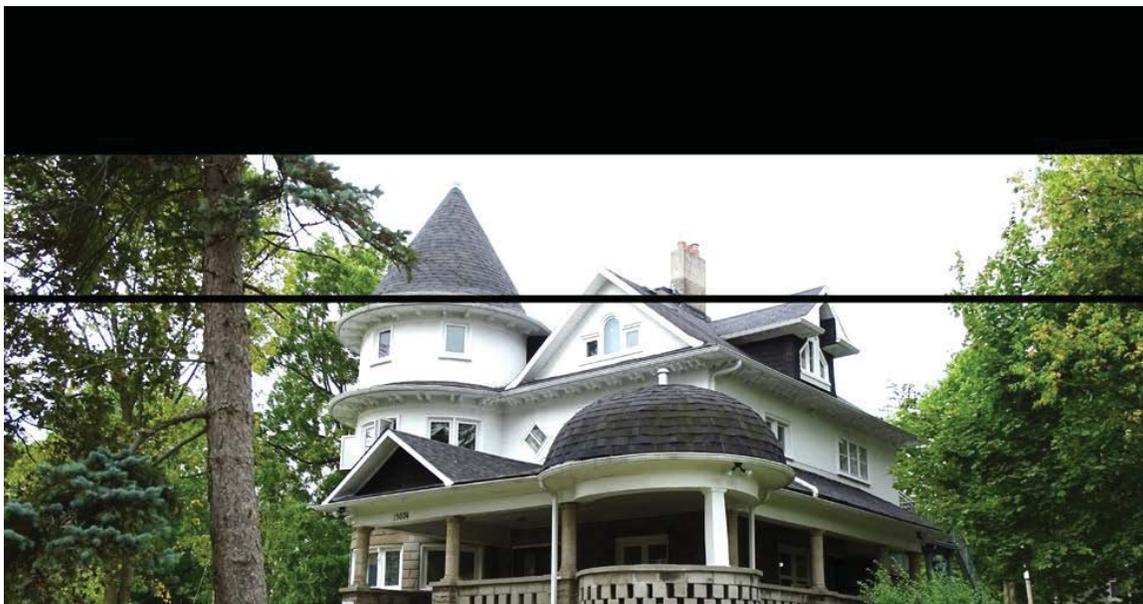
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4.0 BUILDING and SETTING RESOURCE DESCRIPTION

4.1 Building



Front Elevation from Southeast



Front Elevation from Northeast

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South Elevation



North and Rear Elevation

Style

It is a fine example of the Queen Anne Revival Style. The Queen Anne Revival Style had a relatively short period of popularity in Ontario between 1870-1910,⁵² and as a result there are fewer examples of this style than the ubiquitous Victorian Style. The Queen Anne Revival style traits that are exemplified in this house are:

- Façade: *Irregular, multiple surfaces with intricate woodwork;*
- Roof: *Steep pitch with multiple rooflines and gables;*
- Windows: *Tall, also palladium, bay and stained-glass;*
- Entrance: *In verandah, ornate door with glass inserts;*
- Verandas: *Wide, wrap-around with round columns.*

Massing

The massing is very complex and asymmetrical.

- Massing ranges from three full storeys with a steep, sloped roof to a single storey with a low, sloped roof;
- It is broken into five horizontal bands:
 - Rock face molded block foundation;
 - Panel face molded block first level;
 - broken from the second level by a banding of roofing;
 - stuccoed second level;
 - broken by another band of ornate soffit woodwork from the complex roofscape.

⁵² <http://www.ontarioarchitecture.com/QueenAnne.htm>

See also, *Ontario Style Guide* (Heritage Resource Centre: University of Waterloo, 2001).

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4.1.1 Exterior

Concrete Masonry Overview *(See also Section 3.3: History of Molded Concrete Blocks)*

This building is a showcase of molded block types. At a minimum there are: rock face - curved and straight (on the foundation); panel smooth face - curved and straight (at the first level); half block panel smooth face (as the verandah lattice); panel bush hammered face (at the verandah walls); curve and straight window sills and lintels; and columns, column bases and column capitals.



Rock Face



Panel Smooth Face



Half Block Panel Smooth Face

Foundation

The foundation is poured concrete. It is underpinned in one area to increase headroom. The foundation does not extend under the tower or rear addition.

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Verandah

The property has a classic Queen Anne wrap-around verandah with a "bandshell" like area that affords views to the ravine to the north and to Yonge Street. The verandah's features include:

- Gabled, domed, and pitched roofs. Deep along the face and shallow along the north;
- Deep wood beams with small wood modeling in middle;
- Molded concrete smooth faced columns. Three rounds make the shaft with separate base, and capital segments;
- The columns sit on rock faced model concrete block piers;
- There is one wood column sitting directly on the lattice wall;
- A railing of smooth-faced molded concrete half block panel lattice with a cast concrete coping span between rock face piers;
- Poured in place concrete floor. Verandah floors are most commonly wood, and remains the norm even today. The use of concrete shows an unusual dedication to the material;
- The soffits are tongue and grooved wood while the ceiling is paneling. It is very possible there is a tongue and groove ceiling beneath the paneling;
- The steps up to the entry are poured concrete complete with concrete nosings;
- The front steps have a rock face sidewall to the south and a rock face pier with cast in place concrete sidewall to the north.



Verandah Details

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Roofs, Fascia, and Soffit

- The upper roofs are predominantly steep-pitched with multiple rooflines, gables, dormers, dome and a turret;
- The lower roofs are low sloped, with gabled dormers and a dome;
- Deep overhangs on the first, second, and third storeys;
- Painted wood fascia and soffits;
- The soffit of the upper roof as ornate paired brackets.
- The roofing is asphalt shingles



Tongue and Groove Wood Soffit with Paired Brackets

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Windows

The wood windows have been replaced with fiberglass windows that have similar glazing patterns to the original. All the original window openings are extant. In the basement and ground floor the monolithic cast concrete sills and lintels are original.

There is a playful use of multiple window types:

- Differing three part windows - tall, short, palladium, pointed arch, rectangular, boxed, and curved;
- Square and square on a forty five degree angle;
- Tall and short two part windows;
- Four part windows;

The curved wood window frame at the base of the tower, which is original, has curved wooden brackets.



There are two square and one rectangular stained glass windows in the basement. They were the original windows over the built-in sideboard of the dining room.

Doors

There are three entrances: two are off of the verandah, and one is through the rear addition.

The doors from the verandah are original.

- The main and parlour doors are a double set of oak doors with full panes of bevelled glass;
- The dining room door is oak with two wood panels and half glazed glass.

Chimneys

Both chimneys are extant, although the corbeled top of the main chimney is missing. The masonry units are the size of brick, but due to their grey colour they could also be a cement product.

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4.1.2 Interior

Although most finishes have been replaced some original features remain:

- All floorplans remain substantively as-built (See **Appendix C** for Life Safety Plans);
- The following features in the "arts and crafts" style are extant:
 - Ornate metal fire box with glazed tile surround and wood mantelpiece complete with columns and built in mirror;
 - Wood arched lattice screen between entry and stairs;
 - Wainscoting of the main floor hall;
 - Wood stairs and railings - all levels;
 - Dining room arts and craft wood trim and built-in sideboard;
 - Varnished wood interior door trims and baseboards;
 - Brick corner fireplace with simple wood mantle on the second floor;
 - Built-in linen cupboard of the second floor.



Above: Ornate metal firebox with glazed tile surround and clay tile hearth



Beside: Wood screen between entry and stairwell



Arts and Craft Dining Trim and Sideboard



Second Floor Hallway with Fireplace and Built-in Linen Cupboard

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Condition Assessment

The building envelope appears to be in good condition. Should it become vacant then it will be at risk of escalating deterioration. There are some signs of diagonal cracking caused by foundation settlement but they do not appear to be recent.

Fairly recently the roofing and windows have been replaced, the stucco coating renewed, and the wood trim painted. Masonry repairs are the only element with a maintenance deficit.

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4.2 Setting



From Yonge Street Looking South



From Yonge Street Looking North

**The Concrete in the foreground steps belong to the adjacent property that is being redeveloped*

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- The site is the original size (approximately 130 feet by 155 feet) comprised of three lots. This allows for generous front, rear, and side lots
- It is located on a prominent height of land with northeast views over a ravine and up Yonge Street towards the historic downtown of Aurora. The ravine is extant but there is a development proposed for the adjacent site.
- The site has retained its distinctive circular pedestrian access to the front of the dwelling;
- Vehicular access and parking remains from a modest rear lane that comes in off Reuban Street. Having vehicular access from the rear frees up the entirety of the front for landscaping. 16 Ruben Street also uses the laneway.
- The concrete retaining wall along the Yonge Street frontage is over six feet in height resulting in the lot being above the fast paced vehicular traffic of Yonge Street. This grade difference would result in the necessity of vehicular access from Reuben Street.
- Pedestrian access from Yonge street is via two sets of concrete stairs put in in conjunction with the retaining wall. An arch of paving slabs connect the two sets of stairs to the front entrance.
- The "park lot" landscaping consisting predominantly of lawns; south east and north, with spaced trees as shown in the early photographs survives;
- A blue spruce is extant but there are other large mature trees on the site



Front Lawn



Pavers Leading to South Stairs to Yonge Street



South Lawn looking towards Parking



North Lawn Looking Towards Yonge Street

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5.0 HERITAGE EVALUATION OF THE RESOURCES

5.1 Introduction⁵³

Criteria for determining the cultural heritage value or interest of a property are listed in Regulation 9/06 made under the Ontario Heritage Act. These criteria are to assist municipalities in evaluating properties for designation under Part IV Conservation of Property of Cultural Heritage Value or Interest.

A property may be designated under Section 29 of the Act if it meets one or more of the criteria for determining whether it is of cultural heritage value or interest. The criteria are insufficient of themselves to make a comprehensive determination. Factors such as condition and integrity of heritage attributes as well as a community's interest or value placed must also be taken into account.

5.2 Application of Provincial Criteria: Regulation 9/06 Criteria

1. The property has design value or physical value because it,	
i. is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes
ii. Displays a high degree of craftsmanship or artistic merit,	Yes
or	
iii. Demonstrates a high degree of technical or scientific achievement.	Yes
2. 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,	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Perhaps
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Yes
ii. is physically, functionally, visually or historically linked to its surroundings	Yes
or	
iii. is a landmark	No

⁵³ Ontario Heritage ToolKit

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5.2.1 Design or Physical Value

- i. *Rare, unique, representative or early example.*

The building is a fine example of the Queen Anne Revival Style. The Queen Anne Revival Style had a relatively short period of popularity in Ontario between 1870 and 1910.⁵⁴ As a result, there are fewer examples of this style than the ubiquitous Victorian Style.

