Heritage
Advisory Committee
Meeting Agenda

Monday, December 9, 2019
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**
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.
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
(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
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
7. Adjournment

Moved by Neil Asselin
Seconded by Matthew Kinsella

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

Carried
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 Chateu”. 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 Chateu 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
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 mantlepiece 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:

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<th>Points</th>
<th>Group</th>
<th>Significance</th>
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<tbody>
<tr>
<td>70-100</td>
<td>Group ‘1’</td>
<td>Of major significance, worthy of designation</td>
</tr>
<tr>
<td>45-69</td>
<td>Group ‘2’</td>
<td>Significant, worthy of preservation</td>
</tr>
<tr>
<td>Less than 45</td>
<td>Group ‘3’</td>
<td>Moderately significant, worthy of documentation and preservation as part of an historic grouping</td>
</tr>
</tbody>
</table>
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
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.
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
CULTURAL HERITAGE EVALUATION REPORT

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

Prepared for:
Planning and Development Services
Town of Aurora

SBA Project No.: 19046
Date: November, 2019
Heritage Advisory Committee Meeting Agenda
Monday, December 9, 2019

Client
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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
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.
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.
2.2 Legal Description / Survey

The property is comprised of Plan 39, lot 3, lot 2 and lot 1. Please note that the heavy lots lines are the current subdivision proposal.
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. 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
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. 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.

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.
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.
The property is located in the area identified as “Old Town” within the Aurora Promenade Concept Plan. 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.

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.

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

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<tr>
<th>7 Kennedy St. W. Listed</th>
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**Ransom and Reuben Streets**

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<th>12 Ransom St. Listed</th>
<th>20 Ransom St. Listed</th>
<th>16 Reuben St. Listed</th>
<th>18–20 Reuben St. Listed</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 Reuben St. Listed</td>
<td>27 Reuben St. Listed</td>
<td>28 Reuben St. Listed</td>
<td>29 Reuben St. Listed</td>
<td>30 Reuben St. Listed</td>
</tr>
<tr>
<td>31 Reuben St. Listed</td>
<td></td>
<td></td>
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</tbody>
</table>

**Along Temperance Street between Tyler Street and Reuben Street**

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

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

<table>
<thead>
<tr>
<th>14988 Yonge St. Listed</th>
<th>14996 Yonge St. Listed</th>
<th>15004 Yonge St. Listed</th>
<th>15010 Yonge St. Listed</th>
<th>15018 Yonge St. Listed</th>
</tr>
</thead>
<tbody>
<tr>
<td>15032 Yonge St. Part IV (Individual) - By-law 4845-06.R</td>
<td>15037 Yonge St. Listed</td>
<td>15040 Yonge St. Listed</td>
<td>15048 Yonge St. Listed</td>
<td>15054 Yonge St. Listed</td>
</tr>
<tr>
<td>15074 Yonge St. Listed – Subject Property</td>
<td>15114 Yonge St Listed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.

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.”
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.
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.
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 Mississaugas, 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. 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, and in part to encourage settlement and agricultural industry in the colony. Simcoe imposed his own plans for the road on the ancient route. 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.” Tannery Creek, which forms a part of a smaller watershed of the East Holland River, 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. 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

8 Ibid
9 https://thecanadianencyclopedia.ca/en/article/aurora
in 1853. 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. The GTR helped with the town’s prosperity. Aurora as the “head of the rail” became a significant shipping centre. 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.

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. 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

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12 http://casostation.ca/ontario-simcoe-h
13 https://thecanadianencyclopedia.ca/en/article/aurora
industrial life. 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.

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. 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).

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. 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.

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. 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.

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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
### 3.2 Chronology of Ownership of the Subject Property

<table>
<thead>
<tr>
<th>Year</th>
<th>Vendor</th>
<th>Purchaser</th>
<th>Land Parcel</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1803</td>
<td>The Crown</td>
<td>William J. Kennedy</td>
<td>Lot 79, Con. 1 King – All 210 acres</td>
<td>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.</td>
</tr>
<tr>
<td>1829</td>
<td>William J. Kennedy</td>
<td>William Kennedy Jr.</td>
<td>North half less west 5 acres</td>
<td>The property passes to William J. Kennedy’s son through his will</td>
</tr>
<tr>
<td>1868</td>
<td>George W. Kennedy</td>
<td>Reuben J. Kennedy</td>
<td>100 acres, north ½ (this includes the area of the subject property)</td>
<td>George is William Jr.’s son</td>
</tr>
</tbody>
</table>

There is a break in the chain between the concession book and the plan book after 1868.

