



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, September 11, 2017
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
September 6, 2017



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, September 11, 2017

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

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of July 17, 2017

Recommended:

That the Heritage Advisory Committee meeting minutes of July 17, 2017, be received for information.

4. Delegations

5. Matters for Consideration

6. Informational Items

1. HAC17-019 – Heritage Conservation District Designation Process

Recommended:

1. That Report No. HAC17-019 be received for information.

2. HAC17-021 – Wood Plaque Applications

**41 Kennedy Street West, 56 Spruce Street & 83
Temperance Street**

Recommended:

1. That Report No. HAC17-021 be received for information.

3. Heritage Advisory Committee Pending List

Recommended:

1. That the Heritage Advisory Committee Pending List be received for information.

4. Extracts from Council Meeting of July 11, 2017

**Re: Heritage Advisory Committee Meeting Minutes of May 8, and June
12, 2017**

Recommended:

1. That the Extracts from Council Meeting of July 11, 2017, regarding the Heritage Advisory Committee meeting minutes of May 8 and June 12, 2017, be received for information.

5. Extract from Council Meeting of July 11, 2017

Re: Summary of Committee Recommendations Report No. 2017-06

Recommended:

1. That the Extract from the Council Meeting of July 11, 2017, regarding Summary of Committee Recommendations Report No. 2017-06, be received for information.

**6. Extract from Council Meeting of July 11, 2017
Re: Summary of Committee Recommendations Report No. 2017-07**

Recommended:

1. That the Extract from the Council Meeting of July 11, 2017, regarding Summary of Committee Recommendations Report No. 2017-07, be received for information.

7. New Business

8. Adjournment



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

Date:	Monday, July 17, 2017
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Wendy Gaertner (Chair), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, James Hoyes (arrived 7:10 p.m.), Bob McRoberts (Honorary Member), and Martin Paivio
Member(s) Absent:	John Kazilis
Other Attendees:	Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, and Linda Bottos, Council/Committee Secretary

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

1. Approval of the Agenda

Moved by Councillor Thom

Seconded by Barry Bridgeford

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

- Delegation (b) Andrew and Marina Tadrouss, Owners of 46 Tyler Street; Re: Item 3 – HAC17-017 – Proposed Addition – Sunroom and Garage – to a Listed Heritage Property, 46 Tyler Street

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act*.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of June 12, 2017

Moved by Neil Asselin

Seconded by Martin Paivio

That the Heritage Advisory Committee meeting minutes of June 12, 2017, be received for information.

Carried

4. Delegations

(a) Matthew and Tracey Kinsella, Owners of 23 Mosley Street

Re: 23 Mosley Street Renovation

Mr. and Mrs. Kinsella presented new elevation drawings and provided an explanation regarding the revised plan, grade issues, and construction of the revised roof line. The Owners responded to questions from the Committee.

Moved by Bob McRoberts

Seconded by Neil Asselin

That the comments of the delegation be received for information.

Carried

(b) Andrew and Marina Tadrouss, Owners of 46 Tyler Street

Re: Item 3 – HAC17-017 – Proposed Addition – Sunroom and Garage – to a Listed Heritage Property, 46 Tyler Street

Mr. and Mrs. Tadrouss provided background information and a brief overview of the application, and responded to questions from the Committee.

Moved by Councillor Thom

Seconded by Martin Paivio

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

Carried

- (c) Patrick O'Mahony, Contractor, on behalf of the Owner**
Re: Item 2 – HAC17-016 – Heritage Permit Application, 64 Catherine Avenue, File: NE-HCD-HPA-17-12

The Committee consented on a two-thirds vote to allow the addition of Delegation (c).

Mr. O'Mahony provided a brief overview of the application and responded to questions from the Committee.

Moved by Neil Asselin
Seconded by Barry Bridgeford

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

Carried

5. Matters for Consideration

- 1. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
34, 38, 42 and 46 George Street**

Staff provided a brief overview of the previous discussions on this item at the June 12, 2017 meeting, and reviewed the process for delisting the subject properties.

The Committee noted that the demolition proposals have not yet been submitted for the subject properties.

Motion to defer
Moved by Neil Asselin
Seconded by Councillor Thom

That Report No. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 34, 38, 42 and 46 George Street, be deferred until complete demolition permit applications have been received.

Motion to defer
Carried

**2. HAC17-016 – Heritage Permit Application
64 Catherine Avenue, File: NE-HCD-HPA-17-12**

The Committee consented to consider Item 2 prior to Item 1.

Staff provided background to the application and a brief overview of the proposed construction. Staff agreed to ensure that the final drawings include the missing details respecting the second-floor windowed room and gable.

The Committee suggested that the exterior finish of the proposed field stone chimney at the western end of the addition instead be finished with red brick to match the two existing brick chimneys.

**Moved by Bob McRoberts
Seconded by James Hoyes**

1. That Report No. HAC17-016 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-12 be approved to permit the construction of a 44.5 m² rear addition; and
 - (b) That the doorway on the proposed addition facing Catherine Avenue be amended to include less glazing; **and**
 - (c) **That the existing façade of the house not be changed.**

Carried as amended

**3. HAC17-017 – Proposed Addition – Sunroom and Garage – to a Listed
Heritage Property, 46 Tyler Street**

The Committee consented to consider Item 3 following Item 2.

Staff provided a brief overview of the application, including a review of the Design Review Panel comments.

The Committee discussed various aspects of the proposal including concerns regarding the metal panelling, dark colour and tone of the addition, the exterior transition from deck to garage, and garage door style.

**Moved by Barry Bridgeford
Seconded by Martin Paivio**

1. That Report No. HAC17-017 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff be directed to continue working with the owner on the type of materials, colour, and architecture to be more reflective of the heritage period and existing structure.

Carried

6. Informational Items

4. HAC17-018 – Wood Plaque Application, 41 Kennedy Street West

The Committee consented to consider Item 4 following Item 3 and prior to Item 1.

Staff provided a brief history of the property and noted that the current owners have requested a new plaque with an alternative name to replace the previously installed wood plaque.

The Committee discussed options and requested further information regarding local municipal practices respecting heritage plaques.

Motion to refer

**Moved by Barry Bridgeford
Seconded by Martin Paivio**

That Report No. HAC17-018 be referred to staff for further information on a heritage plaque policy and report back at the Heritage Advisory Committee meeting of September 11, 2017.

**Motion to refer
Carried**

7. New Business

The Committee inquired about whether proposed renovations of non-designated listed properties could be considered by the Heritage Advisory Committee. Staff advised that the required two-week turnaround period would preclude this process.

The Committee discussed Council's deferral of the Tree Removal Permit Application respecting 81 Catherine Avenue, which had been considered by the Heritage Advisory Committee at its June 12, 2017 meeting.

The Committee and staff discussed the heritage permit application process, and staff agreed that future applications would require additional detailed information. The Committee requested that large-scale drawings be available for review at meetings and that any revised plans be submitted in advance to allow time for Committee review.

The Committee suggested that staff take steps toward designation of the former De La Salle College and Monk's Walk in the Yonge Street and Bloomington Road West area. Staff advised that, as there is an active planning application involving the former De La Salle College, further discussion regarding the heritage status of this building would be required at a future meeting.

New Business Motion No. 1

Moved by Bob McRoberts

Seconded by Martin Paivio

1. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff be directed to take steps toward designation of Monk's Walk.