- ii. *High Degree of Craftsmanship or artistic merit.*

As its name "Chateau" implies, the house was designed with a high degree of elegance. Its towers, dome, multiple rooflines, numerous window types, wrap-around verandah, and complex asymmetry of design all contribute to the artistic merit of the building.

- iii. *High Degree of Technical or Scientific Merit.*

The building has a high degree of technical merit. This building is a showcase of molded block types. Molded concrete blocks can take on any appearance depending upon the shape of the mold. Blocks were first manufactured around 1890 and were predominantly rock face in composition because its mold was the easiest to make. By the early 1900s patented equipment and molds could be ordered and supplied from the Sears Roebuck (catalogue) Company and others. The North American Concrete Block and Tile Company was established 1905 in Gormley, Ontario. Its close proximity to Aurora of 14km makes it the likely supplier of the blocks. By 1930 modern concrete block manufacturing had replaced individual block molds. Molded blocks are no longer commercially available today.

5.2.2 Historical Value or Associative

- i. *Direct associations with a theme, event, belief, person, activity, organization*

The only person who has a direct historical association with the house was Florence Allen (née Chadburn). Allen named the house "The Chateau" and operated it as a tourist Inn and Restaurant between 1929 and 1946.

The property is associated with Youthdale Ltd. which operated a facility that housed at-risk youth and provided services to families in crisis. Youthdale was one of the first organizations to operate such a facility outside of Toronto after the Ministry of Health identified and funded such initiatives for youth mental health in 1971.

- ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture,*

The property yields understanding of the a small tourist industry in Aurora during the 1930s that was broadly linked to a national effort to expand Canada's tourism industry by highlighting the benefits of smaller locales and their hospitality as well as the smaller centers as a refuge from city life.

⁵⁴ <http://www.ontarioarchitecture.com/QueenAnne.htm>

See also, *Ontario Style Guide* (Heritage Resource Centre: University of Waterloo, 2001).

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- iii. *Reflects the work or ideas of an architect, artist, builder*

None are known.

5.2.3 Contextual Value

- i. *Important in defining, maintaining or supporting the character of an area,*

The site supports the historical character of this neighbourhood within "Old Town." Of all the listed properties within the neighbourhood this property is the most grand. The property faced Yonge Street which was the prime street and is a house of unique design that conveys its construction for the wealthier class. By contrast, the surrounding properties on the neighbourhood streets at the back of the property are representative of the middleclass houses of their time. The curb-free, narrow laneway with grass verges on the property complements and reinforces the scenic nature of neighbourhood that is comprised of narrow streets and only a narrow sidewalk along one side of the street.

- ii. *Physically, functionally, visually or historically is linked to its surroundings*

The property sits high above Yonge Street - Aurora's main street. Although it sits back from the street line it is visible from both northbound and southbound Yonge Street. Despite its construction on a "village lot" rather than a "park lot," due to its park-like setting it is visually and historically linked to the "park lot" estates of the wealthy of the nineteenth century.

- iii. *Is a landmark*

The building is a landmark within the neighbourhood and on this particular stretch of Yonge Street but perhaps not within Aurora as a whole.

5.3 Overall Evaluation Summary

15074 Yonge Street, also known as the "Chateau," meets the criteria for designation under Reg. 9/06 based on design and contextual associations for its exterior elements and setting. The designation does not include the interior elements.

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5.4 Heritage Integrity

Building

The building has high heritage integrity. The addition at the rear has little heritage value because it was originally a single storey structure of a different design.

The integrity is diminished by:

- Replacement of cedar shingle roofing with fish scale decorative bands with black asphalt shingles and removal of dome and tower finial;
- Removal of the "Tudor" trim boards from the stucco surfaces;
- The replacement of the original wood windows with a sympathetic fiberglass window;
- The fire escape at the rear of the building;
- The metal storm doors.

The extant historic architectural features of the building envelope include:

- The building's asymmetrical massing;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete copping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with doomed roof;
- Varying roof forms including pitched, gabled, dormers, dome, and turret;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2).

Setting

The extant heritage features of the setting include:

- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- Views to the site from Yonge Street and from the site to the east and south;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semi-circular path of concrete pavers connecting the stairs to the front entry.

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5.5 Statement of Significance

The property at 15074 Yonge Street, at one time known as "Poplar Villa" and then later as "Chateau," was constructed in 1912. The building has cultural heritage design value as a fine example of the Queen Ann Revival Style. The traits that are exemplified in this house are its asymmetrical massing with multiple surfaces, its multiple rooflines, its windows of varying types, and its wrap-around verandah with round columns. It is a building that is three storeys in height with a cottage roof punctuated by gable end dormers and a turret. The one storey wrap-around porch has a gable over the front entry stairs and a dome roof structure at the corner.

The building has physical value as a showcase for the use of concrete and in particular molded concrete blocks that were prevalent between 1890 and 1930 in a residential construction. There are at minimum five different types of molded concrete block used in the building as well as various cast and poured in place concrete elements. The North American Concrete Block and Tile Company was located in nearby Gormley, Ontario, and as a result there are other examples of molded concrete blocks used for residential construction in the area; however the use of molded concrete blocks in an elegantly designed house for an affluent individual or family is very rare.

The building has contextual value in supporting the character of the "Old Town" of Aurora, and in particular the historical neighbourhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander if not the grandest heritage building of the neighbourhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

The heritage attributes include:

- The building's asymmetrical massing;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete coping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with domed roof;
- Varying roof forms including pitched, gabled, dormers, dome, and turret;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2).
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semi-circular path of concrete pavers connecting the stairs to the front entry.

6.0 CONCLUSIONS and RECOMMENDATIONS

The subject property located at 15074 Street in the Town of Aurora is located on Plan 39, lots 3, 2, and 1 and is colloquially referred to as "Chateau," or at one time "Poplar Villa." The site is situated on the west side of Yonge Street the starting at the second lot north of Reuben Street. The Town of Aurora's Official Plan defines the site as being part of the "Old Town."

6.1 Conclusions

The property has significant design value as a fine example of the Queen Ann Revival Style. The property has physical value as a showcase for the use of molded concrete block and cast concrete in a residential construction of the period.

The building has contextual value because it supports the character of the "Old Town" and in particular the historical neighbourhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South, and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander, if not the grandest, heritage buildings of the neighbourhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

The property has high heritage integrity.

Although the building has interior heritage attributes it is recommended that they are not included in the designation as the public will likely not have an opportunity to see them and their retention may limit the building's reuse.

6.2 Recommendations

- .1 That council designates the building envelope and setting of 15074 Yonge Street, "the Chateau," under Part IV of the *Ontario Heritage Act*.
- .2 That the interior attributes be documented in more detail and the documentation be kept at the archives.

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People Contacted

David Waters, Town of Aurora

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7.2 Qualifications of Authors (*Please also refer to Appendix A*)

Stevens Burgess Architects Ltd. is an OAA licensed architectural practice specializing in heritage conservation. SBA has six licensed architects, three of whom are members of the Canadian Association of Heritage Professionals (CAHP), two LEED accredited professionals and a staff trained in the application of heritage standards and best practice.

In 1988, SBA was retained to assist the Trustees of The Old Stone Church in Beaverton, Ontario to assist in designation and conservation of the 1840's stone church which became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

This CHER was prepared by a member of the Canadian Association of Heritage Professionals (CAHP), namely, Jane Burgess **OAA, MRAIC, CAHP, APT** a founding partner of Stevens Burgess Architects Ltd. (SBA) and partner-in charge of heritage projects. She has practiced within the heritage industry for over thirty years, contributing to heritage policy making, advocacy and education. Jane has served as President of CAHP (Canadian Association of Heritage Professionals), Vice Chair of the Toronto Preservation Board and Vice President of the OAA. She has received many awards for her work in conservation and lectures widely on the subject.

Julia Rady obtained her PhD in Canadian History from the University of Toronto in 2017. She has presented on her work to the Canadian Historical Association and the Canadian Society of Church History. She has worked as a historical consultant for the CBC, the Osgoode Society for Canadian Legal History, and Heritage Toronto, and she has published book reviews with *Ontario History*. She started working at SBA in 2017 assisting on historical research and writing for the firm's heritage-related work.

Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

**Appendix A:
Curriculum Vitae of Authors**



**Jane Burgess OAA, CAHP, MRAIC, APT
Founding Partner**

EDUCATION	Bachelor of Architecture, 1974, University of Toronto
TEACHING	University of Waterloo, School of Architecture, 5 th yr. Program, 1979 University of Waterloo, School of Architecture, Visiting Critic, 1978-79 Ryerson Polytechnic Institute, Studio Instructor, 1988, 1989
PROFESSIONAL EXPERIENCE	1984 to date Stevens Burgess Architects Ltd., Toronto 1976 to 1984 Jane Burgess Architect, Toronto
PROFESSIONAL ASSOCIATIONS	Royal Architectural Institute of Canada, RAIC Ontario Association of Architects, OAA (Council 2009 – 2011) Toronto Society of Architects, TSA Canadian Assoc. of Heritage Professionals, CAHP (President 1997-99, V.P. 2012) Association of Preservation Technologists, APT

Jane, a founding partner of SBA, has practiced within the heritage industry for over thirty years and is well respected with the heritage community. She has contributed to heritage policy making, advocacy and education. She has served as President of CAHP, Vice Chair of the Toronto Preservation Board and Vice President of the OAA. Jane continues to mentor the next generations of conservation architects. Jane is the partner-in-charge of heritage projects and has either provided oversight to or has been the conservation architect for all the projects listed below.

SELECTED HERITAGE PROJECTS: (+ indicates award winning)

Isaac Gould House – 62 Mill Street, Uxbridge

- HIA Peer Review and Assessment of Designated Property conforming with Reg. 9/06 of Heritage Act
- OMB Expert Witness

Swift River Energy, Moon River Falls Portage Landing, Bala ON

- Heritage Consultant – adjacency compliance for Portage Landing Site
- Commemoration plan

Wesley Mimico United Church, Toronto, ON

- Heritage Condition Assessment and Conservation Plan
- Senior Heritage Architect for Renovation of Wesley Mimico United Church

Redemptorists of Toronto and Edmonton - 131 McCaul St Monastery, Toronto (Designated)

- Study to determine feasibility of conversion to self-contained residential suites.
- Conservation of the building envelope, interior retrofit and accessibility improvements.