<table>
<thead>
<tr>
<th>Year</th>
<th>Vendor</th>
<th>Purchaser</th>
<th>Land Parcel</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1876</td>
<td>Reuben Kennedy sells much of his property divided into Park and Village lots via auction.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1894</td>
<td>Reuben J. Kennedy</td>
<td>Harriet P. Kennedy</td>
<td>Lots 1, 2, 3 Plan 39 Aurora</td>
<td>The subject property is comprised of these Lots</td>
</tr>
<tr>
<td>1908</td>
<td>Harriet P. Kennedy</td>
<td>Charles A. Kennedy</td>
<td>As above</td>
<td>Charles is the grandson of William Sr.</td>
</tr>
<tr>
<td>1911</td>
<td>Charles A. Kennedy</td>
<td>Esther A. George</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1918</td>
<td>Esther A. George</td>
<td>Samuel George</td>
<td>As above</td>
<td>J.M. Walton rents the house from 1917-1919.</td>
</tr>
<tr>
<td>1919</td>
<td>Samuel George</td>
<td>Constance Wells</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1929</td>
<td>Constance Wells</td>
<td>Albert G. Wells</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1946</td>
<td>Florence Allen</td>
<td>Norman H. Bretz and Elizabeth H. Bretz</td>
<td>As above</td>
<td>Florence Chadburn married and changed her changed to Florence Allen Operates a tourist home - “Chateau.” Son Lloyd V Chadburn a RCAF fighter of Distinction in WW II</td>
</tr>
<tr>
<td>1956</td>
<td>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.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1963</td>
<td>William Bretz, executor of Norman Bretz’s estate</td>
<td>Phyllis Pearson and Dorothy Hollingshead</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1967</td>
<td>Phyllis Pearson and Dorothy Hollingshead</td>
<td>Sherry-Joyce Securities Ltd.</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1969</td>
<td>Sherry-Joyce Securities Ltd.</td>
<td>Dan Hegler</td>
<td>As above</td>
<td></td>
</tr>
<tr>
<td>1972</td>
<td>Dan Hegler</td>
<td>Youthdale Ltd.</td>
<td>As above</td>
<td></td>
</tr>
</tbody>
</table>

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

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.
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. 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; 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.

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. 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. 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. 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, 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, 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. Reuben Kennedy constructed a residence at 15032 Yonge Street in a yellow bricked Victorian house that a later owner named Elmwood Lodge.

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. Kenney’s land holdings and his
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. 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. Construction took time. The paper reported that the foundations were complete a year later. 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.

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. 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
ownership of Chadburns the location flourished as a restaurant and inn known as “The Chateau.”

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.” 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. Murray recalled that many of the visitors to “The Chateau” were American tourists - perhaps a result of Mrs. Allen’s family connection to Buffalo, New York. 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.

43 Ibid
46 Ibid
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. 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. 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. 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. 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.

49 Ibid
50 http://youthdale.ca/en/about_us/
51 Ibid
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.
4.0 BUILDING and SETTING RESOURCE DESCRIPTION

4.1 Building

Front Elevation from Southeast

Front Elevation from Northeast

Front Elevation from Southeast
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, 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 soffet woodwork from the complex roofscape.

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

http://www.ontarioarchitecture.com/QueenAnne.htm

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

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.
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 sidewalk to the south and a rock face pier with cast in place concrete sidewalk to the north.
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 facia and soffits;
- The soffit of the upper roof as ornate paired brackets.
- The roofing is asphalt shingles
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.
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 mantel piece 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
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.
4.2 Setting

*The Concrete in the foreground steps belong to the adjacent property that is being redeveloped*
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 Reuben 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; southeast 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.
5.0 HERITAGE EVALUATION OF THE RESOURCES

5.1 Introduction
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

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

53 Ontario Heritage ToolKit
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. 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.

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

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.
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 is 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 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).
- 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.
7.0 REFERENCES & QUALIFICATIONS

7.1 References Consulted

Maps & Archives

Aurora Museum & Archives
Goad Fire Insurance Maps
Library and Archives Canada – 1851, 1871, 1891, 1911, and 1921 census data
Plan of Town Lots in Aurora, 1853
Tremaine Map, 1860
York County Atlas, 1880
York Region Maps and Spatial Data

Municipal:

Town of Aurora, Official Plan 2015 rev., 87

Town of Aurora, Aurora Promenade Concept Plan, September 2010.

Town of Aurora, Streetscape Design and Implementation Plan, January 2013.


