

Notice of Objection

1978 Vandorf Sideroad



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March 8, 2023

Sent via electronic mail to mderond@aurora.ca and arobb@aurora.ca

TOWN OF AURORA
100 John West Way
Box 1000
Aurora, ON L4G 6J1

Attention: Michael De Rond
Town Clerk

Adam Robb, MPL, MCIP, RPP, CAHP
Senior Planner

OBJECTION TO DESIGNATE HERITAGE PROPERTY

Dear Mr. De Rond and Mr. Robb,

**Re: Objection to Notice to Designate the Property as of Cultural Heritage Value or Interest
1978 Vandorf Sideroad
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora
PIN: 036420084**

I am writing to you as counsel for the property owner of 1978 Vandorf Sideroad. This letter shall serve as my client's official Objection to the property at 1978 Vandorf Sideroad being designated of Cultural Heritage Value or Interest pursuant to section 29(5) of the *Ontario Heritage Act*.

For your convenience, kindly see attached hereto photographs of the relevant property.

Determinative Issues to be Considered:

A. *Historical & Community Significance*

It is acknowledged that the home to our knowledge has been continually occupied till present day by different local farm families and others in what was a predominantly farming community for the first two thirds of the home's existence.

However, it is clearly not one single family's residence for the entire time since the home was constructed.

The normal ebb and flow non-locals and locals owning the property in different times and generations through the last approximately 80 years and modifying it to their individual tastes and needs.

It is interesting in the Town's narrative that the original home builder was also a carpenter, but certainly not unique or especially noteworthy given the time period and the versatility needed of individuals in the times pre-1900 to survive and flourish and thereafter.

A Spring Maple Syrup operation in a local forest in the general vicinity of the community of Vivian, where the home is situated, was almost certainly a mainstay of the economy of this and any other farming community in southern Ontario in the late 1800s.

There are no indications in the Town's narrative whatsoever of where this maple tree forest mentioned was located in respect to the subject property and/or any direct connection to the home, history, and/or construction.

The valiant and noted sacrifice of Harold Baber in being regrettably killed defending our Country in World War One is properly recorded on the Aurora War Memorial, thus to ensure these regrettable selfless acts are properly recorded and immortalized.

However, the description of Harold Baber's death some fifteen years before his brother and his wife take ownership of the subject property, while tragic and heroic, should not be properly a factor in this Heritage Designation Decision process due to the remoteness of his association to the actual historical significance of this property.

B. Architecturally Demonstrated Uniqueness and Historical Significance

The two story style yellow brick Heritage structure with attendant gables is often successfully replicated with accuracy by newer estate home builders in this very countryside, and is not unique and can be seen easily in numerous close locations.

The Town's review notes gables and as you can see from the pictures provided there are no "gingerbread" gables visible on this home.

Further, there is mention of chimneys at either end of the original main house roof. These fireplaces internally, including their structure, are non-functional and had been removed as necessary as renovations have occurred over the last 140 years.

Presently the chimneys are a façade, in need of repair, and a clear safety issue for persons moving around the house as they are no longer properly supported and safely in place.

Objection to Notice of Intention to Designate
Property of Cultural Heritage Value or Interest
De Rond and Robb
March 8, 2023
Page 4 ...

The home throughout the last one hundred and forty years has been constantly and clearly modified and changed as needed by the owners over time with the obvious examples of the modified garage addition, the very recent addition of a new old-style porch, and the window and door upgrades.

The uniqueness and representation value of the much modified home as a Historical clear example is weak at best, if not non-existent.

The remoteness of these particular factors being considered with regard to the original builder being a farmer, carpenter, and possible maple syrup collector, with respect, is not necessarily in part or conjunction with loosely associated family histories of the Town sufficient to warrant a Heritage Designation.

A Heritage Designation is given our review of deciding factors used in the Heritage Designation process not appropriate for this property and will cause much hardship and financial expenditure for the family.

We would respectfully ask that you reconsider and dispense with the Heritage Designation on the Home at 1978 Vandorf Sideroad, Aurora.