SNC Lavalin – Strathmore House, 390 King St., Cobourg (Designated)

- Building envelope conservation including of removal of Kenitex non-breathable coating

Edenshaw, 78 Park Street East, Port Credit, ON

- Heritage Impact Assessment

CBRE and City of Toronto, Queen’s Park Circle, Toronto, ON

- Heritage Impact Assessment for site of planned Pollination Garden

Town of Richmond Hill, Old Richmond Hill High School

- Foundation Wall Investigation and Report

Infrastructure Ontario – Huronia Lands: Heritage ABIRs-Orillia ON

- IO pilot project to establish protocols within the VFA management system for undertaking heritage ABIR’s

Infrastructure Ontario – Barrie Jail Complex: Heritage ABIR-Barrie ON

- IO pilot project to establish protocols within the VFA management system for undertaking heritage ABIR’s

Infrastructure Ontario – North Bay Normal School / Government Office Building, North Bay (Designated)

- Statement of heritage value, assessment, conservation, recommendations and implementation plan.

Jane Burgess

City of Toronto – Fort York, Toronto (*Museum, National Historic Site, Designated*)

- Building Condition Assessment and Capital Plan for rampart enclosed site and its eight buildings.
- Conservation Master Plan
- Conservation of exterior and interior plus exhibit enhancement of Officers' Mess and Brick Magazine.
- Brick Masonry Conservation Plan

City of Toronto – Young Peoples Theatre, Toronto (*Designated*)

- Heritage Window Conservation Feasibility Study and subsequent conservation of wood and metal windows.

Infrastructure Ontario - Sir James Whitney School, Belleville (*Ontario Government Heritage Inventory*)

- Heritage Conservation Plan and Capital Plan for this 96 acre site and five designated buildings.

Infrastructure Ontario - Century Manor, Hamilton Psychiatric Hospital, Hamilton (*Designated*)

- Adaptive Reuse Study to convert building use to office, museum, and half-way house.

Ontario Realty Corporation - Ontario Fire College (Scott Hall), Gravenhurst (*Ontario Government Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and interiors and code compliance.
- + Scott Hall building envelope conservation and interior heritage structure and plaster assessment.

University of Guelph - Macdonald Institute, Guelph (*Heritage Inventory*)

- Master Plan for the phased conservation of building envelope and heritage interiors spaces.
- Conservation of ceremonial stairs and commemorative stained glass windows.
- + Reconstruction of building brick and clay tile parapets and entry portico and limestone terrace.
- Modernization of Lecture Hall 300 to an IT lecture theater while conserving the heritage elements.

Ontario Heritage Trust- Ontario Heritage Centre, 10 Adelaide St E., Toronto (*Designated*)

- Condition Assessment report for exterior and interior inclusive of identification of sustainable strategies.

Harber Industries - Ravine Vineyard Estate Winery, St. David's

- + Reconstruction of heritage Woodruff House and conservation and adaptive reuse of packing shed to restaurant
- Planning and design of new event restaurant

Ontario Realty Corporation - Whitney Block and Tower, Toronto (*Ontario Government Heritage Inventory*)

- Heritage Significance Study and Feasibility Study for the conservation of the exterior envelope.
- Whitney Tower Re-Occupancy Study to determine a code compliance strategy to reoccupy space vacated in 1970
- Queenston Quarry project quarried the last bench to provide building stone for Whitney conservation.
- + Conservation of the building envelope of the Whitney Tower and the northern section of the building.
- + Heritage Conservation Plan; a maintenance and capital plan for all interior and exterior heritage features.

SNC Lavalin – Brantford Jail, Victoria Park Square Heritage District, Brantford (*Designated, Part V*)

- Building Envelope Conservation Master Plan for prison yard walls, governor's house, cell block and kitchen.
- Various conservation and upgrade projects on the buildings within this district

Huron Provincial Parks - Sainte Marie Among the Hurons, Midland (*Museum, Ont. Gov. Heritage Inventory*)

- Post Disaster Study to determine feasibility of reconstruction of burned three buildings.
- + Conservation of the chapel and reconstruction of blacksmith shop, carpentry shop and palisade.

Aventis Pasteur – Connaught Campus Heritage Centre, 1755 Steeles Ave. W. Toronto

- + Barton Ave. Stables reconstruction of Dr. FitzGerald's metal clad stable-laboratory and reuse as museum.
- Conservation and adaptive reuse gatekeeper's cottage to welcome centre and site security office.

Ontario Realty Corporation - Welland County Courthouse, Welland (*Designated*)

- Heritage Impact Assessment of a proposed major addition to this 1855 Kivas Tully stone courthouse.

Ministry Of Environment – Islandview and O.T. Workshop, Old Kingston Psychiatric Hospital, Kingston

- Feasibility Study for reusing a collection of heritage buildings as a showcase sustainable office complex.

ProFac – Century Manor, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- Stabilization Master Plan for this building that had been vacant for years.
- Phase 1 Stabilization; Re-roofing and the rebuilding of three ornate brick and stone chimneys.

ProFac – Grove Hall, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- Conservation Master Plan. Slate roof replacement and metal window conservation.

Federal Building Heritage Review Office – Fort York Armories, Toronto (*Federally Recognized*)

- Identification of twenty two types of metal windows. Window conservation and hardware refurbishment.

Ontario Heritage Trust – George Brown House, Toronto (*Designated*)

- Design of an operable wood storm window system and eave repairs.

Jane Burgess

Ontario Realty Corporation - Old Whitby Psychiatric Site, Whitby (*Ontario Government Heritage Inventory*)

- Heritage Significant Study and Intervention Guidelines for this 64 acre site containing 48 buildings
- Stabilization of 12 heritage buildings that were threatened by sub grade water penetration and general decay.
- Realty Master Plan to evaluate constraints and opportunities for site redevelopment

Twigg Yonge Adelaide Ltd – One Financial Place Historic Block, (Adelaide to King, Yonge to Victoria)
Toronto

- 20 Victoria St.: Designation, conservation and interior retrofit of this 9 storey limestone and brick office building
- 44 Victoria St. (*Listed*): Integration of covered side façade and public space within block re-development.
- 85 Yonge St, (*Designated*): Resurrection of historical midblock pedestrian connection & building conservation.

Ontario Realty Corporation - Old Don Jail, Toronto (*Ontario Government Heritage Inventory*)

- Heritage Significance Study & Intervention Guidelines
- Stabilization, including; re-roofing, structural re-enforcement, masonry, bars and window conservation.

Beaverton Presbyterian Church – Old Stone Church, Beaverton (*National Historic Site, Designated*)

- Heritage Significance Study and application for designation provincially and recognition federally.
- Conservation Feasibility Study, easement agreement and funding application to Ontario Heritage Trust.
- Conservation of fieldstone, cedar roofing, wood windows, and interior plaster and woodwork.



Historian

Julia Rady, PhD

EDUCATION	PhD, History, 2017, University of Toronto Masters of Arts, 2007, University of Toronto Bachelors of Arts (Honours), 2002, Western University
PROFESSIONAL EXPERIENCE	2017+: Stevens Burgess Architects Ltd., Toronto 2017+: Osgoode Society for Canadian Legal History
PROFESSIONAL ASSOCIATIONS	Canadian Historical Association Toronto Preservation Board Multicultural History Society of Ontario

Julia has an academic background in Canadian history and has a special interest in heritage conservation and historical preservation, and the interpretation of Canadian sites of heritage significance. Since starting with SBA, Julia has provided assistance, research, and historical interpretations for Havergal College, Fort York Officers' Mess, the Guelph Correctional Centre, the St. Thomas Psychiatric Hospital Site, and the City of Cambridge Farmer's Market. She has experience with qualitative and quantitative analysis of history, specialized research skills, and the ability to communicate historical ideas and facts in an accessible way to a variety of audiences.

SELECTED PROJECTS:

- **Water Treatment Plant, Centre Island, Toronto**, Historical Research and Narrative (for Morrison Hershfield)
- **20908 Leslie Street, East Gwillimbury**, Cultural Heritage Evaluation Report
- **3824 Holborn Road, East Gwillimbury**, Cultural Heritage Evaluation Report
- **520 Bronte Road, Milton**, Historical Research and Narrative
- **Queen's Park Circle, Toronto - Pollination Garden**, Heritage Impact Assessment
- **78 Park Street East, Port Credit**, Heritage Impact Assessment
- **1775 Fifeshire Court, Mississauga**, Heritage Impact Assessment
- **Fort Frances Judicial Complex, Fort Frances**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Guelph Correctional Centre, Guelph**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **St. Thomas Psychiatric Hospital**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Chatham Judicial Complex, Chatham**, (*Provincial Heritage Property of Provincial Significance*), Strategic Conservation Plan
- **Havergal College**, Masonry Conservation Master Plan
- **City of Cambridge Farmer's Market (Designated)**, Strategic Conservation Plan

SELECTED HISTORICAL WORK

- **Dissertation** – Ministering to an Unsettled World: The Protestant Churches in Early Cold War Ontario, 1945-1956." Completed at the University of Toronto. **Historical Consultant** – Heritage Toronto for their historical plaques program
- **Historical Commentator** – CBC's *The Goods*.
- **"Worshipping,"** an introduction for the SSHRC-funded website, www.wartimecanada.ca
- **Various conference presentations** – to the Canadian Society of Church History, the Canadian Historical Association, and the Political History Group.
- **Finalist** - Three-Minute Thesis Competition, University of Toronto, 2017.

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SBA No. 19046

Appendix B:

Molded Concrete Block Reference Material

574

SEARS, ROEBUCK & CO., CHICAGO, ILL. CATALOGUE No. 117.

CONCRETE BUILDING BLOCK MACHINES

OUR CONCRETE BLOCK MACHINES ARE THE BEST IN THE WORLD. THEY WILL MAKE MORE BLOCKS PER DAY THAN ANY OTHER MACHINES, THEY WILL MAKE BETTER PROPORTIONED AND BETTER FINISHED BLOCKS THAN ANY OTHER MACHINES AND THEY WILL MAKE MORE MONEY FOR YOU. OUR PRICES ARE LESS THAN ONE-HALF THE PRICES ASKED FOR OTHER MACHINES NOT HALF SO GOOD AS OUR MACHINES.