Books


Reports, Newspapers, and Other Sources

The Aurora Banner

The Newmarket Era

The Toronto Globe

https://www.heritagetrust.on.ca/en/plaques/aurora-armoury

https://www.thecanadianencyclopedia.ca/en/article/aurora


http://casostation.ca/ontario-simcoe-h

https://www.torontocarryingplace.ca/about-the-trail


https://www.heritagetrust.on.ca/en/plaques/aurora-armoury


https://www.sharontemple.ca/children-of-peace

https://www.auroramuseum.ca/

http://casostation.ca/ontario-simcoe-huron-railway/

https://www.doorsopenontario.on.ca/en/aurora/aurora-readiness-centre-bunker-former-cold-war-em


http://youthdale.ca/en/about_us/history.php


Ontario Heritage Tool Kit

Ontario Architectural Style Guide (University of Waterloo)

**People Contacted**

David Waters, Town of Aurora

Shawna White, Curator, Aurora Museum & Archives

Monica Mitchell, Title Searcher
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.
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, 5th 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.
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

Huronia 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. FitzGeralds’ 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 or 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.
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.
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

- 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.
Appendix B:

Molded Concrete Block Reference Material
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 BLOCKS AND WILL NOT MISTAKE YOUR OTHER MACHINES AND THEY WILL MAKE YOU MAKE MORE MONEY FOR YOU. OUR PRICES ARE LESS THAN ONE-HALF THE PRICES ASKED FOR OTHER MACHINES WHEE CONCRETE BLOCK MACHINES ARE NEEDED;

THERE IS BIG PROFIT IN MAKING CONCRETE BUILDING BLOCKS.

FARMERS AND SMALL LAND OWNERS who have gravel, pits or sandy banks on their property are the ones who can reap the greatest benefit and make the most money in the use of concrete building block machines, because, aside from the concrete building block, they can also make the very best and most durable foundation blocks, and they can sell the blocks for as much as the man who is compelled to buy his buildings cheaper, and better and more in line with the 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 MACHINES CATALOGUE ask for it. This valuable book contains large and beautiful colored plates, and in addition to giving full and complete descriptions of everything involved in the operation of the factory, it contains information about the various concrete building block machines, the prices of the machines, how to get the best results, etc. We are also willing to publish a special catalogue for the use of anyone who asks for it. This catalogue is especially prepared for the use of those who are interested in concrete building block concerns. It contains information about the various concrete building block machines, the prices of the machines, how to get the best results, etc. We are also willing to publish a special catalogue for the use of anyone who asks for it.

CONCRETE IS A BUILDING MATERIAL made of cement, mixed with water and stone, and with sand, gravel, and other materials called aggregates, and dampened with water. The aggregates may consist of either sand, stone, or gravel, or a mixture of the three, or of any other suitable material, and the amount of water used being regulated by the required strength of the concrete building block. The proportion of the concrete building block to the aggregate is 1:2. There are two methods of making concrete. One is as follows: the wet process. In this process, the materials are first mixed in the factory, the cement, sand, and crushed stone being plunged into the water, and then, after mixing, the mortar is applied to the blocks. The other process is the dry process. In this process, the materials are first mixed in the factory, then applied to the blocks. In either process, the materials are first mixed in the factory, the cement, sand, and crushed stone being plunged into the water, and then, after mixing, the mortar is applied to the blocks.

GROUTING, WHICH IS THE WET PROCESS MIXTURE, has been found to be superior to the dry process, as the material is liable to be dry and hard, and the grout is not mixed well enough. The dry process is not recommended for grouting, as the material is liable to be dry and hard, and the grout is not mixed well enough.

HOLLOW CONCRETE BUILDING BLOCKS are made by the dry mixture process. They are used for making foundations, the walls of buildings, etc. The material is mixed in the factory, then applied to the blocks. In either process, the materials are first mixed in the factory, the cement, sand, and crushed stone being plunged into the water, and then, after mixing, the mortar is applied to the blocks.

ANYONE, ANYWHERE, CAN MAKE MONEY with our concrete building block machines. This is a very profitable business, and it can be done in any way, and as much or as little as you want to make. You can make money with our concrete building block machines. This is a very profitable business, and it can be done in any way, and as much or as little as you want to make. You can make money with our concrete building block machines. This is a very profitable business, and it can be done in any way, and as much or as little as you want to make.
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.

Item 1

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

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 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 buy window blocks.

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.

ALL ARTICLES SHIPPED FROM FACTORY in Ohio

Page 65 of 76
Porch Column Molds

Heritage Advisory Committee Meeting Agenda
Monday, December 9, 2019

Item 1

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, pier bases and ornamental work are shown here at extremely low costs.

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:

Price List, TRIUMPH Porch Column and Gate Post Outfit

TRIUMPH Column Molds

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

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.