Carried

The Committee inquired about a pending list for outstanding Heritage Advisory Committee issues, and staff agreed to provide the pending list at a future meeting.

The Committee and staff discussed aspects of the Town's heritage resource area, site plan control, Sign By-law, Aurora Promenade guidelines, and the heritage conservation district process.

New Business Motion No. 2

Moved by Councillor Thom

Seconded by Martin Paivio

1. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff be directed to research the steps for Part IV and Part V designation of various properties along the Yonge Street downtown core and report back to the Heritage Advisory Committee.

Carried

8. Adjournment

Moved by James Hoyes

Seconded by Councillor Thom

That the meeting be adjourned at 10:30 p.m.

Carried

Committee recommendations are not binding on the Town unless otherwise adopted by Council.



Town of Aurora

Heritage Advisory Committee Report No.HAC17-019

Subject: Heritage Conservation District Designation Process

Prepared by: Jeff Healey, Planner/ Heritage Planning

Department: Planning and Building Services

Date: September 11, 2017

Recommendation

- 1. That Report No. HAC17-019 be received for information.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to the general process to implement a Heritage Conservation District as prescribed in the *Ontario Heritage Act*. This process will designate properties under Part V of the *Ontario Heritage Act*.

Background

Aurora presently has one Heritage Conservation District (HCD) "Northeast Old Aurora Heritage Conservation District" that was established in 2006. Since its establishment, the District has proven to be a successful and fair tool for guiding development and new construction in the historic neighbourhood.

In 2011 a Heritage Conservation District Study for the Southeast Old Aurora neighbourhoods was initiated. However, following the completion of the Phase 1 component of the Study, Council resolved to discontinue the Study in 2014.

A heritage district is a special area made up of buildings, streets, open spaces, and natural features that are of historical or architectural significance to a community. These areas are unique places and are different than other parts of our community. A district is created using Part V of the *Ontario Heritage Act*, and managed using a Heritage District Plan. Heritage district designation provides enforceable tools for the municipality to use to protect special areas and guide development within designated boundaries. Designation of a Heritage Conservation District is one of the most effective tools not only for historic conservation but for good urban design and sound planning.

Given Aurora's rich history and wide variety of historical architecture, there continues to be neighborhoods which may warrant the establishment of a Heritage Conservation District.

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Report No. HAC17-019

Heritage Conservation Districts in Ontario

Municipalities across Ontario have established heritage conservation districts. To date there are 125 HCDs in the Province with the earliest designations dating back to 1980. The City of Toronto contains 20 Heritage Conservation Districts. York Region contains 11 Heritage Conservation Districts (Vaughan-4, Markham-4, Richmond Hill-1, Newmarket-1 and Aurora-1). The size of existing heritage districts in Ontario can range from as low as 6 properties to over 1,000. Aurora's existing Heritage District contains 173 properties.

What is a Heritage Conservation District?

The Ontario Ministry of Culture has defined a Heritage Conservation District (HCD) as an area with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings. The Ministry of Culture has also stated that the significance of a HCD often extends beyond its built heritage, structures, streets, landscapes and other physical and special elements to include important vistas and views between buildings and spaces within the district.

It is important to note that heritage district designation does not prevent change. It is a tool for guiding change to ensure that it is compatible. Heritage districts have been successful tools for communities and municipalities to use to protect those elements that are significant about an area and to ensure that new works are respectful of that character. Heritage districts can be successful in residential neighbourhoods as well as commercial areas.

Provisions of the Official Plan

Section 13.5 of the Official Plan contains policies on the implementation of new Heritage Conservation Districts. Policies include assessing the feasibility of establishing an HCD, including the determination of character, appearance and cultural heritage significance; determining geographic boundaries; establishing content of a Heritage Conservation District Plan; and implementing updates to the Town's Official Plan or Zoning by-law where required. The Official Plan states that HCD's may only be implemented within areas located within the Heritage Resource Area, located on Schedule "D" of the Plan.

Analysis

HCD Designation Process

The Ministry of Tourism Culture and Sport has identified a 13 step process for implementing a Heritage Conservation District. The following is a brief summary of this process:

Step 1- Request to Designate

The request to Designate a HCD can be initiated by a Heritage Committee, citizen organization a private resident or a local business. As part of Town process, any request for an HCD requires a letter addressed to the Town. Following consultation with

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Report No. HAC17-019

the Heritage Advisory Committee, Council makes a decision whether to proceed with proceeding with a heritage designation. With direction from Council, a district study would be established in order to research the heritage significance of the neighbourhood.

Step 2- Consultation with the Heritage Advisory Committee (or Sub-Committee)

The *Ontario Heritage Act* requires that Council consult with the Heritage Advisory Committee about any area being considered as a heritage conservation study area. The Heritage Advisory Committee has the ability to create goals and objectives for an HCD. Alternatively, a sub-committee may be formed comprising of Councillors, Heritage Advisory Committee members and local residents within the study area. It is noted that a sub-committee was formed during the District Study of the Southeast Old Aurora neighbourhood. During this step, a Heritage consultant may be retained pending the scope of the study area.

Step 3 Official Plan Provisions

The *Ontario Heritage Act* requires Official Plans to contain provisions related to the establishment of a Heritage Conservation District. Depending on the scope of an HCD, the Official Plan may require an amendment. Aurora's Official Plan policies for HCD's are identified in Section 13.5 of the Plan.

Step 4- The Area of Study and Interim Control

This step begins establishing the scope of an HCD Study. The study shall

- Examine the character and appearance of the area including buildings, structures and other property features;
- Examine and recommend area boundaries;
- Consider and recommend objectives of designation and content of an HCD plan; and,
- Recommend changes to the Official Plan, Zoning By-law and Property Standards By-law where necessary
Subsection 40(2) *Ontario Heritage Act*

Additional criteria to establish the scope of an HCD may be required in order to meet unique circumstances within the municipality.

Once Council decides to initiate a study, Council has the option to establish a formal Heritage Conservation Study Area or an Interim Control By-law. Both options limit development within a defined area for a period of one (1) year while the district study is underway. Both options are not required for a District Study process, but are effective tools when a neighbourhood is under threat from development.

During this step the District Study can begin in earnest. Initial preparation for the study involves historical research, field studies and initial public participation.

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Step 5- Evaluation of Cultural Heritage Resources

An evaluation of all heritage resources within the District Study Area is required. The evaluation of heritage resources should reveal the broad historical, architectural and cultural trends within the District Study.

Step 6- Delineation of the boundary of the HCD

Some HCD boundaries are more definitive than others. Finalized boundaries should be established upon findings of district study research and public participation.

Step 7- Public Consultation

Public consultation is critical to the implementation of a HCD. The Ontario Heritage Act requires only one (1) Public Meeting prior to Council passing a by-law, however multiple Public Meetings, open houses and stakeholder meetings are recommended throughout the process in order to understand the objectives of the HCD and obtain feedback from affected residents.

Step 8- Preparation of the HCD Plan and Guidelines

Upon conclusion of the District Study findings, Council provides a direction to initiate a HCD Plan or to not continue the Designation process.

The development of the HCD Plan includes a Statement of Objectives of the HCD plan, a Statement of the District's Cultural Heritage Value or Interest, a Description of Heritage Attributes, Policy Statements and Urban Design Guidelines. Much of the development of the Plan will be determined on findings from the District Study and community consultation.

