

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT

Attachment 1



General Information

Address: 7 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 5 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Intersecting gable roofs, open gable on front elevation. Front porch with wooden columns. Brick voussoirs and stone sills. Second storey sunroom addition.

Date Identified/Listed: 1988
Date/Era Constructed: c.1915
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:
Integrity: Fair

Condition: Excellent
Condition Notes:

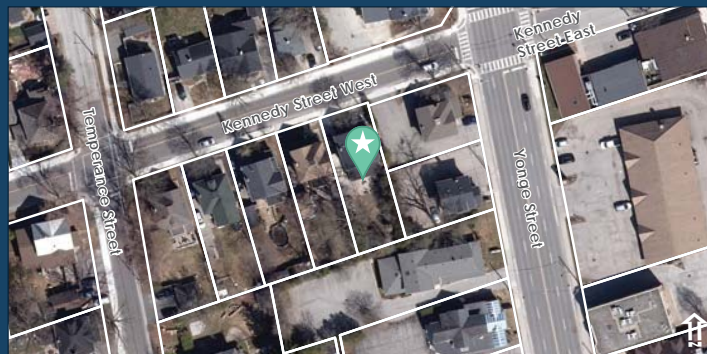
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:
Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:
Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Distinctive grouping of Edwardian buildings along the south side of Kennedy Street West. Constructed by Benjamin Stephenson. Property sold to Janet Rogers (widow) 1915. Property sold to Thomas Cairns (1926). Sold to Frederick C. Davis in 1943 (for Joseph Thomas Elwood Davis).

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: Yes
Supports the Character of the Area: No
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:
Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT

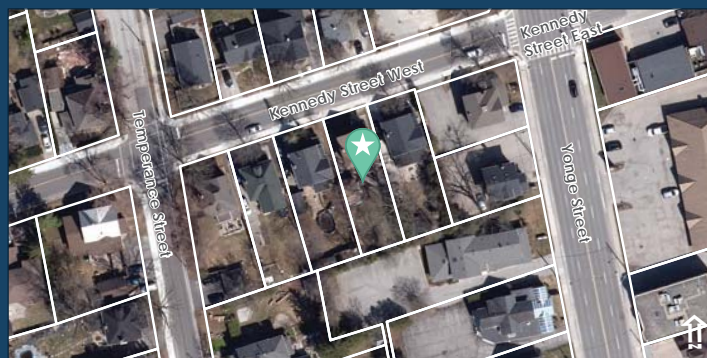


General Information

Address: 11 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 4 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Map



Property Description

Heritage Attributes: Dwelling and Outbuilding
Heritage Attributes Notes: Intersecting rooflines, open gable on front elevation, front porch with wooden columns. Stone headers and sills. Detached garage.

Date Identified/Listed: 1988
Date/Era Constructed: c.1914
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Excellent
Condition Notes:

Date Range: 1910s

Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme:
Significant Theme Description:

Significant Activity: No
Significant Person: No

Photo Documentation



Historical/Associative Value Description: Former residence of George R. Legge (retired), and Mrs May Legge (1957). The Legge family owned the property from 1932 - 1972.

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: Yes
Supports the Character of the Area: No
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description: Distinctive grouping of Edwardian buildings along the south side of Kennedy Street West.

Is a Landmark: No

Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 15 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 3 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Open gabled roof, verandah, stone headers and sills.

Date Identified/Listed: 1988
Date/Era Constructed: c.1913
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Excellent
Condition Notes:

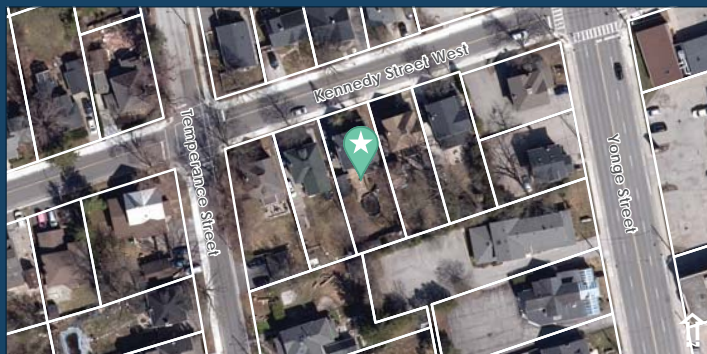
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Former residence of Elvie Bishop retired teacher (1957)

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: Yes
Supports the Character of the Area: No
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description: Distinctive grouping of Edwardian buildings along the south side of Kennedy Street West.