THERE IS BIG PROFIT IN MAKING CONCRETE BUILDING BLOCKS.

THIS REMARKABLY PROFITABLE BUSINESS has been wonderfully developed in the past few years until now it is one of the leading industries of the country. It is of great interest to the property owner because concrete building blocks are better and cheaper than either lumber, brick or stone and by their use his buildings can be erected cheaper, better and more artistic in design than with other building materials, at the same time insuring warmth in winter, coolness in summer, more substantial construction and protection against fire. It is beneficial to the contractor and builder because of the cheapness of concrete building blocks compared with other building materials and because of its adaptability to all building purposes. It is a boon to the village lumber and building material dealer because it enables him to build up his business by adding concrete products to his line with most satisfactory profits to himself and with still greater profits if he makes blocks to sell in his own yards. He can purchase either a simple or a very complete outfit from us at wonderfully low prices.

WE PUBLISH A SPECIAL CONCRETE BUILDING BLOCK MACHINERY CATALOGUE which will be sent free to anyone who will write and ask for it. This valuable book contains large and handsome illustrations of our complete line of concrete building block machinery, the highest grade and very best concrete block machines ever produced. It shows the machine complete and in parts, giving full and complete descriptions of everything. It explains to you why our machines are better, faster and more perfect than any other machines and quotes the machines at prices below all competitors. This big free book gives a world of information about the concrete industry and the past and present uses of concrete in its various forms. It contains illustrations of the products which can be made with our machinery, such as cottages, homes, etc., which can be built from these products. It gives many reasons why concrete is superior to all other building materials, and treats at length upon the concrete building block branch of industry, in which the farmer, the village building material dealer, the small contractor or builder, and the ordinary property owner is most interested. It tells you what cement is made of, what kind of cement and other material to use for different purposes, how to proportion and mix the cement and other material for successful concrete block work, how to make the blocks, how to color the face of the blocks, what kind and how much coloring to use, how to mix and use the coloring, how to mix the mortar for laying the blocks, how to lay the blocks, how and when to plaster directly on the blocks, how to apply pebble dash or any other finish and how to waterproof the blocks. In fact, this free book tells you all about concrete block making, and how to secure the best results and the biggest profits by using our low priced, high grade, up to the minute concrete block machines.



blocks, how to apply pebble dash or any other finish and how to waterproof the blocks. In fact, this free book tells you all about concrete block making, and how to secure the best results and the biggest profits by using our low priced, high grade, up to the minute concrete block machines.

CONCRETE IS A BUILDING MATERIAL made of cement, mixed in varied proportions with coarse materials called aggregates, and dampened with water. The aggregates may consist of either sand, gravel or crushed stone, or all of these combined, the proportions of the cement and the aggregates and the amount of water used being regulated by the required strength of the concrete product, the method by which the mixture is made into form, and the manner in which it is to be used. There are two methods of making concrete. One is known as the wet process, in which the mixture is made wet enough so that it can be poured into a specially prepared mould, in which it remains until it has set and hardened. The other is known as the dry process, in which the mixture is dampened only enough to cause the cement and the aggregates to adhere or cling together under slight pressure so that when the mixture is tamped into a machine mould or flask it can be removed as soon as it is made into the desired form and set to one side to dry and harden.

GROUTING, WHICH IS THE WET PROCESS MIXTURE, has been thousands of years. It has been determined that the pyramids of Egypt were made by this process. There are concrete buildings in Rome which have been in use for over 1,400 years; in England and Ireland there are castles and towers which were built of this material hundreds of years ago, proving conclusively that concrete is the most durable of all building materials. The United States Government has adopted this material for building extensive public improvements such as harbor walls, breakwaters, etc., and the great railroad companies, contractors and public corporations use it in building bridge piers, culverts and foundations for buildings of every description. The wet process is not generally used except in extensive building operations because the form or mould must be built especially for every part of the constructive work, but the invention of machines for making building blocks places the farmer, the material dealer, the small builder and the ordinary property owner in position to make use of this wonderful building material and at a cost far below that of any of the other materials now in use.

HOLLOW CONCRETE BUILDING BLOCKS are made by the dry mixture process, the only process by which concrete products can be made in a machine allowing the formed block to be removed immediately from the mould or flask and the machine to be used continuously for making additional blocks. Any form, shape or design of block may be made by machinery, depending only upon the equipment of the machines, and anyone either with or without skill or previous experience can make perfect blocks with our concrete building block machines, because our machines are both simple and perfect and the instructions which we provide are so simple and complete that no one can fail to obtain satisfactory results with them. Concrete blocks for building purposes are generally made hollow, to permit air circulation in the walls of the building while still allowing the blocks to be made of the correct size and with the smallest amount of material consistent with the required strength. The mixture is tamped into the mould or flask of the machine and when the block is completed it is taken out of the machine on its pallet and set away to undergo the curing process, which takes from ten to twenty days. During the curing the block crystallizes until it becomes hard enough to be laid in the wall, and this crystallization continues for a year to a year and a half until the block finally becomes almost like flint in hardness and durability.

ANYONE, ANYWHERE, CAN MAKE MONEY and lots of it by engaging in this new and attractive business. There is a big demand for concrete building blocks and this demand is increasing with wonderful strides. Concrete blocks are now being universally used for buildings on the farm, in the villages and in cities. The material for making the blocks aside from the cement, that is, sand and gravel, can be found anywhere and costs almost nothing, and the cement can be bought very cheaply. No experience is necessary because the work is simple and our instructions are thorough, and at our extremely low prices you can purchase a very complete concrete building block machine and outfit for a very small amount of money. No matter whether you engage in the business extensively or only to fill in on rainy days and idle hours, you will find it profitable, and if you are a farmer the blocks, you would use in your own buildings will more than save you the price of a good machine.



A Cottage built of Hollow Concrete Building Blocks.

FARMERS AND SMALL LAND OWNERS who have gravel pits or sand banks on their property are the ones who can reap the greatest benefits and make the most money in the use of concrete building block machines, because, aside from the cement used, which is only about one-fifth of the whole, their material costs absolutely nothing, while they can sell the blocks for as much as the man who is compelled to buy his sand and gravel. The farmer can employ men to make concrete blocks all the time and with big profit to himself, or his help can make the blocks on rainy days and at other idle periods, or he can make the blocks alone if he employs no help. He can build his own house, his barns and other farm buildings all with material of his own making, and he can sell his surplus products at a large profit. A modest concrete block making outfit of our make costs but very little and every farmer who can use one to advantage should not hesitate in making the investment. The saving you would make on one building alone would more than pay for a good outfit, aside from the profit you would make by selling the blocks.

OUR CONCRETE BUILDING BLOCK MACHINES and the special concrete brick machines, concrete mixers, etc., which are shown on the following pages, are the very highest type and highest grade of concrete working machines which it is possible to manufacture. This is particularly true in relation to our Wizard Concrete Building Block Machines, which are the best designed and best made building block machines on the market.



House, porch columns, balustrade and retaining wall all built of Hollow Concrete Building Blocks.

They are the only strictly automatic concrete block machines made, so far as we know, and they will turn out better proportioned, better made and better finished blocks than any other machines and at about twice the speed of the average machines. This perfection has been reached through the efforts of our manufacturers, who are thoroughly practical concrete machine designers and builders employing the highest class of mechanics and the most up to date methods of manufacture combined with the practical and theoretical knowledge of the expert whom we employ continuously for the sole purpose of improving our concrete machinery and keeping it in the very best of condition.

OUR PRICES ARE EXTREMELY LOW. While the quality and efficiency of our concrete working machinery is as high as that of any other machines, our prices are very much lower than others ask for machines of inferior grade and only about one-half the prices you would be compelled to pay for machines which would anywhere near approach ours in quality, and we honestly believe that you cannot buy elsewhere at any price machines as efficient and satisfactory as ours. We can afford to make low prices because we have our machines manufactured in very large quantities under special contracts. The manufacturers have no selling or collection expenses, as we take their output and pay them spot cash for everything. Our method of selling direct to the user is far more economical than that of the ordinary dealer; there are no jobbers', wholesalers', agents' or middlemen's profits of any kind to pay; our prices are based on the actual cost of the material and labor with but our one small profit added, allowing us to sell to our customers at a value which is really as low as the biggest jobbers would have to pay for the same class of goods. We furnish you the best concrete working machinery which can be made, and we effect a big money saving for you in our wonderfully low prices.

OUR THIRTY DAYS' FREE TRIAL AND TEST OFFER

While the statements which we make in relation to our concrete machinery, as well as all other goods we sell, are absolutely true and not exaggerated in any way, you need not depend upon these statements alone. If you order your concrete machinery from us we will give you thirty days' free trial. For instance, should you order a Wizard Concrete Building Block Machine from us, you would have thirty days from the time you received the machine in which to examine, test and use it and to compare it in value, efficiency, speed and perfection of product with any or all other machines, no matter what the price of the other machines may be, then if you do not and that the Wizard is all that we claim for it, that it is high grade in every way, that it is strong and durable, that it does better and faster work and gives you better satisfaction than any other machine you could buy, or if you are not satisfied that you have saved money by purchasing from us, you can return the machine at our expense and we will cheerfully return your money and reimburse you for the freight you paid when you received the machine. You are the sole and only judge of the value and efficiency of our machines. They must please and satisfy you or you get your money back.

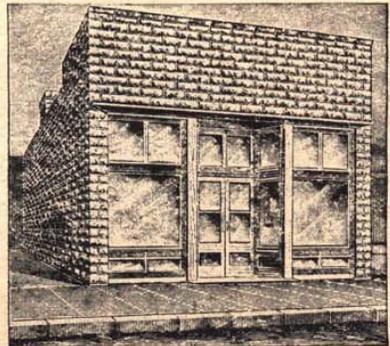
WE GUARANTEE OUR CONCRETE MACHINERY against all defects in material and workmanship for one year from date of shipment, by which guarantee we agree that should any piece or part give out or break by reason of defect in material or workmanship during the term of the guarantee we will make it good by furnishing free new parts to take the place of the defective parts.

WE GUARANTEE SAFE DELIVERY.

Our concrete machines are prepared and protected for shipment in the best possible manner. Breakage or loss of parts in transit is very rare, but should any part be damaged, broken or lost while in transit, we will promptly send you such parts as are necessary to replace the damaged, broken or lost parts, free of charge, and will prepay the transportation charges so that you will not lose one penny.