Step 9- Passing the Designation By-law and adoption of the HCD Plan

Once an HCD Plan is prepared, the Town must notify the public and host a public meeting to receive questions, comments or objections. After the public meeting, Council may choose to pass a By-law initiating the HCD and the HCD Plan. The HCD and the HCD plan are subject to an appeal period. Any appeals are referred to the Ontario Municipal Board.

Step 10- Registration of By-law on Title

After the appeal period is completed, the Town's Legal Services includes the Designation on the title of all properties located within the District.

Step 11- Notification of Passing of the By-law to the Ontario Heritage Trust

A municipal process to provide all relevant documents to the Ontario Heritage Trust for inclusion on the Provincial Registrar.

Step 12- Implementation of Official Plan or Zoning By-laws

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This step is required only if a change to the Official Plan or the Zoning By-law is identified during Step 4 of the process.

Step 13- Implementing the District Plan

The HCD is in full force and effect. Heritage Permits are required for specific work as identified in the HCD Plan.

Timing of the HCD Designation Process

There are no prescribed timelines under the *Ontario Heritage Act* for establishing a HCD. Depending on the time to prepare an HCD Study, conduct several public meetings and develop an HCD Plan, will take between 1 and 3 years to implement.

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

None.

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Report No. HAC17-019

Conclusions

The steps to implement a Heritage District Plan have been simplified for the purposes of this report. Should a future Heritage Conservation District be proposed within Aurora, the Heritage Advisory Committee should be mindful of the time and resources required to develop a HCD study and anticipate both positive and negative feedback from landowners and other stakeholders throughout the process. A sub-committee comprising of residents within a District Study is recommended and multiple levels of public participation and effective communication is integral to successfully implementing a District Plan.

Attachments

None.

Previous Reports

None.

Pre-submission Review

Agenda Management Team Meeting review on August 31, 2017

Departmental Approval



Marco Ramunno
Director, Planning and Building Services



Town of Aurora

Heritage Advisory Committee Report No.HAC17-021

Subject: Wood Plaque Applications
41 Kennedy Street West, 56 Spruce Street & 83 Temperance Street

Prepared by: Jeff Healey, Planner/ Heritage Planning

Department: Planning and Building Services

Date: September 11, 2017

Recommendation

- 1. That Report No. HAC17-021 be received for information.**

Executive Summary

The purpose of this report is to provide the Heritage Advisory Committee information with respect to a Wood Plaque Applications for 56 Spruce Street and 83 Temperance Street and a follow-up in regards to 41 Kennedy Street West

- New proposed wording for the wood plaque at 41 Kennedy Street West has been provided
- 56 Spruce Street was constructed in 1882 by William Rowland
- The date of construction for 83 Temperance Street is unknown, a construction date of 1865 is likely, however the building may have been constructed much earlier

Background

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 Wood Plaques at 56 Spruce Street and 83 Temperance Street. Approval for a Heritage Plaque was previously provided for 41 Kennedy Street West on July 17, 2017.

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Report No. HAC17-021

41 Kennedy Street West

From the July 17 Heritage Advisory Committee Meeting, Committee members requested a single name be used for the new plaque at 41 Kennedy Street West. Ernest Bonisteel and the Bonisteel family was the first to live within the home, the following wording for the wood plaque at 41 Kennedy Street West is recommended:

ERNEST BONISTEEL

Foreman

c.1925

HERITAGE ADVISORY COMMITTEE- TOWN OF AURORA

56 Spruce Street

On May 17, 2017, the Owners of 56 Spruce Street submitted an Application to receive a Wood Plaque.

The property located at 56 Spruce Street is a Listed and designated property on the Aurora Register of Properties of Cultural Heritage Value or Interest. The property is located within the Northeast Old Aurora Heritage Conservation District. The Register describes the property as being constructed circa 1882. The house was constructed in a Late-Victorian architectural style (Attachment 1).

According to research prepared by the Aurora Historical Society (Attachment 2), the home was constructed by carpenter, William Rowland. William and his wife Elizabeth Rowland continued to own the home until 1899. By 1898, William's son, William Rowland Jr. would be a tenant within the home.

Between 1899 and 1903, the home was be owned by William Conover and Eliza Coulter. At this time, John Rice, a high school teacher was identified as a tenant living in the home.

The next long-standing owner was Sarah Sprague who owned the home from 1905 to 1948. Ms. Sprague was identified as widowed by 1906. By 1949, the home appears to be tenanted by Aurthur and Edith Leek.

83 Temperance Street

On July 1, 2017, the Owner of 83 Temperance Street submitted an Application to receive a Wood Plaque.

The property located at 83 Temperance 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 1870. The house was constructed in a

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Report No. HAC17-021

Georgian Confederation architectural style (Attachment 1). The current owner claims that the building was constructed in the 1860's.

Registrar information provided by the owner begins in 1870. Jaqueline Stewart has attempted to decipher the registrar information but notes the quality of the Registrar document is too poor to accurately identify successive owners (See Attachment #3). The first owner of the home identified in the Registrar is Mary Ann Ireland and her son's Harry Nicholls Ireland and Alfred William Ireland. The Irelands were carpenters, who assisted in the construction of the Aurora Armoury Drillshed in 1874. The Irelands would own the property from 1873 to 1880.

Another notable family who lived in the home were the Patrick's. George Patrick (1873–1930) and his wife, Charlotte or Lottie (1882–1965) and their family would own 83 Temperance for twenty-three years. George Patrick is identified as a "labourer" in census returns and assessment rolls, and the 1921 census indicates that at that time he worked at the tannery, not very far away on Tyler Street.

In 1937, the property passed into the hands of Stewart G. Patrick (1907/08-1992), one of the children of George and Charlotte. Stewart Patrick was a butcher by trade, and later he owned and operated a dance hall on Musselman's Lake in Whitchurch-Stouffville. Stewart joined the fire department (then a volunteer body) in 1924, aged sixteen, and eventually rose to be deputy fire chief, from 1968 until 1973. He served for eight terms on the town council, two of them in the position of deputy reeve and for one term as reeve (who, in addition to being a councillor, served as the town's representative on the county council). While he was a volunteer firefighter while still living on Temperance Street, he and his family had left the house long before he became deputy chief and before his election to municipal office.

Probably almost as well known in Aurora was the next owner of the house, Robert Moore (1875–1957). He and his wife, Grace, purchased 83 Temperance in 1945. Robert Moore was born and raised in England, where he began his musical studies at an early age. He embarked upon a career as a bandmaster, and emigrated to Canada not long before the Great War. After enlisting with the Canadian Expeditionary Force in 1915 he was able to continue this work, serving in France with military bands. Following the war he was employed as the leader of a few community bands in Ontario before coming to Aurora in about 1937. He was released from the armed forces to become director of music for the public school and the high school in Aurora. Here he was Bandmaster of the Aurora Boys Band and also the long-established (and still existing) Newmarket Citizens Band (1936-1943 and 1946-1948). After Robert's death in 1957, Grace Moore retained the property until 1970.

83 Temperance Street is famously pictured (see Figure 1) upon the aftermath of the 1893 Cyclone. Historic downtown Aurora can be seen in the background.