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 19 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 2 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Pyramid hip roof with hipped dormers, front porch with wood columns and railings. Stone sills and headers/lintel.

Date Identified/Listed: 1988
Date/Era Constructed: c.1913
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Excellent

Condition: Excellent
Condition Notes:

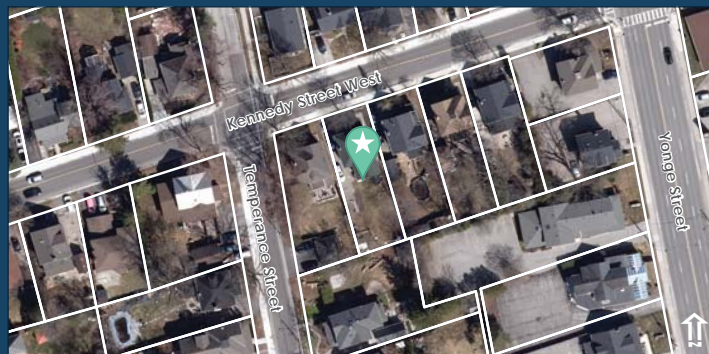
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Former residence of Mrs Gertrude Wilson (widow)

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: Yes
Supports the Character of the Area: No
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description: Distinctive grouping of Edwardian buildings along the south side of Kennedy Street West.

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 21 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 1 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Hipped roof. Brick voussoirs.

Date Identified/Listed: 1988
Date/Era Constructed: c.1913
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Fair
Condition Notes:

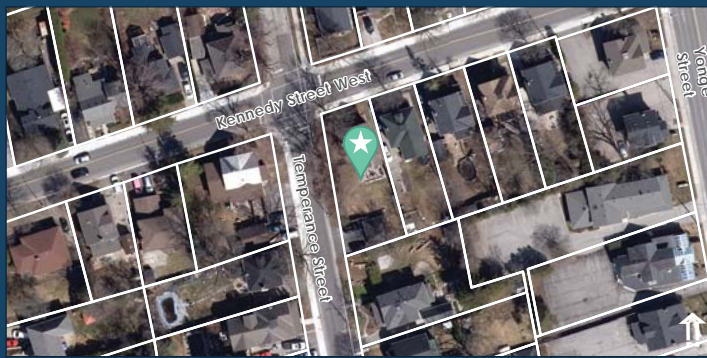
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Former residence of Gertrude Bull (widow) 1957

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: Yes
Supports the Character of the Area: No
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description: Distinctive grouping of Edwardian buildings along the south side of Kennedy Street West.

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 29 Kennedy Street West
Property Number (PIN):
Current Owner:
Legal Description: Lot 45 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

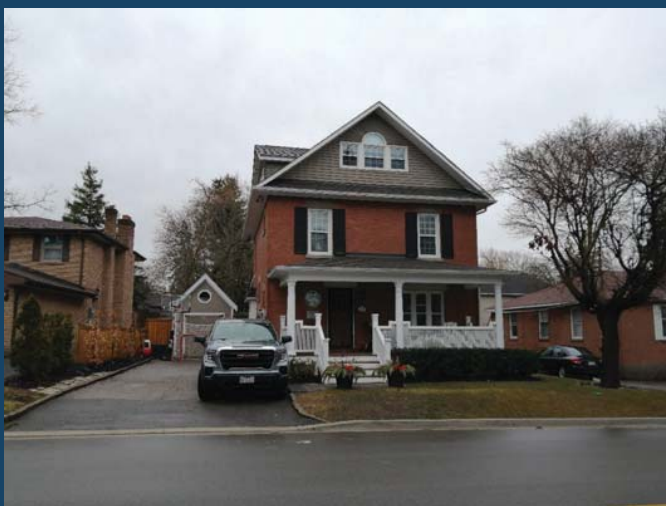
Heritage Attributes: Dwelling and Outbuilding
Heritage Attributes Notes: Intersecting gabled roof, front porch with wood posts. Stone sills and lintels, fanlight on front open gable.
Octagonal window opening. "The Fry Smith House".

