



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, November 14, 2016
7 p.m.**

**Holland Room
Aurora Town Hall**



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, November 14, 2016

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

1. Declaration of Pecuniary Interest and General Nature Thereof

2. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of October 17, 2016

Recommended:

That the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

4. Delegations

5. Matters for Consideration



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

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4. Delegations

5. Matters for Consideration

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

Recommended:

1. That Report No. HAC16-015 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - (b) That, in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building.

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

Recommended:

1. That Report No. HAC16-016 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 111 Metcalfe Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
 - (b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

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

Recommended:

1. That Report No. HAC16-017 be received; and

2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:
 - i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
 - ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
 - iii. The two-panel Front Door be changed to a four-panel wood Front Door; and
 - iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
 - v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows.

6. Informational Items

4. Memorandum from Planner

Re: Approval of Wood Plaque Application, 85 Metcalfe Street

Recommended:

1. That the memorandum regarding Approval of Wood Plaque Application, 85 Metcalfe Street, be received for information.

7. New Business

8. Adjournment

Heritage Advisory Committee Meeting Minutes
Monday, October 17, 2016

Page 2 of 7

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

- Delegation (b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group
Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street
- Delegation (c) Tina Motavalli Haghghi and Farshad Ahmadzadeh, Applicants
Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Carried as amended

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of September 12, 2016

Moved by Barry Bridgeford

Seconded by John Kazilis

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

Carried

4. Delegations

- (a) Fausto Filipetto, Senior Policy Planner, Town of Aurora**
Re: Library Square and Town Park

Mr. Filipetto presented an overview of the Concept Plan of the Cultural Precinct and discussed the comments received from residents during the public consultations.

Moved by Barry Bridgeford

Seconded by James Hoyes

That the comments of the delegation be received for information.

Carried

(b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group

Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

Mr. Taylor provided an overview of the property and noted the difficulties of obtaining a consultant to conduct a heritage assessment of the property.

Moved by Martin Paivio

Seconded by James Hoyes

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

Carried

(c) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants

Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Ms. Motavalli Haghighi stated that the property was not identified as a heritage property at the time of purchase, and that they started to complete the renovations that were incomplete by the previous owners.

Moved by Carol Gravelle

Seconded by John Kazilis

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

Carried

5. Matters for Consideration

The Committee consented to consider the items in the following order: Items 3, 2, and 1.

1. HAC16-011 – Cultural Heritage Landscapes in the Town of Aurora

Staff provided an overview of Cultural Heritage Landscapes and discussed the proposed framework. The Committee expressed support and interest towards the initiative.

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

1. That Report No. HAC16-011 be received and **provided to General Committee for information**; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and
 - (b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and
 - (c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.

Carried as amended

2. HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

Staff indicated that the owners are seeking conformity to the Compliance Order that has been placed on the property. Staff provided an overview of the alterations that have been made to the structure and advised of specific components that were not in keeping with the district plan and streetscape. The Committee expressed concern regarding the alterations that were not approved.

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

1. That Report No. HAC16-013 be received; and

2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
 - i. The modified roofline on the rear elevation;
 - ii. Removal of the chimney; and
 - iii. Installation of two new Patio Doors on the rear elevation; and
 - (b) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
 - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
 - ii. Installation of new Front door;
 - iii. Installation of new Patio Door on the front elevation;
 - iv. Installation of new sliding vinyl windows on the west elevation; and
 - v. Covered window openings on the east elevation; and
 - (c) That Legal Services explore the possibility of laying a charge against the owner **and/or the previous owner** for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

Carried as amended

3. HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street

Staff indicated that the Curator is in the process of acquiring more information about the property in order to determine the date of construction.

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

1. That Report No. HAC16-014 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*; and
 - (b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and
 - (c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and
 - (d) That the property returns to a future Heritage Advisory Committee meeting for review.

Carried

6. Informational Items

4. **Extract from Council Meeting of September 27, 2016**
Re: Heritage Advisory Committee Meeting Minutes of September 12, 2016

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

1. That the Extract from Council Meeting of September 27, 2016, regarding the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

Carried

7. New Business

New Business Motion No. 1

Moved by Bob McRoberts

Seconded by Barry Bridgeford

1. That the Heritage Advisory Committee does not support the Concept Plan for the Cultural Precinct; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the Final Cultural Precinct Plan incorporate and reflect the heritage characteristics of the neighbourhood, including but not limited to the following:
 - Density, scale, setback, massing, height, angular plane, complementary heritage urban design of the current neighbourhood, materials and finishes; and
 - (b) That notwithstanding the potential repurposing of the Armoury, Town Park remain unchanged; and
 - (c) That the Armoury, Victoria Hall, and the Petch House be protected and preserved.

Carried

8. Adjournment

Moved by Martin Paivio

Seconded by James Hoyes

1. That the meeting be adjourned at 9:58 p.m.

Carried

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



**Town of Aurora
Heritage Advisory Committee Report No.HAC16-015**

Subject: Heritage Permit Application
70-72 Centre Street
File Number: NE-HCD-HPA-16-09

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: November 14, 2016

Recommendation

1. That Report No. HAC16-015 be received; and
2. That the Heritage Advisory Committee Recommend to Council:
 - a) That Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the demolition of a 9.25m² accessory structure (mudroom); and
 - b) That in the removal of the 9.25m² accessory structure, that the Owner minimize any damage to the main building

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-16-09 regarding alterations to 70-72 Centre Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District

- The applicant has received an Order to Comply from the Town's By-law Services for with regards to Property Standards By-law 4044.99.P
- The structure proposed to be demolished does not appear to be structurally connected to the main building, few wood boards connect to the exterior finish of the structure.
- The construction date of the mudroom was likely after 1927.

November 14 2016

- 2 -

Report No. HAC16-015

Background

The Owner of the property located at 70-72 Centre Street submitted Heritage Permit Application NE-HCD-HPA-16-09 on October 21, 2016.

The Owner proposes to demolish a 9.25m² mudroom located at the rear of 70 Centre Street. The request originated from an Order to Comply from the Town's By-law Services with regards to Property Standards By-law 4044.99.P.

The subject property is located on the north side of Centre Street between Spruce Street and Walton Drive (attachment 1). The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on May 16 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

Analysis

On October 26 2016, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

According to the Plan for the Northeast Old Aurora Heritage Conservation District, "Nos. 70 and 72 [Centre Street] are attached, and may have originally been one house. No. 72 is distinguished by an unusual pointed-arch door on the second floor, leading onto the roof of the verandah. The entire row is structurally intact, though much detail has been lost on many of the houses."

The Aurora Register of Properties of Cultural Heritage Value or Interest describes the 70 Centre Street-portion of the house as being constructed in the "Ontario House" style (often referred to as Gothic Revival) and is dated circa 1875. The 72 Centre Street-portion of the house is described as an "Ell-shaped House, Gothic Revival." (also dated c.1875). According to *Postcards of Olde Aurora, A Sesquicentennial Project* by Bob McRoberts (2013), a photograph of the building circa 1916 is available. The house appears to have been constructed in the Gothic Revival style. It appears as though the

November 14 2016

- 3 -

Report No. HAC16-015

house was constructed in an unusual Ell-shape as a single detached residence or that the Ell-shaped portion of the house was a later addition. The book suggests that the house may have been constructed as early as 1858. The book also notes that records from the Aurora Historical Society suggest that the property is connected to significant residents of the Town, such as Frank Underhill (Mayor from 1941 – 1943) and Charles Malloy (Reeve 1940 – 1943).

