

Notice of Objection

71 Tyler Street

Alexander, and Shawna Papadimitropoulos
71 Tyler St, Aurora, Ontario, L4G2N1
Property Owners
(647)929-2539

NOTICE OF OBJECTION | 71 TYLER ST

March 10, 2023

Re: Notice of Intention to Designate a Property to be of a Cultural Heritage Value or Interest

71 Tyler Street
The Johnston House
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora
PIN: 036530005

To whom it may concern,

Please find below notice of objection to designate this property to be of a cultural heritage value or interest.

Section 29 of the Ontario Heritage Act [Ontario Heritage Act, R.S.O. 1990, c. O.18] states that the council of a municipality may designate a property to be of cultural heritage value or interest **if** the property meets the prescribed criteria for determining whether property is of cultural heritage.

Unfortunately, in the case of 71 Tyler street the property does not meet the prescribed criteria.

In the description of Heritage Attributes provided by the Town of Aurora, the town cites the following original attributes of the property:

“Important to the preservation of the property are the original key attributes of the building that express it’s value, which include:

1. Overall 1.5 storey scale and massing
2. Yellow brick construction with L-shaped floorplan
3. Cross gabled roofline
4. All gently arched window and door openings complete with brick voussoirs and sills
5. Original 2x2 wood framed windows at the front elevation
6. Cover front elevation verandah with wood support posts
7. Front door opening with transom”

Nearly all of these attributes are not applicable in this case:

1.5 storey scale and massing:

- The property was heavily renovated in the 1970s and no longer fits the description of 1.5 storey scale and massing. This is now a full 2 storey home with three full bedrooms, and washroom on the second level.

Yellow brick construction with L-shaped floorplan

- Yellow brick:
 - In the 1970s renovation, the yellow brick of this home was largely removed and replaced with wooden siding. The yellow brick now only covers the front 1/3 of this home.
 - The yellow brick remaining on this home is severely deteriorated, and could be beyond saving in the long term. Much of the brick is missing, the mortar joints are in ill repair, and the remaining brick is in non-original condition as it was sandblasted by the previous owner. The result is that all of the yellow brick remaining on this property is in damaged condition - it has no historical value.
 - Additionally, the foundation of this property is in need of repair. This repair may come at the expense of the brick, and could result in our needing to cover this brick with another material in the future (ie board and batten, or wooden siding)
- L-shaped floor plan:
 - Since the renovation in the 1970s, this property no longer has an L-shaped floor plan

All gently arched window and door openings complete with brick voussoirs and sills

- Arched window openings:
 - Aside from the windows on the front fascia of this property, none have arched openings, or brick voussoir
- Arched door openings:
 - The door openings on this property do not have arches
- Brick sills:
 - None of the windows on this property have brick sills. None of the sills on this property are original as all were replaced in 2021

Original 2x2 wood framed windows at the front elevation

- None of the windows at the front elevation are original
- None of the windows at the front elevation are wood
- None of the windows at the front elevation are 2x2 construction

Cover front elevation verandah with wood support posts

- Neither the verandah, nor the wood support posts are original to this property. All were replaced in the 1970s renovation

Front door opening with transom

- The front door, and transom are not original. Both were replaced with a modern vinyl/ metal construction in 2021

Please also be advised that in the case that the Town of Aurora does not withdraw its intention to designate, we will be seeking legal counsel, and appealing to the Ontario Land Tribunal.

Best,

Alexander, and Shawna Papadimitropoulos
Property Owners
(647)929-2539

Notice of Intent to Designate 71 Tyler Street

NOTICE OF INTENTION TO DESIGNATE 71 TYLER 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.

71 Tyler Street
The Johnston House
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora
PIN: 036530005

Description of Property

The property known municipally as 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property features a 1.5 storey dwelling constructed circa 1886 in the Victorian architectural style.

Statement of Cultural Heritage Value or Interest

71 Tyler 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 building is a representative example of a Victorian dwelling and it displays a high degree of craftsmanship particularly through the L-shaped floorplan, cross-gabled roof, front verandah, transoms, brick voussoirs and sills, and unique porch bargeboard and 2x2 windows with shutters. The building features a yellow/buff brick that is complementary to neighbouring properties, and it is a rare and very well-preserved example of the style and period of construction.

Historical and Associative Value:

The dwelling was constructed circa 1886 and prior to the incorporation of the Town of Aurora. The house is located on what was once part of the original Township 'Lot 80' which was granted to William Tyler (Tyler Street namesake) by the Crown in 1805, over 215 years ago. By 1843 a plan of subdivision was prepared and then the house was ultimately constructed circa 1886 by David Johnston. The Johnston family would live in the house through the turn of the century before selling the property in 1905.

Contextual Value:

The property defines, maintains and supports the character of Aurora's historic core. The building and its orientation on Tyler Street and proximity not only to the commercial hub of Yonge and Wellington Streets but also to the Collis Tannery on Tyler street, provides a significant link historically to the early growth and development of the Town. The property is especially unique contextually as part of one of the original Township lots granted by the crown over two centuries ago, which was instrumental in leading to the development of the area and community at large. The building is situated in an area with a high concentration of other heritage resources, and is visually and historically linked to its surroundings in being one of the earliest plans of subdivision for the Town.

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
- Yellow brick construction with L-shaped floorplan
- Cross gabled roofline
- All gently arched window and door openings complete with brick voussoirs and sills
- Original 2x2 wood framed windows at the front elevation
- Cover front elevation verandah with wood support posts
- Front door opening with transom

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:

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Property Photos and Information

71 Tyler Street

71 Tyler Street – File Photos

2010 File Photo



2003 File Photo



Plaque – The Johnston House
1886



Location Map