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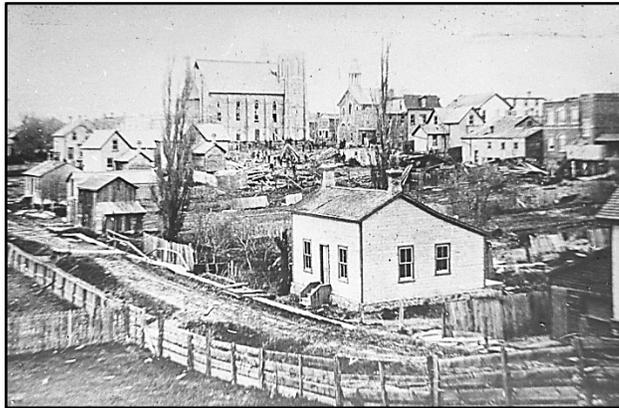


Figure 1: 83 Temperance Street in the aftermath of the 1898 Cyclone

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

None.

Conclusions

56 Spruce Street

As William Rowland built the home and continued to own the home until 1898, the following wording for the wood plaque at 56 Spruce Street is recommended:

WILLIAM ROWLAND HOUSE

Carpenter

1882

HERITAGE ADVISORY COMMITTEE- TOWN OF AURORA

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Report No. HAC17-021

83 Temperance Street

The Ireland, Patrick and Moore families each brought significant contributions to Aurora. It must be noted the Stewart Patrick, although raised in 83 Temperance Street, did not own the home while he served as Councillor or as the Deputy Fire Chief. As a result, the following wording for the wood plaque at 83 Temperance Street is recommended:

IRELAND-MOORE HOUSE

**HARRY IRELAND
& ALFRED IRELAND**
Carpenters

ROBERT MOORE
Bandmaster & Teacher

c.1865

HERITAGE ADVISORY COMMITTEE - TOWN OF AURORA

Attachments

- Attachment #1 – Property Pages, 56 Spruce Street & 83 Temperance Street
- Attachment #2 – Historical Summary, 56 Spruce Street, Prepared by the Aurora Historical Society
- Attachment #3 – Some Notes, 83 Temperance Street, Prepared by Jaqueline Stewart, dated August 2017

Previous Reports

1. Heritage Advisory Committee No.HAC17-018, dated, July 17, 2017;

Pre-submission Review

Agenda Management Team Meeting review on August 31, 2017

Departmental Approval



Marco Ramunno
Director, Planning and Building Services

Attachment 1

**AURORA REGISTER OF PROPERTIES OF CULTURAL
 HERITAGE VALUE OR INTEREST (Updated 2017)**

SITE	<p>Address: 56 Spruce Street Former Address: Legal Description: PLAN: 5 LOT: 28</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed & Designated Pt V By-law No. & Date: 4804-06.D Official Plan: Stable Neighbourhood Residential Zoning: R7 (Special mixed density) HCD: NE Old Aurora Plaques:</p>
PHOTOGRAPH	
KEY MAP	

**AURORA REGISTER OF PROPERTIES OF CULTURAL
 HERITAGE VALUE OR INTEREST (Updated 2017)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	56 Spruce Street	Builder:	William Rowland
Construction Date:	1882	Architect:	
Architectural Style:	Ell-shaped House Gothic Revival	Original Owner:	William Rowland
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	2 ½
Foundation Materials:			
Exterior Wall Materials:	Wood frame with buff brick veneer.		
Roof Type:	Gable with twin front gable projections	Windows:	Box bay; double windows
Entrance:	Recessed entrance, main door with transom	Bays:	3 bay façade

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Recessed into middle bay.
Roof Trim:		Door Trim:	
Window Trim:		Other:	Rear addition; second floor with roofed balcony.

HISTORY

Historical Society files include:
 Heritage Property Report- 1981

Town of Aurora files include:
 1981 Building Evaluation
 Assessment Roll Record & Fire Insurance Maps

PHOTOS:

HISTORICAL PHOTO

Photo date: circa 1930's



INVENTORY PHOTO

Photo date: 1981



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.

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2017)**

SITE

Address: 83 Temperance Street
Former Address:
Legal Description: PLAN: 9 PART LOT: 4

STATUS

Current Use: Residence Original use: Residence
Heritage Status: Listed By-law No. & Date:
Official Plan: Private Parkland Zoning: R7 (Special mixed density)
HCD: Plaques:

PHOTOGRAPH



KEY MAP

**AURORA REGISTER OF PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (Updated 2017)**

ARCHITECTURE

GENERAL INFORMATION:

Address:	83 Temperance Street	Builder:	
Construction Date:	C1870	Architect:	
Architectural Style:	Georgian Confederation Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1
Foundation Materials:			
Exterior Wall Materials:			
Roof Type:	Gable	Windows:	2/2 windows
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Porch
Roof Trim:		Door Trim:	
Window Trim:		Other:	Middle and rear of property in within EP (Environmental Protection) zoning.

AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2017)

HISTORY

Historical Society files include:

Notes by Jaqueline Stewart- Dated August 2017
Photo of 83 Temperance- Aftermath of the 1893
Cyclone

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

Photo date 1893



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



THE TOWN OF AURORA

HERITAGE PROPERTY REPORT



56 Spruce Street

Aurora Heritage Committee

56 SPRUCE STREET

Location: 56 Spruce Street
Plan 5, Lot 28

Present Owners: Andrew B. and Susanne P. Held

Original Owner: William Rowland

Present and Original
Use: Single Residential Dwelling

Dates and Records of Construction:¹

October 13, 1879 William Rowland purchased 1/5 acre of land from Charles Doan for \$150.00.

October 16, 1882 Harriet Clark bought the lot for \$450.00.

October 28, 1882 Less than two weeks later, the property was sold to Emma Rowland for \$525.00.

Historical Sketch:

During the late 1870s, Charles Doan sold portions of the 64 3/4 acres² of land that he owned in the north-east section of the town. In 1879, William Rowland (born 1849), a carpenter,³ bought 1/5 acre on the west side of Spruce Street for \$150.00. Three years later, he sold the site to Harriet Clark for \$450.00, and she sold it⁴ to Emma Rowland for \$525.00 twelve days later. It would appear that the house was built by the Rowland's between 1880 and 1882;⁴ the assessed value of the property (land and building) rose from \$275.00 in 1882 to \$450.00 in 1888 and increased to \$550.00 in 1889, where it remained constant until 1902.⁵ In 1898, the last year during which Mrs. Rowland owned the site, William A. Rowland, Jr., a 21-year-old stenographer, was listed as a tenant in the municipal records.⁶

As the result of a Quit Claim Deed, William H. Conover, a gentleman, acquired the property in 1898.⁷ He did not reside on the site,⁸ selling to Albert A. Conover, an agent, for \$1500.00 the following year.⁹ The house was rented to tenants, including John Rice (born 1867), a high school teacher, and his family in 1902.¹⁰ In 1903, Eliza Coulter, a widow with six children, purchased the property for \$1250.00.¹¹ She sold it to Sarah Sprague (born 1870), a widow with a family of six, for \$1450.00 in 1905.¹² Mrs. Sprague retained the property until 1948.

The value of the building alone rose from \$1000.00 in 1906, to \$1100.00 in 1913 and \$1550.00 by 1920.

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56 Spruce Street

Architectural Description:

This large, two-storey¹⁵ residence features a balanced, square plan with a minimum of detail. A wooden frame¹⁶ construction covered with buff-coloured brick veneer, the house has a steeply-pitched cross-gable roof with twin peaks on the facade. The vernacular-styled building displays a balance of elements combined with the studied irregularity of late-Victorian structures.