Staff conducted a site visit of the property on October 25th, 2016. The mudroom is a wood frame structure, finished with wood clapboard siding, which matches the main building. A single window is located on the east and west elevations of the mudroom (two windows total). Upon visual inspection of the mudroom, the structure is physically separate from the main building. A single wood beam running horizontal underneath the roof connects the mudroom to the exterior finish of the main structure. The mudroom appears to be sitting on a foundation of poorly sited bricks (unlike the main structure), which over time has caused the warping to the structure. An exhaust tube for the furnace is located at the southwest corner of the mudroom, this tube is actually connected to the main house and will not be removed as part of the proposed demolition. The mudroom is not properly insulated, unlike the rest of the main building. Photos of the mudroom structure are provided in attachment 3. A site plan showing the location of the mudroom is shown on attachment 4.

Fire Insurance Plans dated 1904 (revised 1913 and 1927) show that a frame dwelling was located on the subject property, formerly described as 31 and 33 Centre Street. 70 Centre Street is described as a 1 ½ storey structure, while 72 Centre Street is described as a 2 storey structure with a 1 storey addition. A 1 storey accessory structure was located to the northwest of 70 Centre Street (see figure 1).

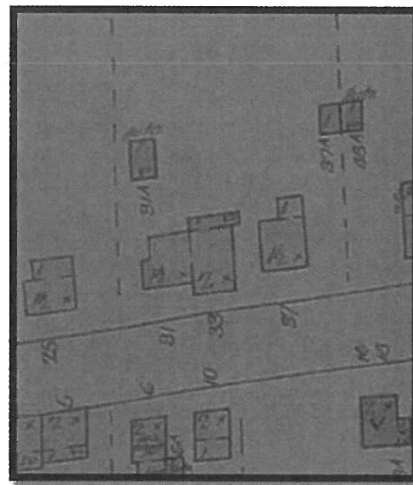


Figure 1- Fire Insurance Map of subject lands, revised 1927

Since the preparation of the fire insurance maps, a 1 ½ storey addition has been constructed behind 70 Centre Street, this addition continues to exist today. The 1 storey

November 14 2016

- 4 -

Report No. HAC16-015

addition located behind 72 Centre Street has since been removed (upon visual inspection of areal maps, this occurred between 1978 and 1988). The mudroom is located behind the 1 ½ storey addition at 70 Centre Street and can be found in the earliest available air photography dated 1970.

The construction date of the mudroom cannot be confirmed; however staff is confident that the mudroom is not original to the home. The mudroom was likely constructed at the time of the 1 ½ storey addition to 70 Centre Street or immediately afterwards, which was likely between 1927 and 1945.

Proposed Development

The removal of the mudroom will assist the Owner in complying with an Order to Comply with regards to the Town's Property Standards By-law. Repair work to the roof and porches is ongoing to seek compliance with the Town's Property Standards By-law. The Owner has no plans to replace the mudroom with a new structure or addition. The Owner has informally identified plans to demolish the main building, although no demolition permit or heritage permit has been received at the time of writing of this report. Once a heritage permit is received, the main building will need to be evaluated by the Evaluation Working Group. A complete Heritage Impact Assessment will be provided upon submission of the Heritage Permit for the main building.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

Link to Strategic Plan

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

Alternatives to the Recommendation

1. That the request to demolish the 9.25m² accessory structure (mudroom) be denied.

Conclusions

It is recommended to approve the Heritage Application Permit located at 70-72 Centre Street, for the demolition of the existing mudroom.

November 14 2016

- 5 -

Report No. HAC16-015

Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

Attachments

Attachment 1 – Location Map
Attachment 2 – Heritage Resource Brief (2010)
Attachment 3 – Photos- Existing Mudroom
Attachment 4 – Site Plan of Property

Previous Reports

None.

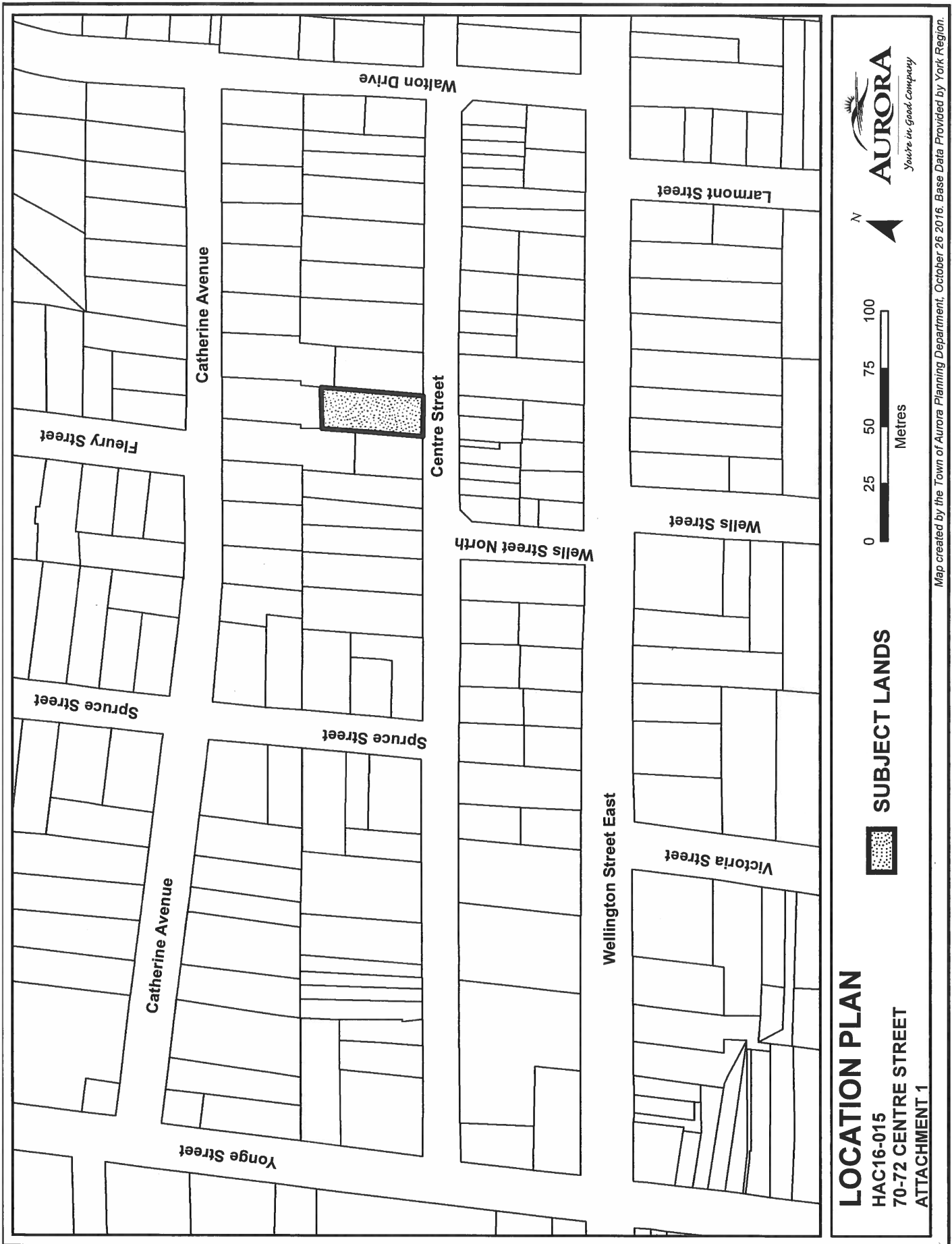
Pre-submission Review

Reviewed by Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



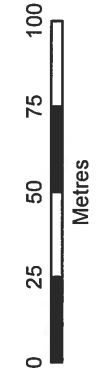
Marco Ramunno
Director, Planning and Building Services