ABOUT THE FREIGHT CHARGES.

Our concrete working machines are shipped direct from the factory and at a very low rate of freight, only about 40 cents per 100 pounds for 200 miles, about 75 cents per 100 pounds for 500 miles and about \$1.20 per 100 pounds for 800 miles. The freight charges on the Wizard Concrete Building Block machine with full outfit, weighing about 520 pounds, to Auburn, Indiana, would be about \$1.72, or to Lewiston, Maine, about \$2.96, or to Manhattan, Kansas, about \$6.60. The freight charges which you must pay are, as you will note, very small, almost nothing compared with the saving you will make by sending your order to us. Don't let the freight question worry you; we will save you money no matter where you live.



A Small Store Building made of Concrete Building Blocks.

CONCRETE MACHINERY

and
Instructions
for Making Concrete Products

We Invite You to
Our **New York**
Exhibit

Beautiful Display Rooms
115 Fifth Ave.

Free Estimates
Cheerfully Given



The
WIZARD
Standard
Concrete
Mixer
Described on
Page 4

Sears, Roebuck and Co.

Chicago - Philadelphia - Minneapolis - Kansas City
Atlanta - Memphis - Dallas

Any Kind of a Block Desired Can Be Made on Sears Machines

The illustrations shown below are reproduced from actual photographs of blocks made on Sears machines. These very attractive and realistic designs are only possible because the patterns for these plates are made direct from stones which were prepared by expert stone cutters. Face plates for making any of these designs can be furnished for all of Sears block machines.



Design No. 1. Shallow Rock Face.

These three designs are reversible, so only one endgate is required for either right or left return corner. Design No. 1 Endgate can be used with Design No. 2, and Design No. 2 Endgate with Design No. 3. Fractional plate can be furnished in any division.



Design No. 2. Medium Rock Face.



Design No. 3. Heavy Rock Face.



Design No. 4. Standard Plain Face.

Fractional plates can be furnished in all divisions. Only one endgate needed.



Design No. 5. Cobblestone Face.

A fine foundation block. Not in Division D. One endgate needed.



Design No. 6. Panel Face.

Fractional plates not made in Division D. But one endgate is required.



Design No. 7. Rock Face With 1 1/2-Inch Tooled Edge.

Not made in Division C and D. One endgate needed.



Design No. 8. Bushhammer Face With 1 1/2-Inch Tooled Edge.

Not made in Division C and D. One endgate needed.



Design No. 13. Ornamental Wreath Face.

Fractional plate not made in Division D. Right and left endgates are required.



Design No. 14. Ornamental Scroll Face.

Fractional plate not made in Division D. Both right and left endgates required.



Design No. 15. Ornamental Rope Face.

Fractional plate not made in Division D. Both right and left endgates required.



Design No. 16. Pressed Brick Face.

Fractional plates not made in Division D. Both right and left endgates required.



Design No. 9. Horizontal Tooled Face.

Fractional plates can be furnished in any Division. But one endgate required. An excellent design for foundations — also shows well when used as a belt course.



Design No. 10. Broken Ashler Face.

Block made with groove between sections for beading or tuck pointing when wall is completed. For fractional blocks order desired division in Design No. 2, which matches this design perfectly.



Design No. 17. Broken Ashler Face.

Block made with bead between sections. Does not require tuck pointing when laid up in wall. For fractional blocks order desired division in Design No. 2, which matches this design perfectly.



Design No. 12. Water Table Face.

No fractional face plate needed for fractional blocks in this design. Endgate is not fastened in but sets in place and rests against any plain endgate in machine. Used as dividing plate for making fractional blocks.

SEARs block making machines come complete with all supplies necessary. You can have your choice of sixteen attractive designs—any of which can be made on all machines. These different designs are shown at the top of this page. Just make your selection, and then tell us in your order which design you want. Face plates of different design will quickly convert any machine so that you can easily make blocks of that pattern.

Information About Fractional Blocks

We carry supplies on every machine for the making of fractional blocks. A fractional block is one that is molded in a single operation, the same as any ordinary block, but which comes out of the machine divided into two or three well proportioned units. We furnish fractional face plates for making blocks of the following divisions.

Division Style A

Divided to make one half and two quarter blocks.

Division Style B

Divided to make two half blocks.

Division Style C

Divided to make one quarter block and one three-quarter block.

Division Style D

16-inch plate divided to make one 2-inch, one 6-inch and one 8-inch block; 24-inch plate in Division D is divided to make one 8-inch block and one 16-inch block.

Division Style E

Divided to make full size block, with half of face smooth for inside corners.

Division Style F

Full size plate, with special division line for outside angle bay window blocks.

In the list of supplies shown on each machine you will find that we give the different fractional block divisions that we furnish.

A Shape for Every Purpose

You will see from the great variety of different shaped blocks that it is possible to make practically any kind of a block on Sears machines. In fact, all these shapes can be made on any machine. The special parts required are listed on the page opposite

the machine, under the heading of "Supplies." In ordering supplies bear in mind that "Right" and "Left" are always determined when standing in front of the machine, ready to operate it. Be sure to mention the design and size block you desire to make.



Rock Face and End Corner Block with double air space.



Rock Face Whole Block made with core endgates.



One Half and Two Quarter Block. Has rock design.



Rock Face Block with opening on ends for joists.



Rock Face Inside Corner Block. Has one half plain.



Plain Face Block with opening at either end for joists.



Plain Face and End Outside Corner Block. Two air spaces



Plain Face Solid Block with single core endgates.



One Half Block and Two Quarter Plain Face Blocks.



Plain Face Whole Block with single core endgates.



Rock Face Whole Block with single air space—made on Triumph Block Machine only.



Rock Face Corner Block with single air space—made on Triumph Block Machine only.



One filling of the mold makes One Half Block and Two Quarter Blocks.



Rock Face Solid Block, to be used where an exceptional strong block is required.



Rock Face Block for joists with single air space—made on Triumph Machine only.



Rock Face Gable Block.



Outside Angle Block.



Inside Angle Block.



Plain Face Gable Block.



Rock Face Gable Block.



Porch column molds play an important part in the manufacture of concrete units. They are the products, aside from the regular line, that bring unusually good profits. The molds shown here will make up into many attractive porch columns and gate posts.

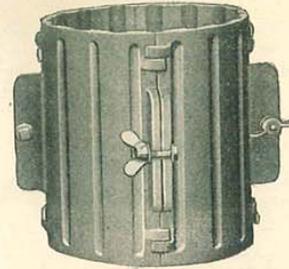
TRIUMPH Porch Column Molds

Molds for Porch Columns Should Be Part of Every Concrete Manufacturer's Equipment

Concrete manufacturers, as well as home builders, know what a vast difference a concrete porch makes in the appearance of a home. It is also recognized today as the most practical and economical type of porch. Whether you are a manufacturer or builder, you can profit greatly with an outfit such as we show on this page and on pages 28 and 29. The porch column and gate post illustrated are examples of what can be done with our regular outfit. This class of material commands a higher price and hence yields bigger profits than concrete blocks or brick.

Molds that are guaranteed perfect in material and workmanship, molds that will make for you the finest porch columns, gate posts, piers and ornamental work are shown here at extremely low prices.

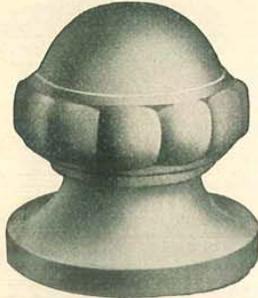
Note the saving you make by buying an outfit complete. The TRIUMPH Porch Outfits contain the following molds from our regular stock, which sell at prices shown if ordered separately:



TRIUMPH Column Mold

This mold is well made of accurately fitted castings and can be assembled or taken apart easily and quickly. Furnished in two sizes, as listed, and in either fluted design as illustrated or plain design. Mention which you want. Fluted design furnished unless otherwise ordered.

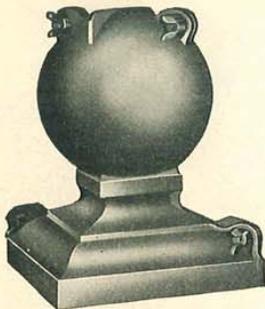
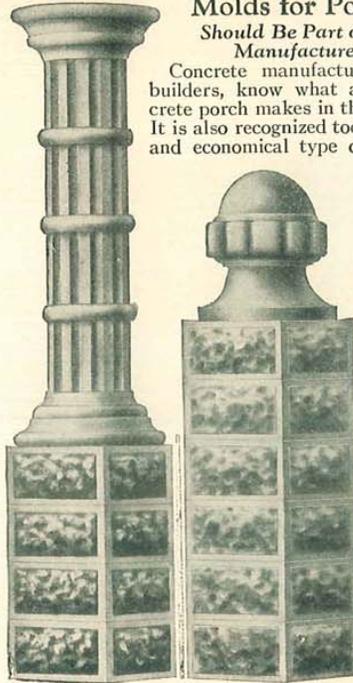
63B5770—TRIUMPH Column Mold, 10 inches in diameter, 12 inches high. State whether plain or fluted is desired. Shipping weight, 45 pounds. \$6.35
63B5771—TRIUMPH Column Mold, 12 inches in diameter, 12 inches high. State whether plain or fluted is desired. Shipping weight, 65 pounds. \$8.50



Ball Made in Our Ornamental Ball Mold

63B5778—Ornamental Ball Mold to match 10-inch column. Base, 12 inches in diameter; height, 12 in.; ball, 9 1/2 inches in diameter. Shipping weight, 50 pounds. \$8.40

63B5779—Ornamental Ball Mold to match 12-inch column. Base, 14 inches in diameter; height, 14 inches; ball, 11 inches in diameter. Shipping weight, 65 lbs. \$11.35



Plain Ball Mold

63B5797—Plain Ball Mold to match 10-inch column. Ball, 6 inches in diameter; base, 6 inches square; total height, 12 inches. Shipping weight, 40 pounds. \$6.85

63B5798—Plain Ball Mold to match 10-inch column. Ball, 10 inches in diameter; base, 12 inches square; total height, 16 inches. Shipping weight, 50 pounds. \$8.35

63B5799—Plain Ball Mold to match 12-inch column. Ball, 10 inches in diameter; base, 14 inches square; total height, 18 inches. Shipping weight, 65 pounds. \$10.85

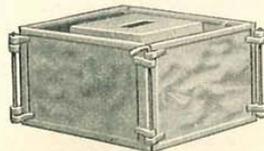
	Price When Bought Separately	
	For 10-Inch Column	For 12-Inch Column
1 Column Mold. State whether plain or fluted.	\$ 6.35	\$ 8.50
1 Column Cap and Base Mold.	5.85	8.55
1 Ring Mold.	3.55	4.90
1 Pier Mold. State design wanted.	9.55	10.30
1 Ball Mold. State whether ornamental or plain.	8.35	10.85
Total cost if bought separately.	\$33.65	\$43.10
Price when outfit ordered complete.	30.30	38.80
Saving you make.	\$3.35	\$4.30

Be sure to specify designs you want so no mistake will be made in filling your order. If not otherwise ordered we will furnish fluted column mold, rock pier body mold, and ornamental ball mold as illustrated.