The symmetrical house has a three-bay facade with a slightly recessed central section containing the entrance; as a result, the facade appears to be divided into two projecting wings under twin gables. The lower portion of each wing protrudes an additional foot, giving the appearance of a bay window, and is covered by a narrow shingled roof. Each portion contains a large window with paired sashes set in a segmental opening. A radiating voussoir, consisting of a row of headers over a row of vertically-placed stretchers, decorates each opening. A string course, formed by rows of alternating stepped bricks, runs above the voussoirs. The flat surface of the upper storey contains two large windows identical to those directly below. The wings of the facade are linked by the horizontal ridge of the roofline and by a small balcony in the second level. This projecting platform, enclosed by a railing with turned posts, is set in the recessed wall under the roof and provides access from the upper doorway. The balcony shelters the main door which, like the windows, is set in a segmental opening.

The north and south elevations have identical openings, except for a window set in a projecting section on the south wall, copied from the facade. A single-storey wooden kitchen wing and wood shed¹⁷ have been converted into a two-storey tail with a one-storey shed-roof addition, both covered with siding.

The house reflects the eclecticism of the period, as it borrows the traditional balance and proportion of elements from past styles, while incorporating the broken outlines and sharp verticals of the late-Victorian era.¹⁸ This combination of symmetry and vertical emphasis creates a feeling of mass.

- 3 -

56 Spruce Street

Significance:

This massive residence is a component of a group of eclectic houses that lines the west side of Spruce Street between Catherine Avenue and Maple Street. These buildings, vernacular in style and sharing a common setback on the lots, provide a point of transition in the neighbourhood. Presenting a variety of stylistic elements from several architectural styles and periods, the group bridges the gap between the earlier streetscape of similar, picturesque houses along the west end of Catherine Avenue and the deliberate development of similar, functional housing on the other half of Catherine Avenue, the north end of Spruce Street, and Fleury Street in its entirety.

The house is set apart by its solid, carefully-balanced facade and the visual appeal of the projecting gables and shadowed recess. The symmetry of the elements, combined with the steep walls and irregular outlines, is indicative of the mixed styles and accepted tastes of the period.

KA/81

- 4 -

56 Spruce Street

Footnotes:

- 1 Registry Office, York County. Abstract Index, Plan 5, Lot 28. Instrument Numbers 1080, 1399 and 1406.
- 2 Registry Office, York County. Pre-Plan Abstract Index, Lot 81, Concession 1, Whitchurch Township. Instrument Number 36885.
- 3 Assessment Roll, Town of Aurora, 1882. (All dates of birth and occupational data taken from existing assessment and collector's rolls, 1864-1925)
- 4 It is difficult to determine the exact date of construction, although other dwellings along this section of Spruce Street were developed during the early 1880s. There are no assessment rolls in existence for the years between 1878 and 1882, or 1882 and 1888. The municipal records do not list the property as "built" until 1897, and the dwelling was not assessed individually until after 1900. The Regional Assessment Office, Newmarket, dates the building to 1878 according to its style.
- 5 Assessment Rolls, 1882-1902.
After 1902, the property (land and building) was assessed at \$1200.00, increasing to \$1550.00 by 1920. The initial increase may indicate that the building had been veneered by the early 20th century.
- 6 Ibid., 1898.
- 7 Registry Office, Plan 5, Lot 28, Instrument Number 2977.
- 8 Assessment Roll, 1899. Listed as "NR" (non-resident).
- 9 Registry Office, Plan 5, Lot 28, Instrument Number 3015.
- 10 Assessment Roll, 1902.
- 11 Registry Office, Plan 5, Lot 28, Instrument Number 3241.
- 12 Ibid., Instrument Number 3423.
- 13 Ibid., Instrument Number 10027.
- 14 Assessment Rolls, 1906, 1913 and 1920.
- 15 Fire Insurance Map, Town of Aurora, prepared by the Charles E. Good Company for the Ministry of Agriculture, Ottawa, March 1904.
This map indicates that the main body is 2½ storeys high; however, an examination of the structure, with its complex roofline, would appear to indicate that an extra half-storey, containing living space, does not exist.
- 16 Fire Insurance Map, March 1904.
- 17 Ibid.
- 18 Ralph Greenhill, Ken Macpherson, and Douglas Richardson, Ontario Towns, Ottawa, Oberon, 1974.

83 Temperance Street, Aurora

Some Notes on Its History



83 Temperance Street in 2009. Google Street View photograph.

The dwelling now known municipally as number 83 Temperance Street stands in an area which was formally subdivided into village lots in 1843 for cousins Samuel P. Jarvis and William B. Jarvis.¹ Legally, it stands on the western part of the northern half of lot 4 within registered plan number 9. Lot 4 extends from Yonge Street westward to Temperance Street.

Lot 4 was not sold by the Jarvises until 1857, when it and three adjacent lots, each a half-acre in size, were purchased by Matthew Lepper for \$400.² Even in those days, one hundred dollars for half an acre of land with a Yonge Street frontage was not likely to include a house or other building, even if he paid a special price because he was buying a group of lots.

Mr. Lepper, a local merchant, sold the north half (one quarter acre) of lot 4 in 1871 to three members of the Ireland family, each with a one-third interest: Mary Ann Ireland (Mrs. William Ireland) and two of her sons, Harry Nicholls Ireland and Alfred William Ireland. The sale price was \$300. While this was considerably more than Mr. Lepper had paid for the property, time had passed.

¹ Plan 9, drawn up by surveyor Robert Lynn in 1843, but not registered until 1867. Ontario Land Registry Office, Aurora.

² All land ownership information in these notes has been taken from the abstract index, or summary of transactions, for lot 4 and, in many cases, the full legal document involved. Ontario Land Registry Office, Aurora. See attachment to this report.

The assessment rolls, or property tax records, are usually helpful when it comes to finding a construction date for a building: a significant increase in the assessed value will likely indicate a significant improvement to the property, such as the construction of a house or other structure.

The first available assessment roll for what became the Ireland property dates from 1873; many early rolls are missing. In that year the value of the property for taxation purposes was \$300, or just what the Irelands had paid two years earlier.³ It should be noted that assessed value at that time, and for many years, was less than market value. However, the column for the numbers of person resident on the land is blank for this entry, although filled in for nearby properties: there does appear to have been a house present at the time of the assessment, usually early in the year.

The tax roll for the following year, 1874, does show a significant increase in the value of the north half of lot 4: it had risen to \$600, twice the amount of the previous year. As there were by then nine people living on the premises, it is to be hoped that a house had been built!

The Irelands were carpenters and builders (and undertakers) by trade: they were responsible for erecting the 1874 drill shed or armoury in the Town Park. They may not have built themselves a grand home, if they did indeed erect number 83, but presumably it was well built. The only available old image of the house shows it just after a “cyclone,” as it was termed at the time, had passed through Aurora on May 23, 1893.



Number 83 Temperance Street soon after a “cyclone” passed through part of the town on May 23, 1893. In the background is the Methodist (later United) church at the corner of Yonge and Tyler, which was damaged by the wind. Some of the debris from the church, including part of the steeple, is being examined in an open space south of the church. Aurora Museum & Archives photo.

³ All tax information in these notes is from the Village/Town of Aurora assessment rolls, available on microfilm for the years 1865 through 1951. Many volumes from the 1860s through the 1870s are missing. See attachment to this report.