LOCATION PLAN
HAC16-015
70-72 CENTRE STREET
ATTACHMENT 1




SUBJECT LANDS



Attachment 2

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

SITE	<p>Address: 70 Centre Street Former Address: Legal Description: PLAN: 107 LOT: 14</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed & designated Pt V NE Old Aurora By-law No. & Date: 4804-06.D Official Plan: Urban residential Zoning: R5 (Special mixed density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	70 Centre Street	Builder:	
Construction Date:	C1875	Architect:	
Architectural Style:	Ontario House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Wood siding		
Roof Type:	Gable; centre gable with door	Windows:	Original "4-pane" windows.
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):	Evidence of "bracket chimneys" for stove pipes.	Special Windows:	
Dormers:		Porch/Verandah:	Front verandah with 2 nd storey door on to roof of porch
Roof Trim:		Door Trim:	
Window Trim:		Other:	#70 is joined with #72. However, their styles are noticeably different.

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

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

1995 INVENTORY PHOTO

Photo date

Photo date

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

Attachment #3



Photo of Accessory Structure (Mudroom) looking West



Photo of Accessory Structure (Mudroom) looking southeast

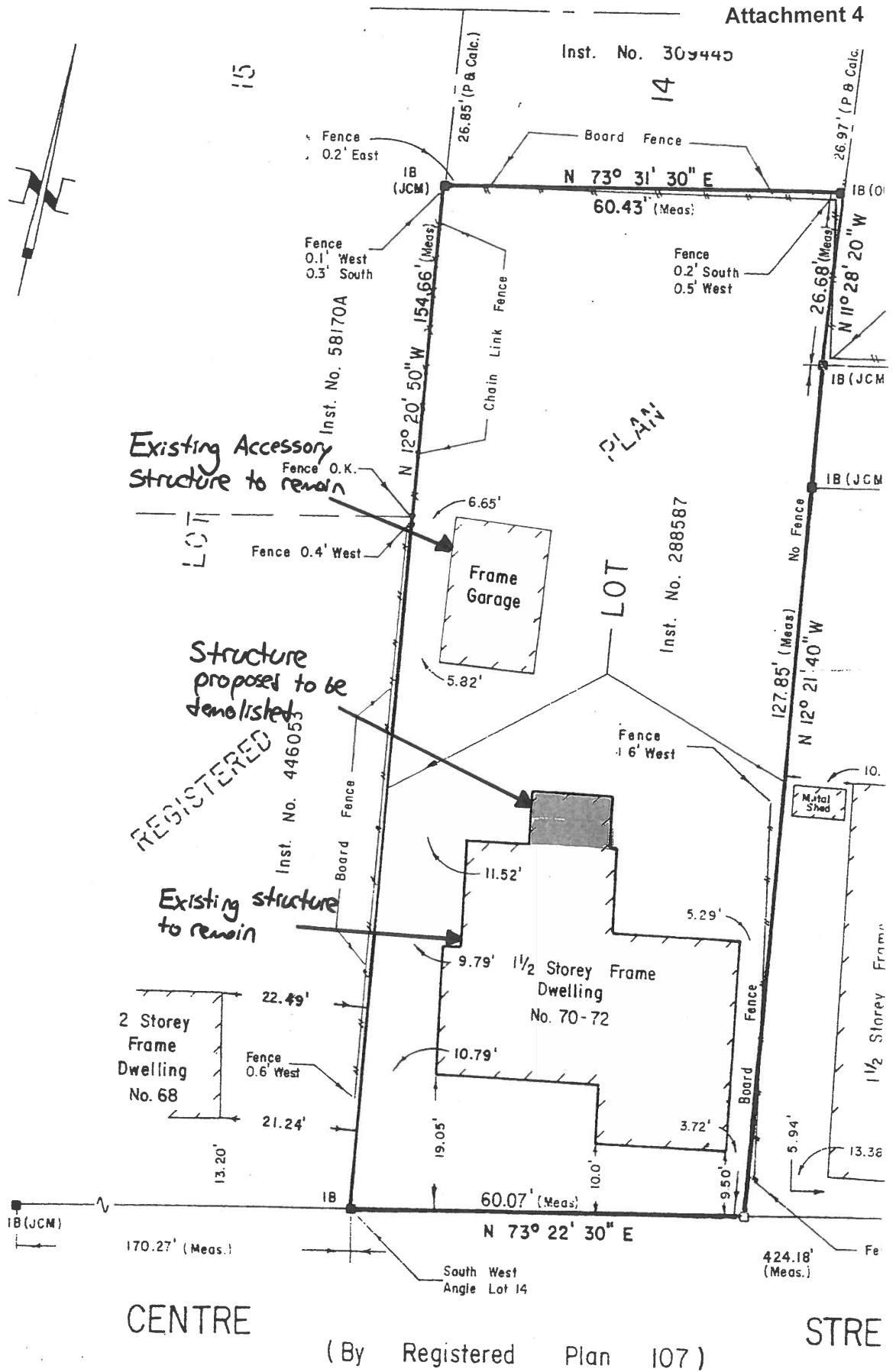


Scanned Photo of Accessory Structure (Mudroom) looking South



Photo of Accessory Structure (Mudroom) Door

Attachment 4



CENTRE (By Registered Plan 107) STRE



Town of Aurora

Heritage Advisory Committee Report No.HAC16-016

Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
111 Metcalfe Street

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: November 14, 2016

Recommendation

- 1. That Report No. HAC16-016 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the property located at 111 Metcalfe Street be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 111 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1890 and is an example of a Victorian Gothic, Ell-shaped architectural style
- The owner does not intend to demolish the structure, but does intend to sell the property in the future
- The property is zoned General Industrial (M2) which permits a wide variety of industrial uses on the property, a new building will require appropriate planning approvals and will need to demonstrate heritage conformity

November 14, 2016

- 2 -

Report No. HAC16-016

Background

The owner of the property located at 111 Metcalfe Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on October 28, 2016.

Provisions of the Ontario Heritage Act for delisting process

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

Location

The subject property is located on the south side of Metcalfe Street between Berczy Street and Edward Street (see Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey Ell-Shaped House. The construction date of the building cannot be determined, however the house was likely constructed circa 1890 (see Attachment 4).