Price List, TRIUMPH Porch Column and Gate Post Outfit

63B5776—TRIUMPH Porch Column and Gate Post Outfit for 10-inch column. Shipping weight, complete, 200 pounds. Five molds, complete. \$30.30

63B5777—TRIUMPH Porch Column and Gate Post Outfit for 12-inch column. Shipping weight, complete, 375 pounds. Five molds, complete. \$38.80



TRIUMPH Pier Molds

A well made mold for making square blocks used for porches, foundation piers, gate posts, etc. Three corners are bolted together with hinge joints and one corner pinned as illustrated. To release mold from stone, pull out pin and open away from stone. Furnished in the following designs: Rock, plain, panel, tooled, tooled edge rock, tooled edge bushhammer or cobblestone. Be sure to order design you want. Rock design furnished unless otherwise specified. All sizes are 7 3/4 inches high.

63B5817—TRIUMPH Pier Mold, 10x10 inches, with core 6 inches square. State design wanted. Shipping weight, 50 pounds. \$7.90

63B5833—TRIUMPH Pier Mold, 12x12 inches, with core 6 inches square. State design wanted. Shipping weight, 60 pounds. \$9.20

63B5838—TRIUMPH Pier Mold, used with 10-inch round column, 14x14 inches, with core 8 inches square. State design wanted. Shipping weight, 75 pounds. \$9.55

63B5848—TRIUMPH Pier Mold, used with 12-inch round column, 16x16 inches, with core 8 inches square. State design wanted. Shipping weight, 100 pounds. \$10.30

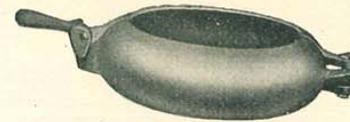


TRIUMPH Column Cap and Base Mold

Forms cap or base of column as illustrated at the above center. Can also be used under small vases and other ornaments.

63B5834—TRIUMPH Column Cap and Base Mold for 10-inch column. Shipping weight, 40 pounds. \$5.85

63B5844—TRIUMPH Column Cap and Base Mold for 12-inch column. Shipping weight, 50 pounds. \$8.55



TRIUMPH Ring Mold

Placed in between column sections as illustrated at the above center of this page, it adds to the beauty of the column; also used as supporting slab for small vases and other ornamental work.

63B5773—TRIUMPH Ring Mold to match 10-inch column. Shipping weight, 20 pounds. \$3.55

63B5772—TRIUMPH Ring Mold to match 12-inch column. Shipping weight, 30 pounds. \$4.90

A concrete porch is a great asset to your home, both in appearance and service. It is easily kept clean, and lasts indefinitely without need of repair. You can build your own porch in your spare time with little effort and at small expense. It will pay you to select the required equipment from these pages.



Thousands of our customers write us, telling of the wonderful profits they are making in their concrete products business. A great many of them bought the molds and equipment for their own homes and then started making profits for their neighbors. The money they saved on their own homes, in most cases, more than paid for the equipment.

BADGER

Adjustable Sill and Cap Machine

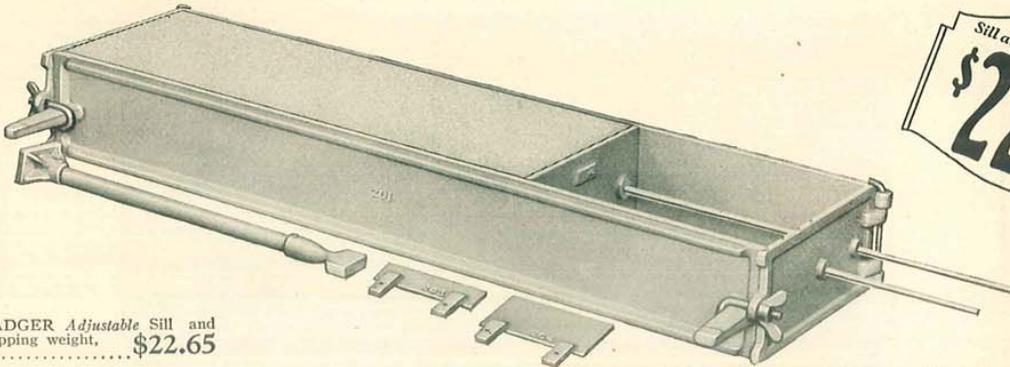


The BADGER Adjustable Sill and Cap Machine used for the making of window sills or caps, steps, water table and coping blocks, can be adjusted very easily for making stones of any length from 2 to 5 feet and in widths of 8, 10, 12 or 14 inches. Adjustments are made quickly by means of the stop off plate with rods attached for the length, and by small

stop off pieces which can be attached or taken off the end plate for the width. Makes stones 7 3/4 inches high, so that they lay up in the wall to match properly with blocks measuring 7 3/4 inches high or 8 inches with mortar joint. For making caps or steps we recommend that you use 4 or 6 pieces of 3/8 or 1/2-inch iron for reinforcement.

No products manufacturing plant is complete without the proper molds for making a full line of sills and caps. The BADGER machine that is shown on this page is easily adjusted to make any desired size of stone that may be wanted. Easy to handle.

The BADGER Adjustable Sill and Cap Machine comes complete with two sizes of shut off plates and tamper, as shown in the illustration.



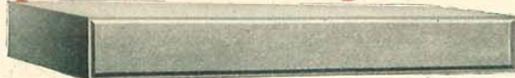
Adjustable Sill and Cap Machine.
\$22.65

63B5810—BADGER Adjustable Sill and Cap Machine. Shipping weight, \$22.65
 180 pounds.....

It is easy to adjust the BADGER Sill and Cap Machine for making practically any size stone. To change the length, loosen the set screws in the set collars on the adjusting rods and set the end stop off plate to make whatever length of stone you want; slide the set collars up against the endgate and tighten the screws. To change the width, remove the stop off extension pieces by loosening the two screws, making a stop off piece as long as you want the stone to be wide. The front plate will then come

up snugly against the stop off piece and is held in notches in the endgates at each end. No stand is required on the BADGER Adjustable Sill and Cap Machine. The stones can be made on any smooth floor or plank. If you wish you can make the stone right in the wall, and no handling of the stone will be necessary. It is a great deal safer and easier to move the machine rather than the stone. This method does away with the use of wooden pallets. The BADGER is fast and simple in operation.

Special Face Designs for the Badger Sill and Cap Machine



Panel Face Design Cap or Lintel Stone



Rock Face Design Cap or Lintel Stone



Tooled Face Design Cap or Lintel Stone



Tooled Edge Rock Design Cap or Lintel Stone



Scroll Face Design Cap or Lintel Stone



Tooled Edge Bushhammer Design Cap or Lintel Stone

Sill and Water Table Stones



A Sill Stone made by inserting wood block in mold to form watershed.



A triangular strip in corner of mold makes this Water Table Stone. We do not furnish wood strips for Sill and Water Table as illustrated above. You can easily make these yourself.

Special Face Designs for the BADGER Sill and Cap Machine

Ornamental stones, as illustrated above, can be made on the BADGER Sill and Cap Machine by means of the extra face plates listed below. These ornamental designs are especially well suited for making stones to be used in laying belt courses around a building.

To turn corners in any of these designs, put a strip of wood or steel across one corner of the mold box and make mitered ends on the stone.

63B5811—ExtraFacePlates. State design wanted. Shipping weight, 55 pounds. Each.....\$8.95

Space, in the average products plant, is a mighty big factor. For this reason we have designed our BADGER Sill and Cap Machine to operate without a stand. Takes up very little room while not being used. Stones can be made on a wooden plank, table or any other smooth surface.

Stones of all desirable sizes can be made on the BADGER Sill and Cap Machine. All sizes from 2 to 5 feet in length and in widths of 8, 10, 12 or 14 in.

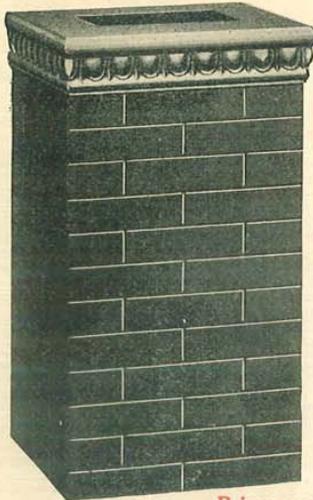


The monotony of plain concrete block construction can be relieved a great deal by using a belt course of stones with ornamental faces, such as are shown above. Their use will suggest a great many attractive architectural design that can be worked out. The products manufacturer will find that suggestions like this will increase the sale of his blocks.



Concrete is not affected by extreme heat or cold. For this reason it is the ideal material for all structures that are exposed to the weather. Build your chimney of concrete and you build for all time—it will outlast the house.

The Completed Chimney Looks Like This



TRIUMPH Pier and Chimney Mold

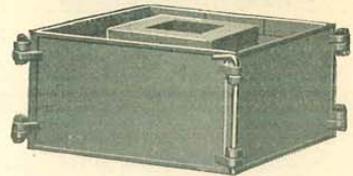
Concrete is one of the best materials that can be obtained for chimney construction. It is naturally fire resisting and, unlike most other materials, concrete improves with age. The designers and engineers of large industrial plants realize the superiority of concrete and today practically all large factory chimneys are built of reinforced concrete.

Chimneys made of concrete blocks are very desirable for dwellings and store buildings. They are better because they are easier to build. They will not break to pieces and crumble like chimneys made of brick or stone and, in addition, they are more attractive and give a refined touch to the home. Use concrete for beauty, strength and permanence.