While such documentary evidence as survives seems to point to a construction date of 1873 for the house at number 83 Temperance, its great simplicity, as shown in the photo above, could well indicate an earlier date. Unfortunately books on architectural history rarely deal with modest homes such as this! An on-site examination by an architectural historian might be helpful.

The Ireland family sold the property in 1880 and it changed hands four times over the following eleven years. For most of that period it was owned by someone who lived in Markham and the house was occupied by tenants.

After various transactions involving a savings and loan company the property was sold in 1900 to a very young man – still in his teens – by the name of Joseph Edward Leonard Appleton; he lived in Simcoe County. For several years the municipal assessment officer listed the tenant, an older relative of young Mr. Appleton, as the actual owner (and perhaps he had indeed paid for the property).

Edward Appleton sold the property in 1922 and another long tenure began.

George Patrick (1873–1930) and his wife, Charlotte or Lottie (1882–1965),⁴ and their family would own number 83 Temperance for twenty-three years. They may also have been tenants in the last year or so of the Appleton ownership: the 1921 census, taken in June of the year, shows the Patricks on Temperance Street, although they did not buy the house until late in December.⁵ When they first owned the house five of their six children were still at home. George Patrick is identified as a “labourer” in census returns and assessment rolls, and the 1921 census indicates that at that time he worked at the tannery, not very far away on Tyler Street.

George Patrick died in 1930. Mrs. Patrick may have stayed in the house for a few years, but by 1937 it was either rented out, or she was sharing it with tenants, a married couple. At some point Mrs. Patrick moved in with one of her sons who lived at number 79 Temperance: almost behind number 83, and across a stream.

In 1937 number 83 passed into the hands of Stewart G. Patrick, one of the children of George and Charlotte. Mr. Patrick and his wife, Ethel, had two sons. Stewart Patrick was a butcher by trade, and later he owned and operated a dance hall on Musselman’s Lake in Whitchurch-Stouffville.

He also had a great interest in two particular areas of community life: the fire department and municipal politics. He joined the fire department (then a volunteer body) in 1924, aged only sixteen, and eventually rose to be deputy fire chief, from 1968 until 1973. He

⁴ Family history information is available from the Aurora Museum & Archives, or on-line at Ancestry.ca (available free of charge at many public libraries).

⁵ Canada Census 1921; Ontario; District 143, York North; sub-district 19, Aurora; page 7: household of George and Lottey [sic] Patrick.

served for eight terms on the town council, two of them in the position of deputy reeve and for one term as reeve (who, in addition to being a councillor, served as the town's representative on the county council). While he was a volunteer firefighter while still living on Temperance Street, he and his family had left the house long before he became deputy chief and before his election to municipal office.

Stewart Patrick died in 1992 and Ethel Patrick the following year.

Probably almost as well known in Aurora was the next owner of the house, Robert Moore. He and his wife, Grace, purchased number 83 Temperance in 1945.

Robert Moore (1875–1957) was born and raised in England, where he began his musical studies at an early age. He embarked upon a career as a bandmaster, and emigrated to Canada not long before the Great War. After enlisting with the Canadian Expeditionary Force in 1915 he was able to continue this work, serving in France with military bands. Following the war he was employed as the leader of a few community bands in Ontario before coming to Aurora in about 1937. Here he led the Aurora Boys Band and also the long-established (and still existing) Newmarket Citizens Band. During the Second World War he enlisted again, in 1943, but did not go overseas. He was released from the armed forces to become director of music for the public school and the high school in Aurora.

Robert Moore's family at the Temperance Street house consisted of himself, his wife, Grace, and their daughter, Frances. (This was his second marriage; his first wife did not come to Canada, but one of the children of that marriage did emigrate, later moving to the United States.)

Robert Moore died in 1957, having been retired as a bandmaster and teacher for some years. Grace Moore retained the property until 1970; she died in 1972 while staying with her daughter in Kitchener.

The accompanying notes from the land ownership records provide the names of the succeeding owners of number 83 Temperance up until 1995. More personal information about these relatively recent individuals or families is not provided, in part because of privacy concerns, but in the main because it is simply not yet publicly available.

Jacqueline Stuart
August 2017

83 Temperance Street: Plan 9, part lot 4

Notes from land ownership records (1805 – 1995)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
	Patent		26 Sep 1805	Crown	William Tyler		all lot 80, con. 1, King township
[illegible]	Bargain & Sale	21 Feb 1818	30 Mar 1821	William Tyler	John Hartman et al.	1.00	1 acre in trust for Methodist Episcopal Church
12305	B&S	1 Oct 1835	16 Nov 1835	William Tyler	Samuel P. Jarvis et al.	7,441.77	209 acres lot 80, int. al.
58413	B&S	13 Jun 1857	10 Jul 1857	Samuel P. Jarvis et al.	Matthew Lepper	400.00	2 acres: village lots 1, 2, 3, 4 on Lynn's plan
217	B&S	19 Aug 1870	11 Nov 1871	Matthew Lepper	Mary Ann Ireland, Harry Nicholls Ireland, & Alfred William Ireland	300.00	¼ acre, north half
427	B&S	12 Feb 1874	14 Feb 1874	Alfred W. Ireland	William Ireland the younger	250.00	one-third interest in ¼ acre, north half
1117	B&S	5 Jan 1880	29 Jan 1880	Mary Ann Ireland, Henry Nicholls Ireland, William Ireland the younger	Alfred Love	150.00	¼ acre, north half
1268	B&S	10 May 1881	26 May 1881	Alfred Love	Mary Jane Querrie	500.00	west part of north half
1433	B&S	10 Mar 1883	12 Mar 1883	Mary Jane Querrie	Jacob Yake	500.00	west part of north half

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
1475	B&S	18 May 1883	26 May 1883	Jacob Yake	Silvanus Woodard	500.00	west part of north half
2478	B&S	22 Sep 1891	29 Sep 1891	Silvanus Woodard	Joseph Wilson	500.00	west part of north half
2570	Deed [under power of sale]	28 Sep 1892	24 Oct 1892	Rachel A. Velle	Jane Ann Dicker	600.00	¼ acre north half
2654	B&S	27 Jul 1893	29 Nov 1893	Joseph Wilson	Canada Permanent Loan & Savings Co.	250.00	west part of north half
3000	Quit Claim	29 Sep 1899	17 Feb 1900	Jane Ann Dicker	Canada Permanent Loan & Savings Co.	250.00	west part of north half
3001	Grant & Release	14 Dec 1899	17 Feb 1900	Canada Permanent Loan & Savings Co.	Joseph E. L. Appleton	10.00	west part of north half
6155	B&S	20 Dec 1921	26 Jan 1922	Joseph E. L. Appleton	George Patrick	600.00	west part of north half and right of way over roadway along south limit
8055	Agreement	29 May? 1932	13 Apr 1937	Mrs. G. Patrick	Town of Aurora	1.00	rear parts lots 4 & 5, right to build and maintain sewer [easement]
8071	Grant	23 Jun 1937	26 Jun 1937	Charlotte Patrick, et al.	Stewart G. Patrick	500.00	west part of north half of lot 4; commencing at north west limit, 62 links [40.92 ft] fronting on east limit Temperature x 1.85 chains [122 ft]