Analysis

History of the Property

The first owner of the house was Asa Sider, who owned the house, but did not reside in the home. The house was sold to George Obee in 1894. George Obee worked for the Grand Trunk Railway and later worked for the Radial Railway (streetcar), which ran along Yonge Street Aurora, north towards Newmarket and Lake Simcoe. After the

November 14, 2016

- 3 -

Report No. HAC16-016

deaths of George Obee in 1917 and his wife Eliza Obee (nee. Knight) in 1923, the house passed into the ownership of their son Lindsay. Lindsay Obee was one of 9 children of George and Eliza Obee, he was identified as a shoemaker and a machinist. Lindsay Obee would continue to own the home until 1952 and passed away in 1954. Other notable residents after 1952 include W.J. Knowles & Mirriam Knowles, John McIlveen & Mary McIlveen, Allan Oster and Wm. F & Vera Heaney. The builder of the home is not known. For more information on the history of the property please find the letter prepared by Jaqueline Stuart (see attachment 4).

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a gable roof. The architectural design of the house reflects an Ell-shape Victorian Gothic style. The front façade displays a single double hung window on the upper floor and a single bay window on the lower floor. It is noted that the bay window is not unique to the structure, the bay window previously featured two double hung windows on the first floor (see Figure 1). The front porch has been enclosed with vinyl siding, but still serves as the front entrance to the building. The building comprises of vinyl siding on all elevations, the original siding has likely been covered or removed. According to Cityview records, a rear addition was added to the building circa 1989. A yard shed is located at the rear yard of the property. Although a number of alterations have occurred to the property, the Ell-shape Victorian Gothic architecture of the building remains intact.



Figure 1: 111 Metcalfe Street circa 2003.

The neighbourhood comprises of Listed Heritage Properties

Metcalfe Street, between Berczy Street to the east and Edward Street to the west, encompasses a total of seven (7) properties, five (5) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The street can be described as a transition of residential uses to the west and industrial uses to the east towards Berczy Street. The primary architectural styles along this portion of Metcalfe

November 14, 2016

- 4 -

Report No. HAC16-016

Street, are Ell-shaped Victorian Gothic and Worker's House styles. It is noted that 102 Metcalfe Street is identical to 111 Metcalfe Street in architectural style, although many of the original elements such as the front porch and first storey windows remain unaltered. 102 Metcalfe Street has a wood plaque on the property (identified as the "Joseph Davis House, 1886").

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 2, 2016 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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

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

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

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

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

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have Associative/ Historical value associative value, rated 55/100. Design/physical value for the building was rated 50/100. The contextual value for the building was rated 41/100.

November 14, 2016

- 5 -

Report No. HAC16-016

It is noted that the contextual value of the subject building was lower primarily due to the existing surrounding industrial uses. Although the property has historically been linked between industrial and residential uses, the existing industrial buildings do not contribute to the historical character of the neighbourhood.

Zoning By-law

According to the Town's Zoning By-law 2213-78, the property is zoned General Industrial (M2). The General Industrial Zone permits a wide variety of industrial uses including, but not limited to, warehouses, commercial self-storage facilities, motor vehicle body shops, offices (provided the use serves as part of a multi-unit premises), repair shops and transportation terminals. The property currently serves as a residential use, which is a non-conforming use according to By-law 2213-78. It is noted that a minor variance was approved by the Committee of Adjustment in 1988 to allow the construction of the rear addition for the non-conforming use.

No Concept Plan has been submitted by the Owners

The Owner's request is to remove the property from the Aurora Register as a non-designated 'listed' property. No plans for a new structure have been provided by the Owners to date. There is no immediate plan for the demolition of the structure and the Owners have indicated their intention to sell the property in the near future.

Due to the industrial zoning on the property, the property may be converted into an industrial use or remain as a non-conforming residential use. Should the existing house be demolished, a new residential building will require an amendment to the zoning by-law. A new industrial building will require site plan approval and appropriate amendments to the zoning by-law.

In the event that the property is removed from the Aurora Registrar and plans are submitted for demolition/ new construction, Planning Staff will work with the new owner on detailed aspects of the building during the site plan process. If the new owner decides to construct an industrial building, heritage conformity to adjacent heritage resources will be difficult to accomplish.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

Link to Strategic Plan

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

November 14, 2016

- 6 -

Report No. HAC16-016

Alternatives to the Recommendation

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

Conclusions

After analysis of the existing structure and supporting documents, planning staff recommend that the structure remain as a Listed heritage property. The subject building was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

The Industrial zoning on the property creates an opportunity for a wide range of permitted uses on the property. Further planning approvals will be required should the building be demolished and replaced with a new residential or industrial use.

It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. The request to remove 111 Metcalfe Street from the Registrar of Properties of Cultural Heritage Value or Interest be considered by the Heritage Advisory Committee.

November 14, 2016

- 7 -

Report No. HAC16-016

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 111 Metcalfe Street

Attachment #4 – Letter by Jaqueline Stuart, 111 Metcalfe Street

Previous Reports

None.