I remain,

DONNELL LAW GROUP

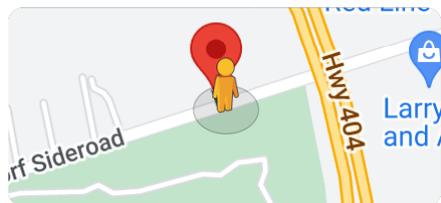
Iain T. Donnell
ITD:mdl
Enclosure

Google Maps 1978 Vandorf Sideroad



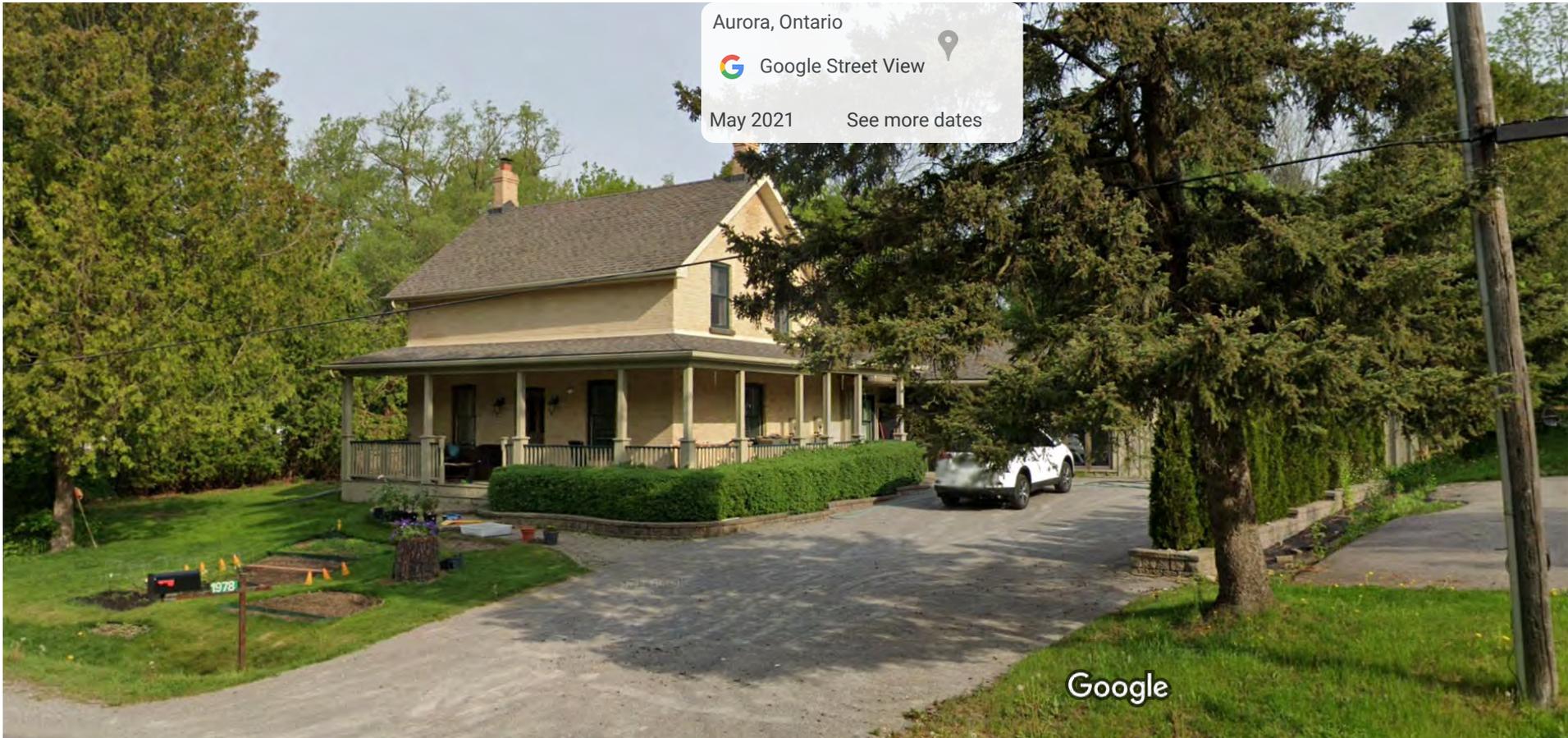
Aurora, Ontario
Google Street View
May 2021 See more dates

Image capture: May 2021 © 2023 Google



Google Maps

1992 Vandorf Sideroad



Aurora, Ontario

Google Street View

May 2021 See more dates

Image capture: May 2021 © 2023 Google



1978 Vandorf Sideroad

All

Street View & 360°



Notice of Intent to Designate
1978 Vandorf Sideroad

NOTICE OF INTENTION TO DESIGNATE 1978 VANDORF SIDEROAD

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.

1978 Vandorf Sideroad
The Ransom-Baber House
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora
PIN: 036420084

Description of Property

The property known municipally as 1978 Vandorf Sideroad is located on the north side of Vandorf Sideroad, east of Leslie Street and west of Highway 404. The property includes a Victorian dwelling constructed circa 1880 - over 140 years ago. The property also has very strong association with two significant local families, being the Ransoms and Babers.