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
9103	Grant	15 May 1945	17 May 1945	Stewart G. Patrick	Robert Moore and Grace Moore, joint tenants	2,800.00	as in 9102
86355B	Grant	4 Jun 1970	2 Nov 1970	Grace Moore	Mary Wells	v.c.+ 1.00	commencing at north west limit, then south 40.92 ft, east 87.44 ft, north-west 1.31 ft to iron bar in south limit of north half lot 4, east 35.67 ft, north 39.89 ft, west 122.10 ft; subject to easement as in 8055 and right of way
211378	Grant	23 Aug 1977	26 Aug 1977	Mary Wells	Matthijs Anthony Louwman and Nancy E. Louwman	v.c. + 2.00	as in 86355B
256665	Grant	17 Jul 1980	15 Aug 1980	M. A. Louwman and Nancy E. Louwman	Betty Wood	v.c. + 2.00	as in 86355B
298295	Grant	-	19 Aug 1982	Betty Wood	Barbara W. McGowan	v.c. + 2.00	part lot: commencing at north west limit, then south 40.92 ft, east 87.44 ft' subject to easement as in 8055 and right of way
664141	Transfer	-	29 Aug 1995	Barbara W. McGowan	Lynda Susan Yearwood	125,000.00	part lot and right of way over 12 ft lane, subject to easement in 8055: as in 298295

Jacqueline Stuart, August 2017

see glossary next page

B&S: Bargain & Sale: normal sale transaction

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

grant: usually normal sale transaction

instrument: legal document

transfer: usually normal sale transaction

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

83 Temperance Street, Aurora

Notes from assessment rolls

The assessment rolls are useful sources for dating buildings and for finding out more about the people who lived in or used the structures. However, there can be problems or challenges:

- many of the Aurora assessment rolls from the early years (1860s through 1880s) are missing entirely or have pages missing
- early assessors frequently omitted the plan and lot number – the legal description
- street numbers were not used in the rolls until 1951
- an error, once made, tended to be carried forward year after year.

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

1868 Matthew Lepper: holdings not individually identified

1869–1872 rolls not on microfilm

1873 Alfred W. Ireland, age 25, carpenter, and Harry Ireland, age 22, carpenter: freeholders [owners]; west side Yonge Street, lot 80; ¼ acre; value for taxation purposes \$300 [number of persons in family not given]

1874 William Ireland senior; William Ireland junior; Harry Ireland; builders; freeholders; west side Yonge, ¼ acre; value \$600; 9 in household

1875–1881 rolls not on microfilm

1882 Mrs. M. J. Querrie, freeholder; east side Temperance, lot 80; ⅛ acre; value \$300
tenant: William Tramm, age 31, carpenter; 5 in household

1883–1887 rolls not on microfilm

1888 Sylvanus Woodard, agent, freeholder, non-resident (Victoria Square); east side Temperance; ⅛ acre; value \$300
tenant: John Dutcher, age 32, farmer; 6 in household

- 1891 Sylvanus Woodard, agent, freeholder, non-resident (Victoria Square); east side Temperance; 1/8 acre; value \$300
vacant house
- 1892 William S. Wilson, painter, freeholder; east side Temperance; 1/8 acre; value \$275
tenant: Archibald Kaake
[note: Joseph Wilson, actual owner, shown as tenant at a Tyler Street address]
- 1893 William S. Wilson, painter, freeholder; east side Temperance; 1/8 acre; value \$275
tenant: Archibald Kaake
[note: Joseph Wilson, actual owner, shown as tenant at a Tyler Street address]
- 1894 Canada Permanent Loan & Savings Co., freeholder; east side Temperance; 1/8 acre; value \$300
vacant house
- 1895 [no entry found]
- 1896 Luke Appleton [older relative of actual owner, J. E. L. Appleton, still a child],
carpenter, age 67, freeholder; west side Yonge; 1/4 acre; \$450
- 1898 Luke Appleton, carpenter, age 69, freeholder; east side Temperance; 1/8 acre;
value \$200; built on
- 1906 Luke Appleton, carpenter, age 69, freeholder; east side Temperance; 1/8 acre;
value \$250; built on
- separate values for land and building(s) introduced*
- 1907 Edward Appleton, freeholder, non-resident (Beeton); Temperance; 1/8 acre; value
of land \$50, of building(s) \$200
tenant: Luke Appleton, retired

1910 Edward Appleton, freeholder, non-resident (Beeton); Temperance; $\frac{1}{8}$ acre; value of land \$50, of building(s) \$200
tenant: Luke Appleton, retired

there was a general reassessment in 1919

1920 Edward Appleton, freeholder, non-resident (Beeton); Temperance; 50 ft frontage; $\frac{1}{8}$ acre; value of land \$240, of building(s) \$480
tenant: William Ramson, gentleman
["sold to Geo. Patrick" written in]

1921 George Patrick, labourer, age 49, and Mrs. George Patrick, age 38, freeholders; Temperance; 50 ft. frontage; value of land \$240, of building(s) 480

1930 George Patrick, labourer, age 56, and Mrs. George Patrick, age 49, owners; Temperance; 50 ft. frontage; value of land \$240, of building(s) 480

1937 Mrs. George Patrick, age 56, widow, owner; Temperance; part lot 4, plan 9; 50 ft frontage; value of land \$240, of building(s) \$480
tenant: H. Wipperman, labourer, age 29, and Mrs. H. Wipperman
tenant: W. Patrick, labourer, age 32, and Mrs. W. Patrick

1941 S. Patrick, age 32, butcher, owner; Temperance; part lot 4, plan 9; 38 ft frontage; value of land \$200, of building(s) \$480

1942–1948 rolls not on microfilm

1949 Robert Moore, age 73, bandmaster, and Mrs. R. Moore, age 57, owners; east side Temperance; plan 9; value of land \$200, of building(s) \$480

1951 Robert Moore, age 73 [sic], gentleman, and Mrs. R. Moore, age 57 [sic], owners; 83 Temperance; plan 9; value of land \$200, of building(s) \$500

Jacqueline Stuart
August 2017

Advisory Committee: HERITAGE							
ITEM NO.	MEETING DATE	MEETING	SUBJECT	ACTION	ACTION DEPT.	RESPONSE DATE	TYPE OF RESPONSE
1	2007-09-10	HAC	5. PL07-103 – Future Heritage Conservation Districts and Study Areas	<p>THAT a study area boundary be established for a proposed Sheppard's Bush/Holland River Valley Conservation District comprising all lands owned and administered by the Town, Ontario Heritage Trust and Lake Simcoe Region Conservation Authority in a contiguous corridor between Wellington Street in the North and Vandorf Sideroad in the south save and except the sports fields at Sheppard's Bush; and</p> <p>THAT a report be brought back to a future meeting of the Heritage Advisory Committee of Aurora to consider initiation of a study to evaluate the historic component of Sheppard's Bush Conservation Area and the Holland River Valley between Wellington Street and Vandorf Sideroad for future designation as a Heritage Conservation District under Part V of the <i>Ontario Heritage Act</i>, in consultation with the Ontario Heritage Trust, Lake Simcoe Region Conservation Authority, and the Town of Aurora (Leisure Services) Department.</p>	PBS		
3	2013-02-13	HAC	Memorandum- Town Park/Armoury Designation and Southeast Old Aurora Heritage Conservation District Study Update	<p>THAT the Program Manager, Heritage Planning proceed with the designation of the Armoury located at 89 Mosley Street and the Town Park under Part IV of the Ontario Heritage Act.</p>	PBS	2014-04-22	Armoury Part IV Designation by Council on April 22 2014
3	2014-02-12	HAC	New Business	<p>THAT staff investigate Part IV designation on 136 Wellington Street East (old Railway Hotel) and 135 Berczy Street (Train Station) and report back to the Heritage Advisory Committee at a future meeting.</p>	PBS		
4	2014-04-14	HAC	1. HAC14-012 – Review of By-law Number 4952-07 R designating "The John W. Knowles House" under Part IV of the <i>Ontario Heritage Act</i> and By-law 5375-11 designating the "John W. Knowles House" under Part IV of the <i>Ontario Heritage Act</i>	<p>THAT this item be referred back to staff to consult with the current property owner, research the property history, and report back to the Heritage Advisory Committee at a future meeting.</p>	PBS		