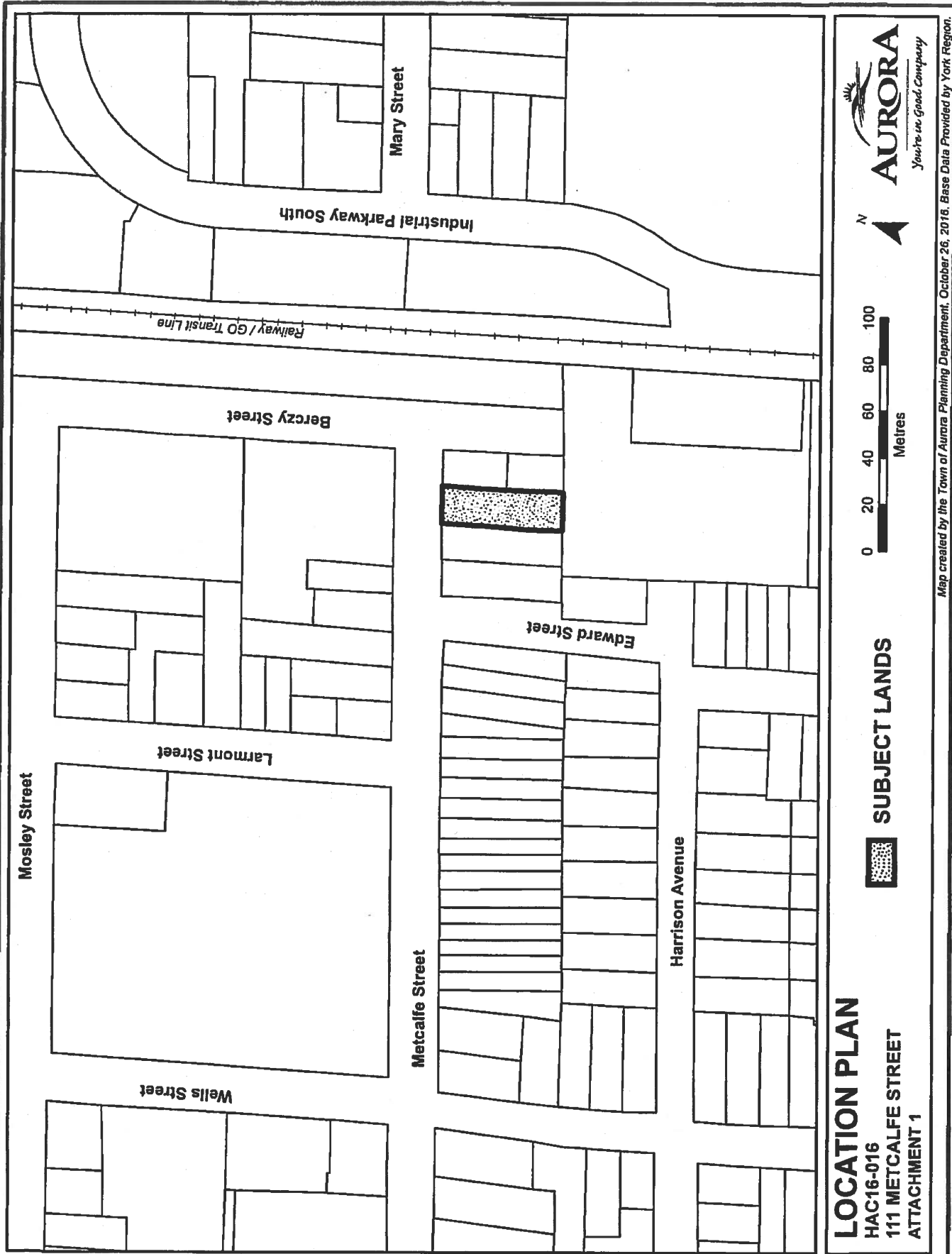
Pre-submission Review

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval




Marco Ramunno
Director, Planning and Building Services



Attachment 2

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

SITE	<p>Address: 111 Metcalfe Street Former Address: Legal Description: PLAN: 68 PART LOTS: 20, 21</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: M2 (Industrial general) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE	<p>GENERAL INFORMATION:</p> <p>Address: 111 Metcalfe Street Construction Date: 1890 Architectural Style: Ell-shaped House Heritage Easement:</p> <p>Builder: Architect: Original Owner: Historical Name:</p> <p>GENERAL DESCRIPTION:</p> <p>Floor Plan: L-shaped Foundation Materials: Exterior Wall Materials: Roof Type: Gable Entrance:</p> <p>Storey: 1 ½ Windows: Placement of 3 windows Bays:</p> <p>UNIQUE FEATURES:</p> <p>Chimney (s): Dormers: Roof Trim: Window Trim:</p> <p>Special Windows: Porch/Verandah: Verandah Door Trim: Other: Aluminum siding</p>
HISTORY	<p><u>Historical Society files include:</u></p> <p><u>Town of Aurora files include:</u></p> <p>PHOTOS:</p> <p>HISTORICAL PHOTO Photo date</p> <p>1995 INVENTORY PHOTO Photo date</p> <p>The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.</p>

Attachment 3

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: <u>111 Metcalfe Street</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>Nov 2 /16</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20 /30
Trends/Patterns/Themes	40	<u>27</u>	14	0	27 /40
Events	15	10	5	<u>0</u>	0 /15
Persons/Groups	15	10	<u>5</u>	0	5 /15
Archaeological (Bonus)	10	7	3	<u>0</u>	0 /10
Historic Grouping (Bonus)	10	7	<u>3</u>	0	3 /10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					55 /100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	7 /20
Style	30	20	<u>10</u>	0	10 /30
Architectural Integrity	20	<u>13</u>	7	0	13 /20
Physical Condition	<u>20</u>	13	7	0	20 /20
Design/Builder	10	7	3	<u>0</u>	0 /10
Interior (Bonus)	10	7	3	<u>0</u>	0 /10
ARCHITECTURAL TOTAL					50 /100
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	14 /40
Community Context	20	13	<u>7</u>	0	7 /20
Landmark	20	13	<u>7</u>	0	7 /20
Site	20	<u>13</u>	7	0	13 /20
ENVIRONMENTAL TOTAL					41 /100
SCORE	INDIVIDUAL		OLD AURORA		
Historical Score	X 40% = _____		55 X 20% = <u>11</u>		
Architectural Score	X 40% = _____		50 X 35% = <u>17.5</u>		
Environmental Score	X 20% = _____		41 X 45% = <u>18.45</u>		
TOTAL SCORE	<input type="text"/>		<input type="text" value="47"/>		
GROUP 1 = 70-100		GROUP 2 = 45-69		GROUP 3 = 44 or less	

Attachment 4

25 August 1988

Pamela Kuyt,
111 Metcalfe Street,
Aurora,
Ontario L4G 1E9

Dear Ms Kuyt:

At last. It is not fair that houses with addresses on Metcalfe Street should be on lots that legally are on Berczy Street, with the same lot numbers as adjacent lots on Metcalfe Street itself: it just leads to confusion and time-wasting!

Unfortunately, the complete absence or the incomplete state of some official records makes it impossible to pin down the date of the construction of your house. Of course, you may one day have the great good luck of your neighbour, Mrs. Fox, and find the date recorded in the house itself.

The lot, at that time composed of the easterly one hundred feet of lots 20, 21, and 22 which were planned to front on Berczy, was still vacant at the time of the assessment for 1889 taxation purposes (see enclosed notes). The assessment usually took place early in the taxation year. By the time of the 1892 assessment the house had been built and was occupied by tenant Richard Field, and still owned by Asa Sider. So, it would seem that your house was built in 1889, 1890, or 1891.

George Obee purchased the property in 1894. He worked for the Grand Trunk Railway and later for the radial railway, the electric line which ran from north Toronto through Aurora and on up to Lake Simcoe. George and his wife, the former Eliza Knight, had nine children! One of them was William (born 1884), whose only child was Grace Obee, who married F. Delroy Babcock, long-time principal of Aurora Public School/Wells Street School.

...2

2.

George Obee died in 1917. After his widow's death in 1923 the property passed into the hands of their son Lindsay. Lindsay, who married relatively late in life, died in his 68th year in 1954, two years after selling the Metcalfe Street house.

I have found nothing about the Knowles or the McIlveens. W. Frederick or Ted Heaney died in June of 1985. His wife's maiden name was Vera Willson, one of the huge family of Willsons whose most famous member was David, leader of the Children of Peace who built Sharon Temple. The Heaneys had two children: a girl, and a boy who died when only a few years old, in 1947.

I'm out of order here: I should have said above that I know nothing about Allan Oster, either!

I do hope that you find this information of interest.

Sincerely,

✍

Jacqueline Stuart
Curator, Aurora Museum

From Abstract Index for Lot 20, west side Berczy Street, Plan 68, Aurora

<u>Instrument No</u>	<u>Inst.</u>	<u>Inst. Date</u>	<u>Reg'n Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Consn (\$)</u>	<u>Notes</u>
1819	B&S	9 Apr 1886	9 Jul 1887	Hy. M. Mosley <i>et al.</i> , executors	Asa Sider	100.00	west half of east half, <i>int. et.</i>
2711	B&S	23 Jun 1894	26 Jul 1894	Asa Sider	George Obee	300.00	"
4146	Tax Deed	15 May 1911	10 Oct 1911	Corp. Town of Aurora	George Obee	60.00	lots 20,21,22
6579	Grant	15 Dec 1923	18 Sep 1924	heirs of Eliza Obee	Lindsay Obee	2000.00	east 100 feet, lots 20,21,22
8888	Grant	5 May 1943	17 Jan 1944	Lindsay Obee	Earl Attridge	50.00	east 50 feet, <i>int. et.</i>
10901	Grant	28 Feb 1952	6 Mar 1952	Lindsay Obee	W. J. Knowles & Mirriem Knowles	v.c. + 1.00	east 100 feet less east 50 feet
11267	Grant	11 May 1953	29 May 1953	W. J. & M. Knowles	John D. McIlveen & Mary M. McIlveen	v.c. + 1.00	"
12013	Grant	11 Jun 1955	15 Jun 1955	J.D. & M.M. McIlveen	W. J. & M. Knowles	v.c. + 1.00	"
59820A	Grant	9 Jul 1962	31 Aug 1962	W. J. & M. Knowles	Allan Oster	v.c. + 1.00	"
51771B	Renewal Agreement	18 Jul 1968	30. Jul 1968	Allan Oster	Wm. F. & Vera Heaney		
133671	Executors' Deed	29 Sep 1972	22 Feb 1973	Executors of Allan Oster	Wm. F. & Vere Heaney	v.c. + 1.00	west 50 feet of east 100 feet of lot (OL)
419669	Grant	19 Dec 1986		Estate of Wm. F. Heaney	Barbara Armstrong		"
429838	Grant	16 Apr 1987		Estate of Wm. F. Heaney	Barbara Armstrong		"
428941	Grant	16 Apr 1987		B. Armstrong	Pamela J. Kuyt		"