Statement of Cultural Heritage Value or Interest

1978 Vandorf Sideroad 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 2-storey dwelling constructed in the Victorian architectural style. The building includes features indicative of its period of construction and high craftsmanship and detail, including the buff/yellow brick, side gabled roof paired with brick chimneys at each gable end, the original window and door openings with a 3-bay façade and central entrance, and the large covered verandah complete with detailed support posts and rails that wrap around both the south and east elevations. These features and details are specifically unique for the streetscape and community area, with the building serving as a rare and well-preserved example of the Victorian style with exceptional design detail and character.

Historical and Associative Value:

The building was constructed circa 1880, over 140 years ago, and has a rich history associated with the early development of Aurora and both the Ransom and Baber families. The parcel itself can be tied back to the original acreage that was granted to Captain William Graham from the Crown in 1798. Captain William Graham's acreage would eventually be subdivided and it was ultimately Frederick Ransom who constructed the building on the property in 1880, the same year he married Annie Jane Robinson, with the new house being a gift for his bride. Frederick Ransom was also known locally as an expert maple syrup maker and each spring he would setup camp in the local forested area for sugaring-off time which in turn became a popular local place to visit for the residents of Aurora and Vandorf village. Frederick Ransom also worked as a local carpenter and was involved in the building of many of Aurora's earliest homes. The Ransoms had two sons, William and Edmund, and they adopted a daughter, Irene. Irene married Albert Baber in 1927 and by 1933 inherited the property. The Baber family is notably significant as Harold Baber, brother of Albert and the first of the family to move to Canada from England, was killed at the World War One battle of Canal du Nord on September 29, 1918, at the age of 20. According to the Canadian War Memorial, Harold Baber was killed by enemy shellfire while mending communication lines for the battle effort. Harold Baber is also memorialized as part of the Aurora War Memorial. Albert moved to Canada because of the association his brother Harold had established. Albert and Irene raised their family at the dwelling. The subject property has strong association with the original development of the Town and its agricultural area. The property

helps contribute to our understanding of the development of the Town post Confederation and during the World War One period.

Contextual Value:

The property defines, maintains and supports the historic character of the rural Aurora area and early development of the community in and around Vandorf / southeast Aurora. The building provides a significant link to the rural character of the Town and is a landmark property as one of the earliest dwellings on the street. The property directly links with the expansion of Vandorf and growth of Aurora post-Confederation and at the turn of the 20th century.

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 2 storey scale and massing with yellow brick construction
- Side gabled roof and paired chimneys of the original dwelling
- All original window and door openings visible from the public realm
- Front elevation 3-bay façade and central entrance
- Existing verandah

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
mderond@aurora.ca

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP
Senior Planner, Development/Heritage
Planning and Development Services
arobb@aurora.ca
365-500-3104

Property Photos and
Information
1978 Vandorf Sideroad

2010 File Photo



Undated File Photo



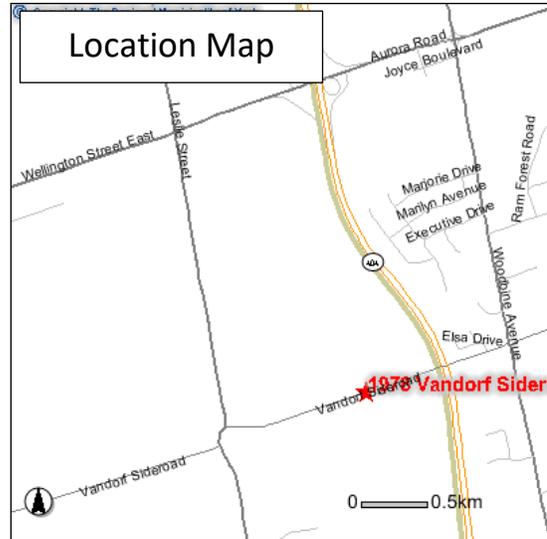
1978 Vandorf Sideroad – File Photos and Information

Era-Banner 2003



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Canadian War Memorial – Harold Baber Death Register

1. NO.	2. RANK OR RATING	3. SURNAME	4. CHRISTIAN NAMES
228374	Private	BABER	Harold Russell
5. UNIT OR SHIP	6. DATE OF CASUALTY	7. H.Q. FILE NO.	8. RELIGION
72nd Battalion	29-9-18.	649-B-31488	Methodist
9. CIRCUMSTANCES OF CASUALTY		10. NAME, RELATIONSHIP AND ADDRESS OF NEXT OF KIN	
<p>"Killed in Action"</p> <p>This soldier was acting as a signaller during the attack on the village of SANCOURT and while mending telephone lines at the "jumping off" point, he was instantly killed by enemy shell fire.</p>			



Aurora War Memorial – Harold Baber