Date Identified/Listed: 1988
Date/Era Constructed: c.1915
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Excellent

Condition: Excellent
Condition Notes:

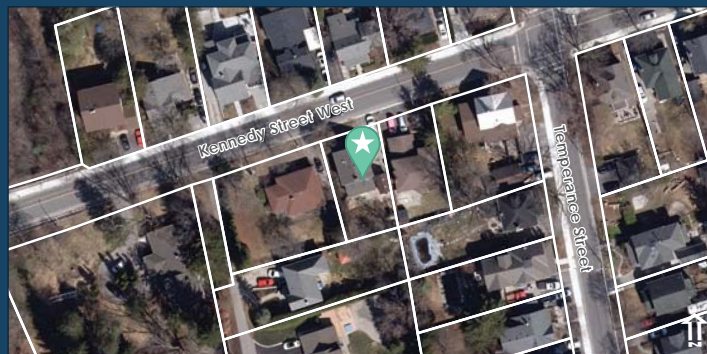
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Charles Fry (King City insurance agent) purchased 2.4 hectares of land, sub-divided and constructed residences. 1927 dwelling rented to tenants, 1928 sold to Cyrus Dunham. Maud Dunham and William McCarl sold the property in 1950. Former residence of Donald Smith (baker - Scanlon) and Florence Smith (1957)

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 76 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 37 Plan 5

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Hip roof with front gable.

Date Identified/Listed: 1988

Date/Era Constructed: c. 1915

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes:

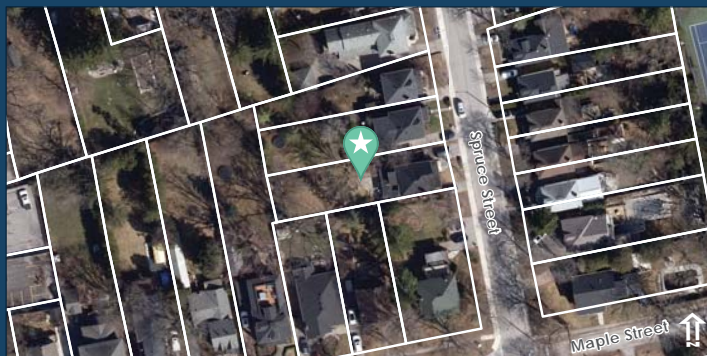
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description: Representative of Edwardian style.

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: No

Significant Theme Description:

Significant Activity: No

Significant Person: No

Historical/Associative Value Description: The dwelling was built in 1915, significantly after Doan registered the subdivision in 1865.

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description:

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 77 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 4 Plan 67

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Hip roof, dormer.

Date Identified/Listed: 1988

Date/Era Constructed: c. 1912

Architectural Style/Influence: Edwardian

Mature Tree(s): Yes

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes:

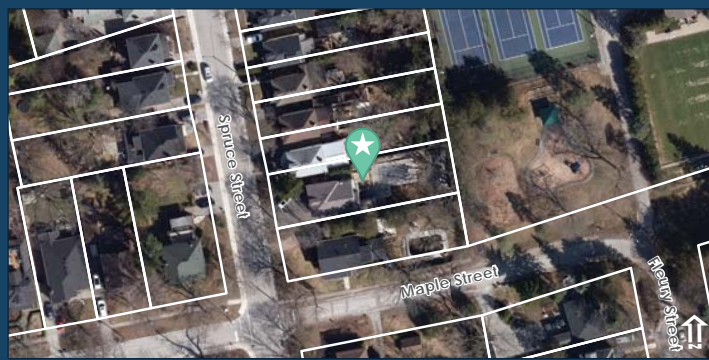
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: No

Significant Theme Description:

Significant Activity: No

Significant Person: No

Historical/Associative Value Description:

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description:

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 79 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 3 Plan 67

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Hip roof, Dormer. Similar style to 87, 85, 83, and 81 Spruce.

Date Identified/Listed: 1988

Date/Era Constructed: c.1911

Date Range: 1910s

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes: Exterior addition, front porch enclosed.

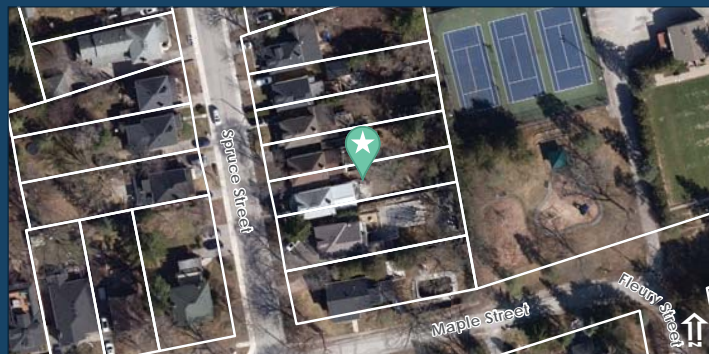
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with Michael Shulman a prominent house builder in Aurora who built 5 ornamental concrete brick houses on the street.