Note: All the above transactions also apply to lots 21 and 22 on the west side of Berczy Street.

Notes from Aurora assessment rolls re 111 Metcalfe Street

- 1888 Asa Sider, labourer, freeholder, non-resident (Markham); vacant lot, 1/4 acre; assessed value \$100
- 1889 as above
- 1890 names only listed: no details
- 1891 roll does not survive
- 1892 Asa Sider, farmer, freeholder, non-resident; tenant: Richard Field, agent; assessed value \$425
- 1894 Asa Sider, freeholder; tenant: Charles Hand, labourer, assessed value \$425
- 1899 George Obee, foreman, aged 51, freeholder; assessed value \$450
- 1910 George Obee, railway foreman, aged 62, freeholder; assessed value of land \$75, of building(s) \$375 (also owns vacant lot at corner of Metcalfe and Berczy)
- 1920 Mrs. Eliza Obee, widow, freeholder; tenant: Lindsay Obee; east part lots 20,21,22; assessed value of land \$600 (space for value of building not completed)
- 1930 Lindsay Obee, shoemaker, owner, assessed value of land \$600, of building(s) \$800
- 1940 Lindsay Obee, machinist, aged 53, owner; assessed value of land \$600, of building(s) \$800
- 1948 Lindsay Obee, gentleman, aged 59, owner



**Town of Aurora
Heritage Advisory Committee Report No.HAC16-017**

Subject: Heritage Permit Application
82 Centre Street
File Number: NE-HCD-HPA-16-10

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: November 14, 2016

Recommendation

1. That Report No. HAC16-017 be received; and
2. That the Heritage Advisory Committee Recommend to Council:
 - a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:
 - i. The proposed double hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
 - ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
 - iii. The two-panel Front Door be changed to a four-panel wood Front Door; and
 - iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
 - v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows.

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-16-10 regarding alterations to 82 Centre Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. The Heritage Permit was submitted as a revision to Heritage Permit Application NE-HCD-HPA-16-08.

November 14 2016

- 2 -

Report No. HAC16-017

- The Owners have received an Order to Comply from the Town's Building Services for the proposed alterations, the building is currently under renovation
- The proposed alterations generally meet the policies of the Northeast Old Aurora Heritage Conservation District Plan, however revisions to the design will be required in order to satisfy Heritage Staff.

Background

The Owners of the property located at 82 Centre Street submitted Heritage Permit Application NE-HCD-HPA-16-08 on September 15, 2016. The existing house was built circa 1925 and can be described as a one and a half storey, California Bungalow.

In August 2016, staff received a complaint with regards to alterations on the subject property. Building Services has issued an Order to Comply with regards to exterior alterations on the property conducted without a building permit. The exterior alterations to the home were not completed when the Order to Comply was issued. The exterior alterations were presented to the Heritage Advisory Committee on October 17, 2016 for review. The following recommendation was provided by the Heritage Advisory Committee:

1. *That Report No. HAC16-013 be received; and*
2. *That the Heritage Advisory Committee recommend to Council:*
 - a. *That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:*
 - i. *The modified roofline on the rear elevation;*
 - ii. *Removal of the chimney; and*
 - iii. *Installation of two new Patio Doors on the rear elevation; and*
 - b. *That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:*
 - i. *Alteration of the front veranda, including enclosed porch with stucco finish and columns;*
 - ii. *Installation of new Front door;*
 - iii. *Installation of new Patio Door on the front elevation;*
 - iv. *Installation of new sliding vinyl windows on the west elevation; and*
 - v. *Covered window openings on the east elevation; and*

November 14 2016

- 3 -

Report No. HAC16-017

c. That Legal Services explore the possibility of laying a charge against the owner and/or the previous owner for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the Ontario Heritage Act.

The recommendation was adopted by Council on October 25, 2016.

In response to the recommendation by the Heritage Advisory Committee, the Owners have submitted a new Heritage Permit Application to address the alterations to the front porch. Heritage Permit Application NE-HCD-HPA-16-10 was received on October 27, 2016.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on November 1 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

Analysis

On November 1 2016, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

Since the house is designated under Part V of the *Act* any alterations should be in compliance with the Northeast Old Aurora Heritage Conservation District Plan (the Plan). Several policies were considered in reviewing the Application.

November 14 2016

- 4 -

Report No. HAC16-017

Front Verandah/ Porch

The Owners have removed or covered the enclosed porch and propose to keep the porch open with a wood railing on the east side of the front façade and enclose the porch on the west side of the front façade. As part of NE-HCD-HPA-16-10, the owners have changed the material from marble stucco to grey stone. The owners now propose a single double hung window on the front elevation and a single double hung window on the west elevation of the front porch.

Section 9.2.8 of the District Plan speaks to Porch Designs. The Plan states “*Where a building is designed purposely to have a porch, the maintenance of that feature is important to the character of the building*”. Furthermore, the Plan states “*Open porches are a characteristic feature of the streetscape. Avoid completely filling in open porches. Where enclosure around the doorway is required, consider a small vestibule rather than a completely enclosed porch*”.

On the east side of the porch the proposed open porch with the wood railings is considered to be in keeping with the District Plan. The west side of the porch remains enclosed, however the owner proposed two double hung windows as part of the revised Heritage Permit. Although the west side of the porch remains enclosed, the windows will assist in opening up the front porch as was the case with the previous wall enclosure prior to the renovations. Staff request confirmation from the owner that the windows on the front porch are true windows instead of faux windows. The finished material of the porch comprises of grey stone, which is a material in keeping with Section 9.8.1 of the District Plan. The double hung windows are a supported window type for the California Bungalow Style, however the proportions of the windows need to be further reviewed to ensure the windows are in keeping with the District Plan.

With regards to the porch columns, the owner is proposing a stucco finish, which appears to reflect a Georgian architectural style. The column finish is not in keeping with the architectural style of the California Bungalow, which is supported by wood columns on masonry piers as stated in Section 9.1.1 of the District Plan. It is noted that the existing porch originally comprised of finished brick. To bring the porch into conformity with the District Plan, it is recommended that the owner amend the design of the porch columns and the materials to support the architecture of the California Bungalow architectural style.