The mold shown in the illustration forms a section of the chimney complete at one molding. All four sides are alike. If you are building your own house it would pay you to buy this machine and make the chimney blocks on it. You can use these blocks for supporting the porches and for the foundation. The cap mold makes stone suitable for finishing top of chimney, gate posts or porch piers. These molds are made of No. 1 quality gray iron castings accurately fitted together. When closed they lock up perfectly true and square. The core tapers slightly making it very easy to withdraw it. We can furnish our TRIUMPH Pier and Chimney Mold in brick face design (as illustrated), plain face or rock face. The Cap Mold can be furnished in plain design or egg and dart design, as illustrated. Be sure to tell us which you want when you place your order, otherwise we will furnish brick chimney mold and egg and dart cap mold. Chimney blocks can be made on any smooth floor, no pallets being necessary.



The Chimney Cap Mold (Egg and Dart Design)



The Pier and Chimney Block Mold

Stovepipe Core



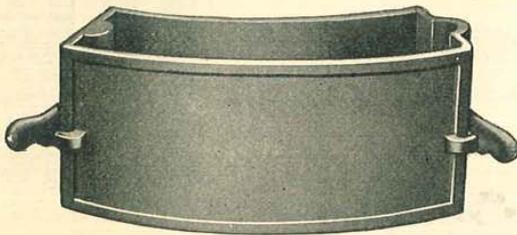
This core can be used in any of the TRIUMPH Chimney Molds to make an opening in the block for the stovepipe. The opening is a half circle in shape, and two blocks are laid with the openings together, forming a full circular opening for the stovepipe. Made for 6-inch stovepipe only.

63B5804—Pipe Core. Shipping weight, 5 pounds,\$1.00

Prices and Sizes of the TRIUMPH Pier and Chimney Mold
 Be sure to give catalog number, design and price of the size mold you want.

Size of Block	Pier and Chimney Block Mold With Core All Sizes Are 7 3/4 Inches High			Chimney Cap Mold, No Core Furnished All Sizes Are 4 Inches High		
	Catalog No.	Shpg. Wt.	Each	Catalog No.	Shpg. Wt.	Each
Outside, 16x16 inches..... Flue opening, 8x8 inches.....	63B5750	90 lbs.	\$10.50	63B5783	50 lbs.	\$ 7.75
Outside, 16x20 inches..... Flue opening, 8x12 inches.....	63B5753	100 lbs.	11.65	63B5786	55 lbs.	8.10
Outside, 16x24 inches..... Flue opening, 8x16 inches.....	63B5751	110 lbs.	12.85	63B5784	65 lbs.	8.85
Outside, 20x24 inches..... Flue opening, 12x16 inches.....	63B5752	120 lbs.	17.75	63B5785	80 lbs.	10.00

TRIUMPH Well Curbing Mold



Curbing Mold

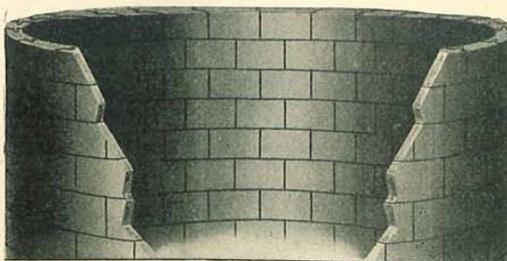
The demand for curved blocks for making well curbing or casing, water troughs or cisterns is steadily increasing, and our TRIUMPH Well Curbing Mold enables anyone to make up his own blocks for this purpose. Makes a block 3 1/2 inches thick, 8 inches high and from 17 1/4 inches to 20 1/2 inches long, depending on diameter of circle blocks are intended to make. Ends of blocks are made with a tongue and groove so each block will key

into the next one and should be laid up with a cement mortar consisting of one part cement and two parts sand. If you want to build a tank or trough to hold water it is advisable to use a waterproofing compound in the concrete or apply a coat of rich cement mortar to the wall after it is completed. In building above ground make a groove in the top of each block and in it lay a length of No. 9 wire as reinforcement. This should be fully embedded in mortar when laying the blocks.

Every concrete block maker should have one or more of these molds to supply his customers with the necessary blocks for making well curbing, water troughs, cisterns and other curved walls. The mold is made in plain face design and to make blocks that lay upon circles 3, 4, 6 and 8 feet in diameter, inside measure. Be sure to order mold of proper diameter and state catalog number as given below.

Price List of Well Curbing Molds

Catalog No.	Diameter of Well	Length of Block	Shipping Weight	Each
63B5879	3 feet	17 1/4 in.	50 lbs.	\$8.10
63B5876	4 feet	18 in.	60 lbs.	8.15
63B5877	6 feet	20 1/4 in.	75 lbs.	8.20
63B5878	8 feet	17 3/4 in.	60 lbs.	8.25



Showing Curbing Built In

Any well or cistern will only keep water sweet and in good condition as long as its walls are in good shape. Water that creeps in must be kept out. Build an everlasting well or cistern with concrete.



Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

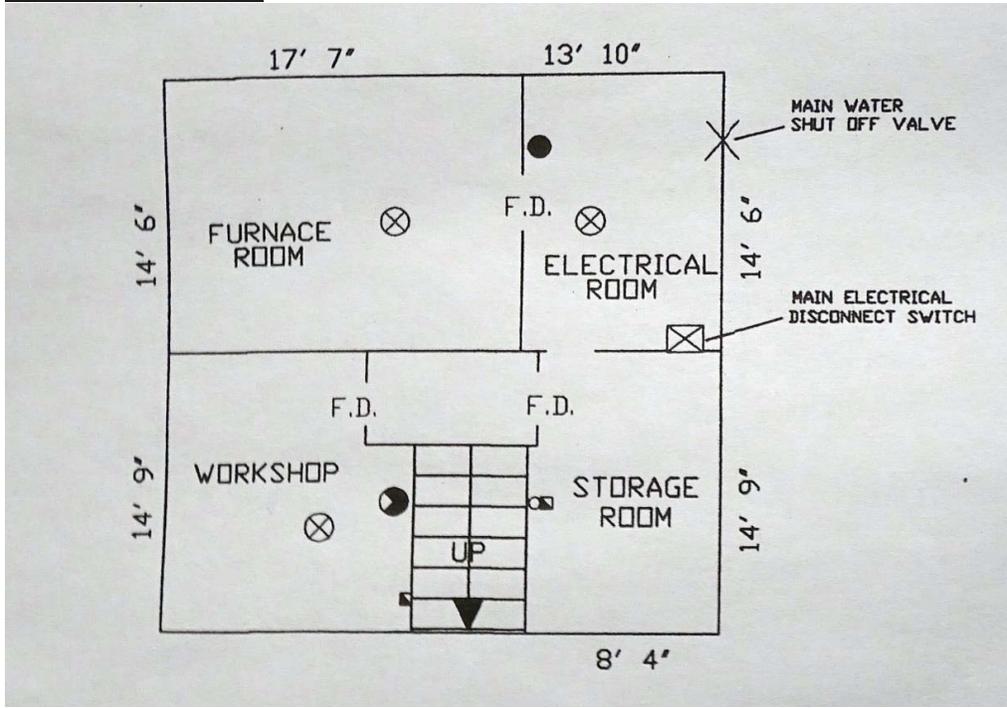
SBA No. 19046

**Appendix C:
Life Safety Floor Plans**

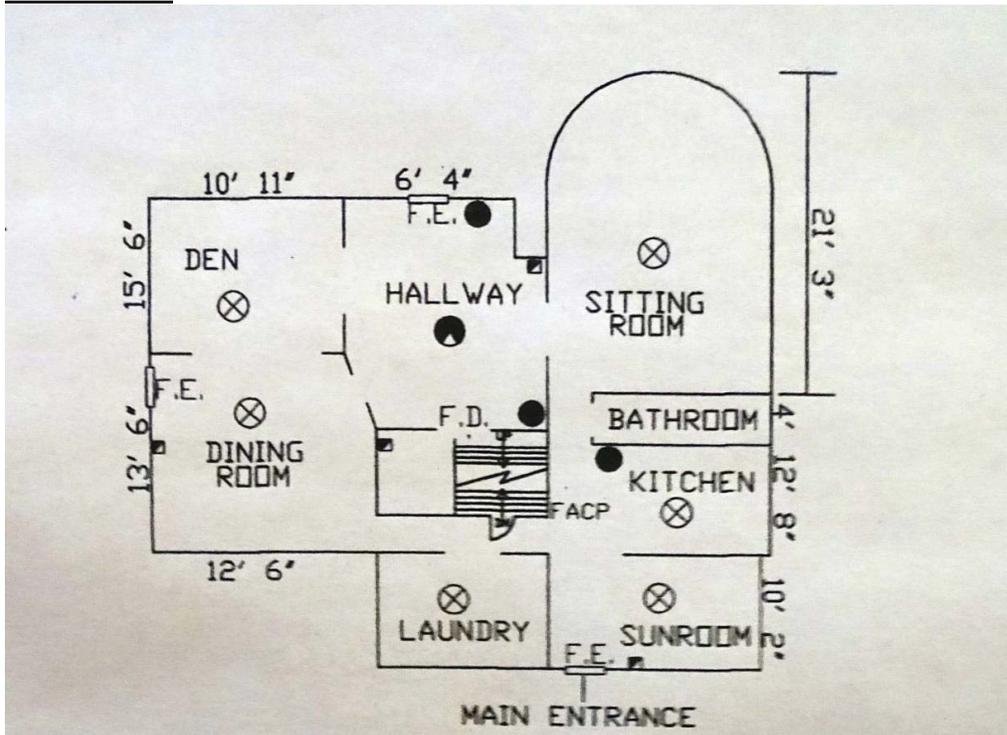
Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Basement Floor:



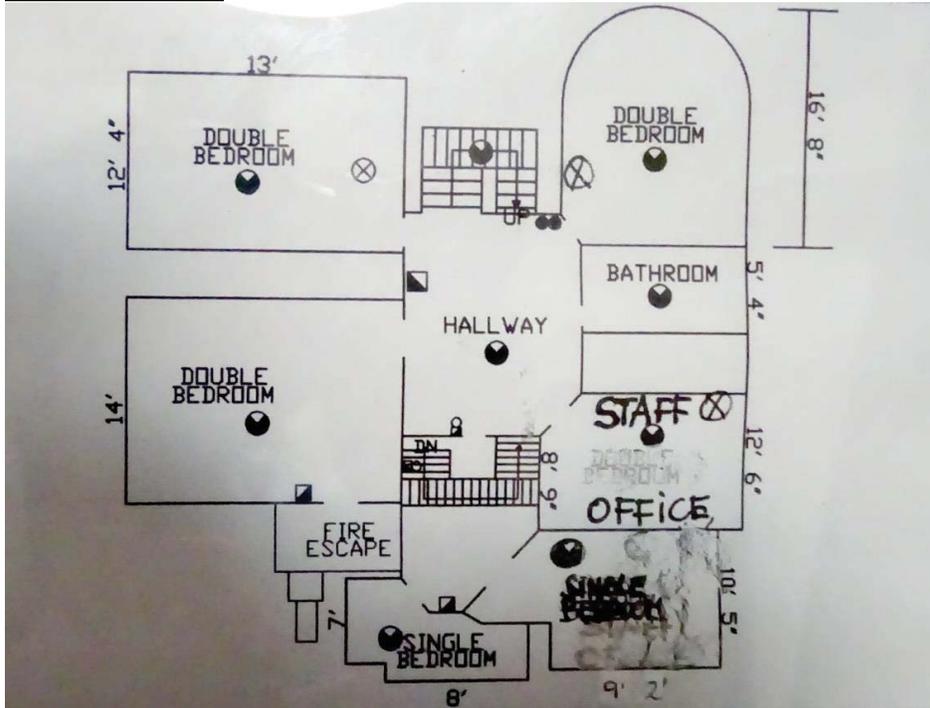
First Floor:



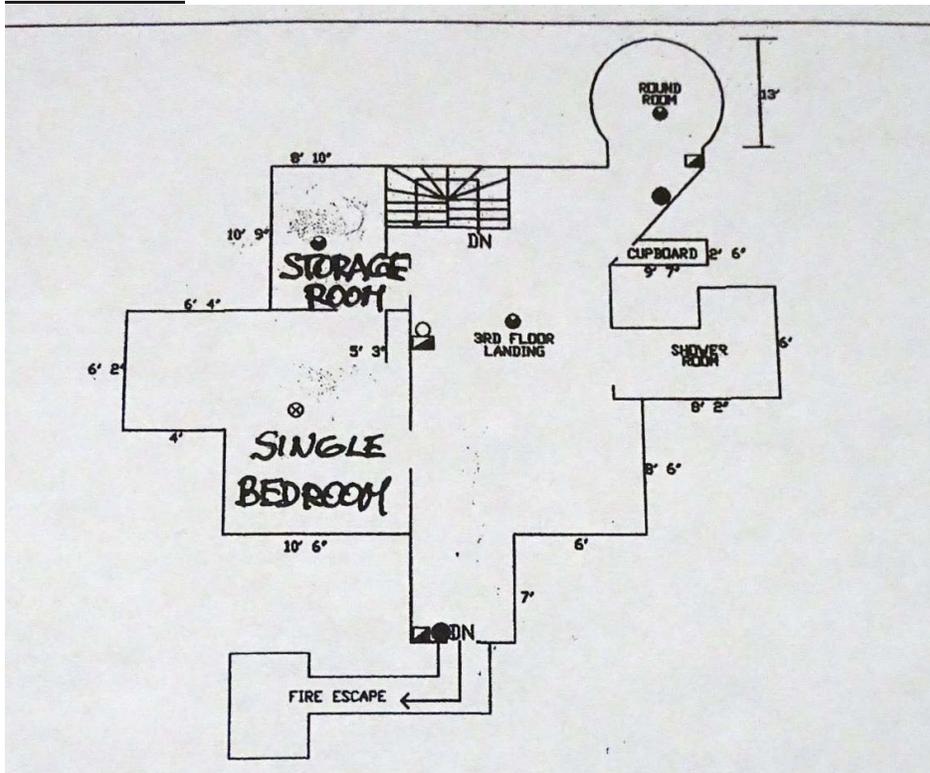
Cultural Heritage Evaluation Report
"Poplar Villa" 15074 Yonge Street, Town of Aurora

SBA No. 19046

Second Floor:



Third Floor:



HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: <u>15074 Yonge Street</u>					Group:
Legal Description: <u>Part 1, Lot 1,2&3, Plan 39</u> Lot: <u> </u> Cons: <u> </u>					
Date of Evaluation: <u>Sept 25, 2019</u> Name of Recorder: <u>Carlson Tsang</u>					
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20 /30
Trends/Patterns/Themes	40	27	14	0	27 /40
Events	15	10	5	0	10 /15
Persons/Groups	15	10	5	0	15 /15
Archaeological (Bonus)	10	7	3	0	3 /10
Historic Grouping (Bonus)	10	7	3	0	3 /10
Construction Date (Bonus)	10				10/10
HISTORICAL TOTAL					88/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	20/20
Style	30	20	10	0	30/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	17	7	0	17/20
Design/Builder	10	7	3	0	0 /10
Interior (Bonus)	10	7	3	0	7 /10
ARCHITECTURAL TOTAL					87/100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	14	0	27 /40
Community Context	20	13	7	0	13/20
Landmark	20	13	7	0	13/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					73/100

SCORE	INDIVIDUAL	OLD AURORA (HCD)
Historical Score	88 X 40% = <u>35.2</u>	X 20% = <u> </u>
Architectural Score	87 X 40% = <u>34.8</u>	X 35% = <u> </u>
Environmental Score	73 X 20% = <u>14.6</u>	X 45% = <u> </u>
TOTAL SCORE	84.6	<input type="text"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION: IDENTIFICATION

Municipal Address: 15074 Yonge Street
Legal Description: Part 1, Lots 1, 2 and 3, Plan 39 Lot: _____ Conc: _____
Building Name: Poplar Villa or Chateau
Inventory Identification: Listed, non-designated
Date of Construction: 1912 Additions to Building: _____
Original Use: Residential Original Owner: William J. Kennedy
Current Use: Housing and support centre (at-risk youth) Current Owner: Youthdale Ltd.
Current Zoning: PSD1 Official Plan Designation: Aurora Promenade Downtown
Shoulder
Name of Recorder: Carlson Tsang
Date of Evaluation: Sept 25, 2019
Committee Review: HAC Meeting- Dec 9, 2019

Photograph



HERITAGE BUILDING EVALUATION: ARCHITECTURAL DOCUMENTATION

Prepared By: Carlson Tsang Date: September 25, 2019

STYLE OF BUILDING:

Queen Anne Revival style,

DESIGN/DETAILS/CRAFTSMANSHIP:

A three-storey structure designed in a Queen Anne Revival style.
The upper roofs are predominately steep-pitched with multiple rooflines, gables, dormers dome and a turret.
The lower roofs are low sloped with gabled dormers and a dome
Deep overhangs on the first, second and third storey. The exterior is built with a varety of molded block
The building features a classic Queen Anne style wrap-around verandah entrance

ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION:

The building is generally in good condition.

DESIGN/BUILDER/ARCHITECT:

Unknown

INTERIOR ELEMENTS:

ornate metal fire box with glazed tile surround and wood mantelpiece complete with columns
Wood arched lattice screen between entry and stairs
wainscoting of the main floor hall
varnished wood interior door trims and baseboards

SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE:

HERITAGE BUILDING EVALUATION: ENVIRONMENTAL DOCUMENTATION

Prepared By: Carlson Tsang Date: Sept 25, 2019

DESIGN COMPATIBILITY WITH STREETScape/ ENVIRONS:

The property is part of the Aurora Promenade historic district and is considered an important part of the streetscape on Yonge Street given its unique architectural features and rich history. The building is currently highly visible on Yonge Street from both directions.

COMMUNITY CONTEXT:

The property was previously used as a restaurant and inn, then converted to a housing and supporting center for youth-at-risk.

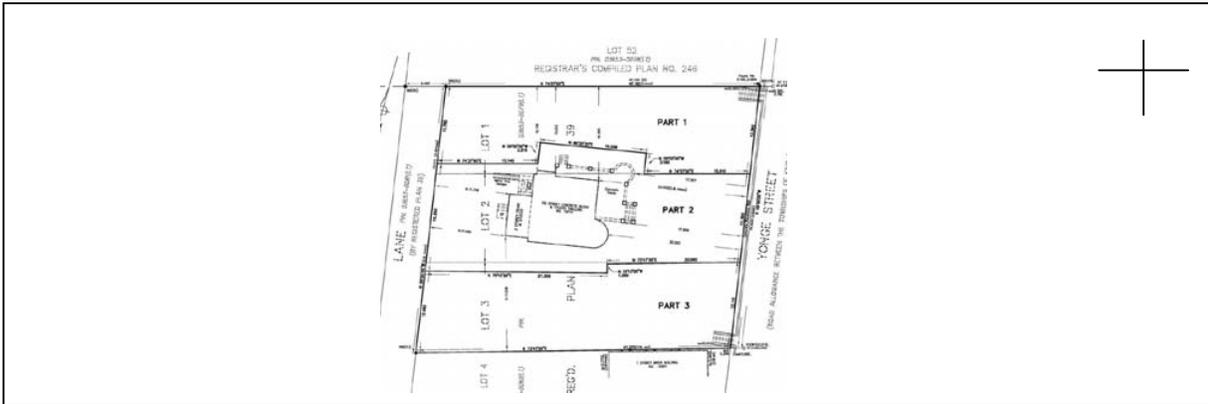
LANDMARK STATUS:

The property was historically a restaurant and inn, and was believe to be a landmark of the local neighborhood given its prominent location and function.

SITE:

North west of Yonge Street and Reuben Street, south of Wellington Street.

SITE SKETCH:



HERITAGE BUILDING EVALUATION: HISTORICAL DOCUMENTATION

Prepared By: Carlson Tsang
Date of Construction: 1912
Sources: _____

Date: September 25, 2019
Factual or Estimated: F E

TRENDS/PATTERNS/THEMES:

The property can be linked to the early development of the mold concrete as it was one of the early buildings that used this material in Ontario

EVENTS OR PERSONS:

The property was historically linked to the Kennedy family, James Knowles and Florence Chadburn

ARCHAEOLOGICAL RESOURCES:

n/a

HISTORIC GROUPING OF BUILDINGS:

n/a

SUMMARY/COMMENTS ON HISTORICAL SIGNIFICANCE:

The building is considered to be of significant historical value

HISTORICAL SOURCES:

Aurora Museum , Registry Office