Advisory Committee: HERITAGE							
ITEM NO.	MEETING DATE	MEETING	SUBJECT	ACTION	ACTION DEPT.	RESPONSE DATE	TYPE OF RESPONSE
5	2015-10-05	HAC	2. HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building	THAT the Heritage Advisory Committee consider the restoration of an Ontario Heritage Plaque located at 89 Mosley Street following Council's decision regarding the future use of the Aurora Armoury.	PBS		
6	2017-06-12	HAC	HAC17-013- Heritage Status of the Aurora Train Station 121 Wellington Street East	c) That, upon the possible sale of the Aurora Train Station by Metrolinx to a private entity, steps be taken to proceed with Part IV Designation; and d) That staff prepare a report on the impact of the proposed grade separation on Wellington Street East and that the alternative of a below-grade rail corridor be explored.	PBS		
7	2017-06-12	HAC	HAC17-014- Existing Heritage Status Historical Yonge Street within the Aurora Promenade	That staff be directed to evaluate individual properties from Wellington Street West/East to Tyler Street on the west side and Mosley Street on the east side to consider designation under Part IV of the Ontario Heritage Act.	PBS		
8	2017-06-12	HAC	New Business	THAT staff investigate Part IV designation of the Railway Hotel at 136 Wellington Street East and Baldwin's at 124 Wellington Street East and report back to the Committee.	PBS		



**Extract from
Council Meeting of
Tuesday, July 11, 2017**

5. Consent Agenda

Moved by Councillor Thompson

Seconded by Councillor Kim

That the following Consent Agenda items, C1 (with the exception of sub-items C1, C3, R1, and R2) to C5 inclusive, be approved:

C1. General Committee Meeting Report of July 4, 2017

1. That the General Committee meeting report of July 4, 2017, be received and the following recommendations carried by the Committee be approved:

(C8) Heritage Advisory Committee Meeting Minutes of May 8, 2017

1. That the Heritage Advisory Committee meeting minutes of May 8, 2017, be received for information.

Carried



**Extract from
Council Meeting of
Tuesday, July 11, 2017**

5. Consent Agenda

**Moved by Councillor Thompson
Seconded by Councillor Kim**

That the following Consent Agenda items, C1 (with the exception of sub-items C1, C3, R1, and R2) to C5 inclusive, be approved:

C4. Heritage Advisory Committee Meeting Minutes of June 12, 2017

1. That the Heritage Advisory Committee meeting minutes of June 12, 2017, be received for information.

Carried



**Extract from
Council Meeting of
Tuesday, July 11, 2017**

6. Consideration of Items Requiring Discussion (Regular Agenda)

R6. Summary of Committee Recommendations Report No. 2017-06

Moved by Councillor Mrakas

Seconded by Councillor Humfries

1. That Summary of Committee Recommendations Report No. 2017-06 be received; and
2. That the Committee recommendations contained within this report be approved.

Carried

Heritage Advisory Committee Meeting Minutes of May 8, 2017

1. HAC17-011 – Heritage Permit Application, 16 Maple Street, File: NE-HCD-HPA-17-09

- (a) That the demolition of the existing 47m² rear addition and existing accessory structure be approved; and
- (b) That Heritage Permit Application NE-HCD-HPA-17-09 be approved to permit the construction of an 88m² rear addition and replace existing windows as per submitted plans.

2. Heritage Permit Application, Proposed Accessory Structure, 66 Wellington Street East, File Number: IV-HPA-17-10

- (a) That Heritage Permit Application IV-HPA-17-10 be approved to permit the construction of a 34m² accessory structure.



**Extract from
Council Meeting of
Tuesday, July 11, 2017**

6. Consideration of Items Requiring Discussion (Regular Agenda)

R10. Summary of Committee Recommendations Report No. 2017-07

Main motion as amended by the motion to refer

Moved by Councillor Gaertner

Seconded by Councillor Kim

1. That Summary of Committee Recommendations Report No. 2017-07 be received; and
2. That the Committee recommendations contained within this report, **with the exception of Item 6 from the Heritage Advisory Committee meeting minutes of June 12, 2017**, be approved.

Carried

Heritage Advisory Committee Meeting Minutes of June 12, 2017

**2. HAC17-013 – Heritage Status of the Aurora Train Station
121 Wellington Street East**

- (a) That staff consult with Metrolinx with respect to a potential designation of the Historic Train Station at 121 Wellington Street East under Part IV of the *Ontario Heritage Act*; and
- (b) That staff prepare a report on the Heritage Impact Assessment to be released by Metrolinx for proposed upgrades; and
- (c) That, upon the possible sale of the Aurora Train Station by Metrolinx to a private entity, steps be taken to proceed with Part IV Designation; and
- (d) That staff prepare a report on the impact of the proposed grade separation on Wellington Street East and that the alternative of a below-grade rail corridor be explored.

3. Memorandum from Planner

Re: Additional Information – Architectural Salvage Program

- (a) That staff make items from the Architectural Salvage Program available to the public in the summer of 2017; and

- (b) That a notice with respect to the event be published in the local newspapers and the Town of Aurora website.

**4. HAC17-014 – Existing Heritage Status
Historical Yonge Street within the Aurora Promenade**

- (a) That staff be directed to evaluate individual properties along Yonge Street, from Wellington Street West/East to Tyler Street on the west side and Mosley Street on the east side, to consider designation under Part IV of the *Ontario Heritage Act*.

New Business Motion No. 1

- (a) That staff be directed to initiate steps toward a Part IV designation of the Railway Hotel at 136 Wellington Street East and Baldwin's at 124 Wellington Street East and report back to the Committee.

New Business Motion No. 2

- (a) That staff be directed to advise the Heritage Advisory Committee on the works conducted at 23 Mosley Street and advise on any recourse on the property, including but not limited to the plans previously approved by the Heritage Advisory Committee and endorsed by Council.

The following item was referred back to staff for further information and report back to Council:

**6. Memorandum from Acting Manager of Parks
Re: Tree Removal Permit Application – 81 Catherine Avenue**

- (a) That all six (6) trees as part of the Tree Permit Application at 81 Catherine Avenue and 82 Centre Street remain in accordance with Section 4.6.2 and 5.7 of the Northeast Old Aurora Heritage Conservation District Plan.

Motion to refer

Moved by Councillor Abel

Seconded by Councillor Humfryes

That Item 6 of the Heritage Advisory Committee meeting minutes of June 12, 2017, be referred to staff for further information and report back to Council.

**On a recorded vote the motion to refer
Carried**

Yeas: 7 Nays: 2
Voting Yeas: Councillors Abel, Gaertner, Humfryes, Kim,
Mrakas, Thom, and Thompson
Voting Nays: Councillor Pirri and Mayor Dawe