Proposed Front Door

The Owners have replaced the existing front door with a new door. The original front door was a wood door with a single glass pane. Removal and replacement of the front door without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

The Owners have proposed a new design for the front door as part of Heritage Permit NE-HCD-HPA-16-10. The Owners propose a two-panel door to be installed as the front door. Upon review of Section 9.2.4 of the District Plan, the door exhibits many qualities of preferred doors within the Heritage District. Staff seeks confirmation that the door will

November 14 2016

- 5 -

Report No. HAC16-017

be made of wood rather than fiberglass. A four-panel wood door is requested for the front door, to be in keeping with the District Plan.

Proposed Picture Window (Front Elevation)

Behind the enclosed verandah on the front (south) elevation once contained three double hung windows designed in a 6 over 1 style, characteristic to a California Bungalow. The owners have removed the window and have installed a patio door on the front elevation. Altering the windows without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

As part of Heritage Permit NE-HCD-HPA-16-10, the owner proposes to remove the front Patio Door and replace with a 3 over 1 window. Section 9.2.5 of the Plan identifies window designs within the Heritage District. The plan identifies that "*Most heritage styles used double-hung windows.*" The Owners have replaced the former windows with a new sliding patio door. Although the proposed window is an improvement of the previous patio door, the proposed new window with the California Bungalow architectural style. Staff recommend that the owner install 6 over 1 double hung windows, which is more in keeping with the California Bungalow style.

In order to access the open patio on the south east corner of the home, staff have requested that the owner install a door onto the patio entrance from the enclosed vestibule to the west. The door will be designed to the satisfaction of Planning and Development Services.

Proposed Windows (West Elevation)

The Owners have removed and replaced all windows on the west elevation. The original widows on the west elevation comprised of double hung 6 over 1 windows or vertical 4 over 1 windows, characteristic to a California Bungalow. Altering the windows without a Heritage Permit is in contravention of Section 42(1) of the *Ontario Heritage Act*.

As part of Heritage Permit NE-HCD-HPA-16-10, the Owners have not proposed to change the sliding vinyl windows on the west elevation. The Section 9.5.2 of the District Plan identifies that "*Most heritage styles used double-hung windows.*" Policy 9.2.5.2 of the Plan identifies sliding windows as an inappropriate design within the District. It is recommended the owner re-install the windows formally located on the west elevation. If the windows have been destroyed, it is recommended the owner install double hung windows in a 1 over 1 or 4 over 1 "cottage" window design as shown in Section 9.1.1 of the District Plan.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

November 14 2016

- 6 -

Report No. HAC16-017

Link to Strategic Plan

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

Alternatives to the Recommendation

1. That Heritage Permit Application NE-HCD-HPA-16-10 be denied.

Conclusions

The house located at 82 Centre Street is a designated heritage property under Part V of the *Ontario Heritage Act* and Council approval is required for any demolition and construction of a structure that may affect its cultural heritage value or interest.

Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to consent to the application with or without terms and conditions, or refuse the application.

It is recommended that Heritage Permit Application NE-HCD-HPA-16-10 be approved subject to conditions identified in this report. Staff will continue to work with the owner on finalizing materials and design elements for the Heritage Permit.

Attachments

Attachment 1 –Revised Proposed Elevations of Main Building, submitted by the Owners
Attachment 2 –Proposed Elevations of Main Building, submitted by the Owners as part of Heritage Permit Application NE-HCD-HPA-16-08

Previous Reports

Heritage Advisory Committee Report No. HAC16-013, dated October 17, 2016

Pre-submission Review

Reviewed by Chief Administrative Officer and Director of Planning and Building Services.

Departmental Approval



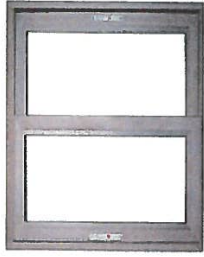
Marco Ramunno
Director, Planning and Building Services

Attachment 1

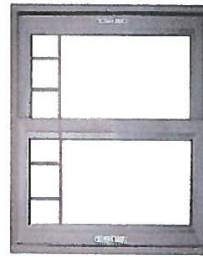




existing siding



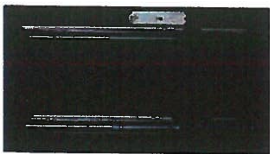
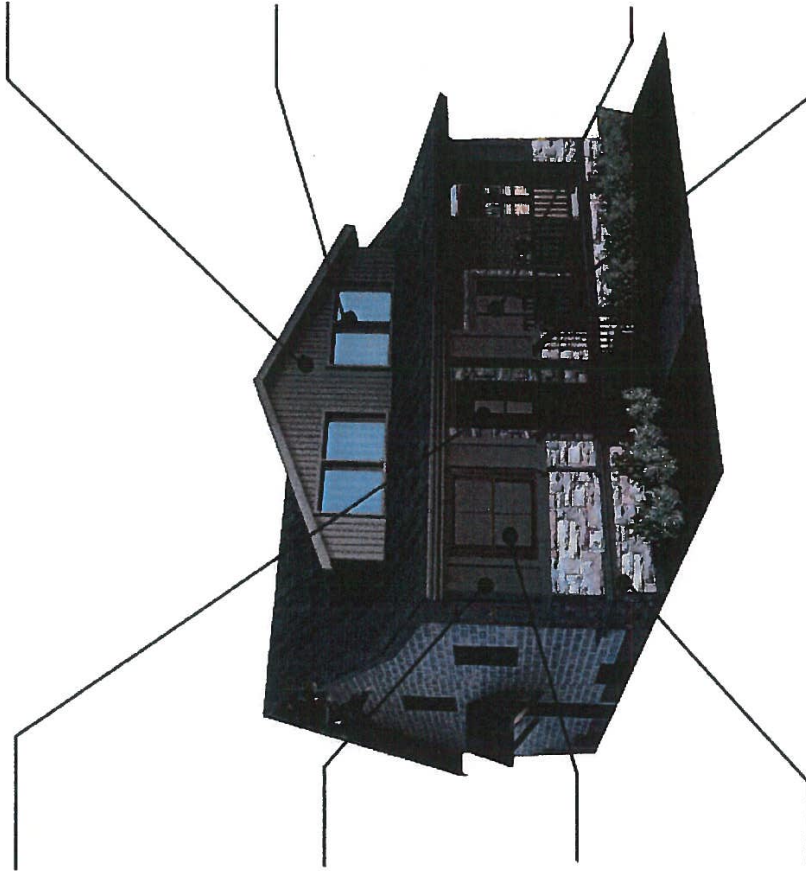
existing windows



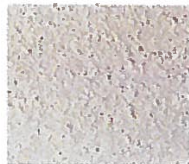
Proposed window



Wood Railing



2 Panel door



Stucco or wood



double hung window



Grey stone

NO.	REVISED	DESCRIPTION	DATE	BY

PROJECT	PROJECT NO.
82 CENTRE ST. AURORA, ILL. LAG 148	A200
DATE	DATE
BY	BY

FRONT ELEVATIONS

Attachment 2



82 Centre St

Architectural drawings showing front elevations of a building. The drawings include labels for 'CLG. HEIGHT', 'FIN. 2ND FLOOR', 'FIN. 1ST FLOOR', and 'TOP OF BASEMENT SLAB'. Annotations specify materials like 'EXIST. WOOD SIDING', 'NEW WINDOW', and 'EXIST. BRICK'. A circular stamp in the lower right of the drawing area reads '1 FRONT ELEVATION A200/2016'.

