

Notice of Objection

16 Reuben Street

Michael De Rond
Town Clerk
Town of Aurora
100 John West Way.Box 100
Aurora, Ontario
L4G 6J1

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March, 9,2023

Attn: Clerks Department

Subject: Formal Objection to 16 Reuben Street inclusion in Heritage Designation

Please accept this letter as our formal objection to including 16 Reuben Street on the Town of Auroras list of homes of Cultural Value or Interest.

We have owned the above home for 30 years. Firstly we would like to make it clear that this is our home, our family home where we have raised our children, this is not a municipal or provincial asset. It was bought and paid for by us and lovingly maintained and upgraded over the years voluntarily. The property was purchased with no such designation and we feel it is unjust for this to be put upon us at this time. We would have not invested in a property with such a designation due to all the additional complications. What is particularly comical to us is that over the past 30 years while we have done everything to maintain and respect our homes character by our own choice we have watched countless homes in our neighbourhood be torn down and replaced with new out of character large homes.

We are very disappointed with the entire process and lack of transparency leading up to receiving a registered letter in early February, when this matter was being discussed as far back as May of 2022. It is both confusing and disheartening as to why property owners would not be notified or consulted well in advance of a matter that has huge implications to their property and property rights.

We cannot dispute that our home is a century home built in 1883 but it does not have any particularly unique and distinct architectural features that are not replicated in other local homes. The entire interior has been renovated as well as the rear exterior structure.

This designation will impact us financially and in particular it will be extremely difficult and expensive to insure. Who will carry the burden of the additional costs ? Simple repairs and upgrades come at a greater cost to the homeowner.

There is a current and pertinent example of a home in Aurora that was destroyed in a fire on Fleury Street whose rebuild is being cruelly held up because of its designation, despite the family following all of the guidelines.

For the above reasons including the tremendous amount of stress this egregious government interference and over reach is causing we would like to be removed from the list.

Sincerely,

Nancy Breedon and Tim Diamond

Notice of Intent to Designate 16 Reuben Street

NOTICE OF INTENTION TO DESIGNATE 16 REUBEN STREET

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

16 Reuben Street
The Kennedy Family House
Pt Lt 5 Pl 39 Aurora; Pt Lt 6 Pl 39 Aurora; Pt Lt 7 Pl 39 Aurora; Pt Lt 8 Pl 39 Aurora; Pts 2 & 3, 65r11051; Town of Aurora
PIN: 036530072

Description of Property

The property known municipally as 16 Reuben Street is located on the north side of Reuben Street, just west of Yonge Street. The property includes a representative example of a 1.5 storey late Victorian dwelling with an L-shaped floor plan constructed circa the 1880s for Reuben Judd Kennedy and his family. The Kennedy family were early farmers and settlers to the area with the original Kennedy farm being subdivided into some of the first village lots for the community.

Statement of Cultural Heritage Value or Interest

16 Reuben Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

Design and Physical Value:

The property is a representative example of a 1.5 storey late Victorian dwelling constructed approximately 140 years ago. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the gabled roofline and dichromatic brickwork with quoin and voussoir details, which are specifically unique for the streetscape and community area. The building is a rare and well-preserved example of a late Victorian style dwelling with exceptional design detail and character.

Historical and Associative Value:

The building was likely constructed by c. 1883 for Reuben Judd Kennedy and his family, who were original farmers and settlers for the area. The Kennedy farm served as being subdivided into some of the first village lots for the community, which now form a key character area within the general downtown / Aurora Promenade neighbourhood (historically known as Machell's Corners). The subject property has strong association with the original development of the Town and evolution from agricultural area to a growing village. The property helps contribute to our understanding of the development of the Town post Confederation (over approximately 140 years ago when the building was constructed) and prior to the incorporation of the Town of Aurora in 1888.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core in and around Yonge and Wellington Streets (Machell's Corners). The building and its orientation on Reuben Street and proximity to Yonge Street provides a significant link to the early growth and development of the village area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building and its Victorian style and detailed craftsmanship help tell the story of the evolution of the community from being largely agricultural based to a burgeoning village.

Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

Exterior Elements

- overall 1.5 storey scale and massing with cross-gabled roof shape and orientation to Reuben Street
- All dichromatic brickwork with buff coloured brick, red brick quoin details and red brick voussoirs as well as window sills
- All original window and door openings visible from the public realm, including the front (south) elevation with two window openings at the front-gabled portion of the building, and front entrance with window opening under the roof of the verandah, and the side window openings visible from the street (east and west)
- Front elevation porch with support posts

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

mderrond@aurora.ca

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP

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Planning and Development Services

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365-500-3104

Property Photos and Information

16 Reuben Street

16 Reuben Street – File Photos



16 Reuben Street – File Photos

1981 File Photo



Location Map