TRIUMPH Pier Molds

A well made mold for making square blocks used for piers, foundation piers, gate posts, etc. Three corners are bolted together with hinge joints as shown and are corner fitted as illustrated. To release mold from stone, pull out side and open away from stone. Furnished in the following designs: Rock, plain, panel, boxed, boxed edge, boxed edge and panel, or cobblestone. Be sure to order design you want. Rock design furnished unless otherwise specified. All sizes are 7½ inches high.

TRIUMPH Ring Mold

Place in between columns 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.

SEARS, ROEBUCK AND CO. — W. L. S. — World’s Largest Store
B ADGER
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 7/16 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 3/4 inch iron for reinforcement.

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

6385810—BADGER Adjustable Sill and Cap Machine. Shipping weight, 180 pounds. $22.65

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 collar on the adjusting rods and set the end stop off plate to make whatever length of stone you want. Slide the set collar 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 place 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 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
Tooled Face Design Cap or Lintel Stone
Scroll Face Design Cap or Lintel Stone
Tooled Edge Rock Design Cap or Lintel Stone
Rock 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 wateredah.

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.

6385811—Extra Face Plates. State design wanted. Shipping weight, 55 pounds. Each, $8.85

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 interesting architectural designs that can be worked out. The product manufacturer will find that suggestions like this will increase the sale of his blocks.

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 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.
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 or 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.

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.

6365984-Pipe Core. Shipping weight, 5 pounds. $1.00

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 35 inches thick, 8 inches high and from 17/4 inches to 30/4 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 water-proofing 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 reinforcing. This should be fully embedded in mortar when laying the blocks.

Any well or cistern will only keep water sweet if made in good condition as long as its walls are in good shape. Water that serves its purpose must be kept pure. Build an everlasting well or cistern with concrete.

**Concrete is not affected by extremes of 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**

**Well Curbing Mold**

**Curbing Mold**

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**

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<th>Catalog</th>
<th>Length</th>
<th>Shipping Weight</th>
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<td>63606720</td>
<td>8 feet</td>
<td>11 3/4 in.</td>
<td>30 lbs.</td>
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<tr>
<td>63606725</td>
<td>6 feet</td>
<td>9 7/8 in.</td>
<td>18 lbs.</td>
</tr>
<tr>
<td>63606730</td>
<td>4 feet</td>
<td>7 15/16 in.</td>
<td>11 lbs.</td>
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*SEARS, ROEBUCK AND CO.—W.L.S.—World's Largest Store*
Appendix C:

Life Safety Floor Plans
Basement Floor:

First Floor:
Second Floor:

Third Floor:
**Municipal Address:** _______________________________________________

**Legal Description:** __________________ Lot: ______  Cons: _______

**Date of Evaluation:** ________________ Name of Recorder: ________

### HISTORICAL

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### ARCHITECTURAL

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### ENVIRONMENTAL

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### SCORE

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<td>Historical Score</td>
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<tr>
<td>Architectural Score</td>
<td>87 X 40% =</td>
<td>34.8</td>
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<tr>
<td>Environmental Score</td>
<td>73 X 20% =</td>
<td>14.6</td>
</tr>
<tr>
<td><strong>TOTAL SCORE</strong></td>
<td>84.6</td>
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**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
Current Use: Housing and support centre (at-risk youth)
Current Zoning: PSD1
Current Owner: Aurora Promenade Downtown
Official Plan Designation: Shoulder

Original Owner: William J. Kennedy
Current Owner: Youthdale Ltd.

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

<table>
<thead>
<tr>
<th>STYLE OF BUILDING:</th>
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<tbody>
<tr>
<td>Queen Anne Revival style,</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESIGN/DETAILS/CRAFTSMANSHIP:</th>
</tr>
</thead>
</table>
| 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 variety of molded block  
The building features a classic Queen Anne style wrap-around verandah entrance |

<table>
<thead>
<tr>
<th>ARCHITECTURAL INTEGRITY/PHYSICAL CONDITION:</th>
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<tbody>
<tr>
<td>The building is generally in good condition.</td>
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<table>
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<th>DESIGN/BUILDER/ARCHITECT:</th>
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<table>
<thead>
<tr>
<th>INTERIOR ELEMENTS:</th>
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</table>
| 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 |

<table>
<thead>
<tr>
<th>SUMMARY/COMMENTS ON ARCHITECTURAL SIGNIFICANCE:</th>
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<tbody>
<tr>
<td></td>
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</table>
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 believed 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: September 25, 2019
Date of Construction: 1912                     Factual or Estimated: F  E
Sources: ____________________________________________

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