NO.	REVISION	DATE	BY
1.			
2.			
3.			

PROJECT: 82 CENTRE ST, AURORA, ON, L4G 1J8

SCALE: ARCHITECTURAL

DATE: A200

PROJECT NO.

DATE

11/16/16



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4349
Email: jhealey@aurora.ca
www.aurora.ca

**Town of Aurora
Planning & Building Services**

MEMORANDUM

DATE: November 14, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning and Building Services

RE: Approval of Wood Plaque Application
85 Metcalfe Street

RECOMMENDATIONS

THAT the Heritage Advisory Committee receive the memorandum for information.

BACKGROUND

On September 20, 2016, the Owners of the property located at 85 Metcalfe Street submitted an Application to receive a Wooden Plaque.

As per By-law 5365-11 being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* to staff whereby, "The Manager is authorized to approve the application for, and order the creation of, interpretive wood plaques for heritage properties as part of the Heritage Advisory Committee education initiative."

As such, the Director of Planning and Building Services has processed and approved the Application for a Wood Plaque at 85 Metcalfe Street.

The property located at 85 Metcalfe Street is a Listed (non-designated) property on the Aurora Register of Properties of Cultural Heritage Value or Interest. The Register describes the property as being constructed circa 1910, built in the Worker's House architectural style (Attachment 1).

According to research conducted by Jacqueline Stuart (Attachment 2), the property located at 85 Metcalfe Street was part of one of the remaining parcels owned by John Mosley upon his death in 1877. The lands changed hands several times until 1910 when the lands were sold to Thomas Herbert Lennox.

Mr. Lennox was an Aurora Lawyer who served as an MP in the House of Commons, an MPP in the Ontario Legislature and on the Aurora Village Council. Mr. Lennox financed the construction of the subject property and five other homes on the south side of Metcalfe Street. The homes were constructed by a Toronto Builder. In August 1910, the

November 14, 2016

-2-

85 Metcalfe Street

Aurora Banner advertised the homes for rent (between \$7 and \$10 a month). The demand for renting was high in Aurora during this time period.

Due to the home's use as a true Worker's House and association with Thomas Herbert Lennox, the following wording for the wood plaque is recommended:

WORKER'S HOUSE

(1 of 6 similar homes financed by T.H. Lennox)

1910

HERITAGE ADVISORY COMMITTEE


ATTACHMENTS

Attachment 1 – Property Page, 85 Metcalfe Street

Attachment 2 – Historical Notes by Jaqueline Stuart

Attachment 1

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

SITE	<p>Address: 85 Metcalfe Street Former Address: Legal Description: PLAN: 68 PART LOTS: 16, 17</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R5 (Special mixed density) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 85 Metcalfe Street
Construction Date: C1910
Architectural Style: Worker's House
Heritage Easement:

Builder:
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

Floor Plan: **Storey:** 1 ½
Foundation Materials:
Exterior Wall Materials:
Roof Type: Gable front
Entrance:

Windows:
Bays:

UNIQUE FEATURES:

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

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO
Photo date

1995 INVENTORY PHOTO
Photo date

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

Attachment 2

Back in 1837 John Mosley purchased some 79 acres of old township lot 80, more or less bounded by Wellington Street, Yonge Street, Metcalfe Street, and the railway. In 1853 he had the land subdivided into individual building lots, by means of the plan of subdivision which was registered as plan 68. Almost certainly Mr. Mosley was prompted to take this step in 1853 because that was the year in which the railway reached Aurora, and there was great optimism that this would mean new growth for the town.

While John Mosley did indeed sell much of his land, quite a few lots were still in his possession when he died in 1877. Some were to be sold, according to his instructions to his executors. Others were to be left to family members. Lot 18, where your house stands, was willed to Mr. Mosley's younger sister Mary, the wife of William Stephens. Mary died in 1904; nothing had been done to the lot. In 1910 Mary's son Thomas swapped some land, including lot 18, with Joshua Preston, who immediately sold this lot (except for six feet on the east side) to Thomas Herbert Lennox. All this you can follow in the enclosed notes from the land ownership records.

"Herb" Lennox was an Aurora lawyer whose own home was on Wells Street, immediately south of Wells Street School. The house has been greatly enlarged and altered, but some of "The Pines" for which it was named still stand. Mr. Lennox served on the town council, then as member of the provincial legislature for this riding for several terms, and finally as MP for this constituency. He did a fair amount of wheeling and dealing in property in Aurora, as well.

In April of 1910 the local paper reported that Mr. Lennox had purchased three large lots on Metcalfe, and had interested a Toronto company in building six houses on them that summer. The paper went on to comment that there was a great demand for houses which could be rented for between \$7 and \$10 a month (*Aurora Banner*, 29 April 1910). In August, the *Banner* noted that two of the houses erected by the Lennox syndicate were completed and rented, three others were partly finished, and the excavation for the sixth was completed (*Aurora Banner*, 5 August 1910).

re 85 Metcalfe

from voters lists:

- 1946 A.R.L. Fleury (constable) and Mrs. Fleury, tenants
- 1946 Sarah Fleury (widow), owner
- 1972 Hilda Norma Dalton and Alan Dalton (owners), John Aubrey Dalton, Stephen Dalton, Albert Clark (tenant), Ellen Clark (spouse)
- 1976 Hilda Norma Dalton and Alan Dalton (owners), John Aubrey Dalton, Stephen Dalton
- 1978 Hilda Norma Dalton and Alan Dalton (owners), John Aubrey Dalton
- 1982 Hilda Norma Dalton, Alan Dalton, John Aubrey Dalton, James Harry Thompson, Terry-Lou Thompson
- 1985 Hilda Norma Dalton and Alan Dalton (owners), John Aubrey Dalton
- 1988 Hilda Norma Dalton and Alan Dalton (owners), Terry-Lou Thompson
- 1991 Hilda Norma Dalton and Alan Dalton (owners)

85 Metcalfe

Property referred to in John Mosley's will

(will made 25 September 1877; J. Mosley died 5 October 1877; Archives of Ontario GS 1-981, will 2743; see notes in museum's Mosley file)

Berczy Street, west side:

lots 11-14 to go to brother Henry Metcalf Mosley

lots 15-22 to be sold

Metcalfe Street, south side:

lot 13 to niece, Rachel Andrews (nee Mosley)

lot 14 to niece, Rebecca Mosley

lot 15 to be sold: proceeds to Trinity Church Sunday School building fund

lot 16 to niece, Margaret Ross

lot 17 to niece, Eliza Ross

lot 18 to sister, Mary Stephens (nee Mosley)

lots 19-21 to be sold

Mosley Street, south side

lot 23: to brother, Henry Metcalf Mosley

Wellington Street, south side:

lot 1 to brother, Henry Metcalf Mosley

lot 2 to have cottage built on it for Elizabeth Mosley (lot already hers)

homestead house to Henry Mosley

property not occupied by Henry or John Sheppard to brother James Mosley

Yonge Street, east side:

lots 8 and 9 (south half lot 8, north half lot 9) to brother Robert Mosley; one half rent to Elizabeth Mosley, (widow of brother William Mosley), one half rent to Henry Mosley

re 85 Metcalfe

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