Significant Activity: No

Significant Person: Yes

Historical/Associative Value Description: Michael Shulman is known for constructing this house in 1911. Shulman is suspected to have built 37 houses throughout Aurora which contributed to the growth of the town in the early 20th century.

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description: The 5 houses that Shulman built are of similar scale and style, made of ornamental concrete brick.

Collectively these houses contribute to the character of the area.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 80 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 35 Plan 5

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Dormer, hip roof, covered porch/portico.

Date Identified/Listed: 1988

Date/Era Constructed: c. 1915

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

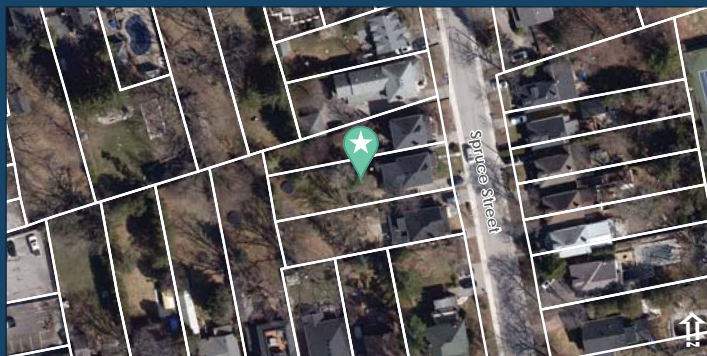
Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes: Rear addition, updated windows

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: *Minimal*

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: No

Significant Theme Description:

Significant Activity: No

Significant Person: No

Photo Documentation



Historical/Associative Value Description: Dwelling built in 1915, significantly after Doan registered the subdivision in 1865.

Contextual Value: *Minimal*

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description:

Is a Landmark: No

Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 81 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 2 Plan 67

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Hip roof, Dormer. Similar style to 87, 85, 83, 79 Spruce.

Date Identified/Listed: 1988

Date/Era Constructed: c.1911

Date Range: 1910s

Architectural Style/Influence: Edwardian

Mature Tree(s): Yes

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes:

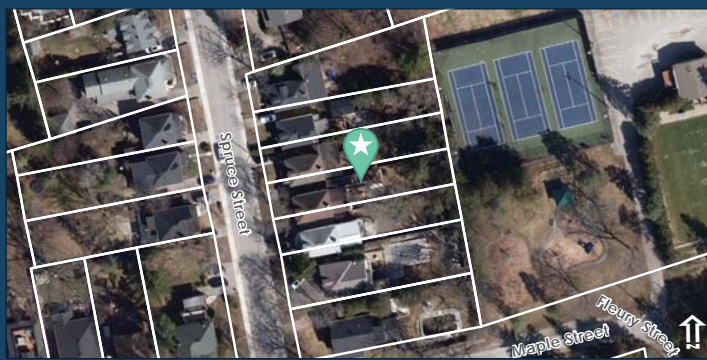
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with Michael Shulman a prominent house builder in Aurora who built 5 ornamental concrete brick houses on the street.

Significant Activity: No

Significant Person: Yes

Historical/Associative Value Description: Michael Shulman is known for constructing this house in 1911. Shulman is suspected to have built 37 houses throughout Aurora which contributed to the growth of the town in the early 20th century.

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description: The 5 houses that Shulman built are of similar scale and style, made of ornamental concrete brick.

Collectively these houses contribute to the character of the area.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 83 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 1 Plan 67

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Hip roof, Dormer. Similar style to 79, 81, 85, 87 Spruce.

Date Identified/Listed: 1988

Date/Era Constructed: c.1911

Date Range: 1910s

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes: Note that this house has retained its integrity to a greater degree given that it has not been painted.

Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with Michael Shulman a prominent house builder in Aurora who built 5 ornamental concrete brick houses on the street.

Significant Activity: No

Significant Person: Yes

Historical/Associative Value Description: Michael Shulman is known for constructing this house in 1911. Shulman is suspected to have built 37 houses throughout Aurora which contributed to the growth of the town in the early 20th century.

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description: The 5 houses that Shulman built are of similar scale and style, made of ornamental concrete brick.

Collectively these houses contribute to the character of the area.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 84 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 36 Plan 5

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Dormer, hip roof, covered verandah

Date Identified/Listed:

Date/Era Constructed: c. 1915

Architectural Style/Influence: Edwardian

Mature Tree(s): Yes

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes:

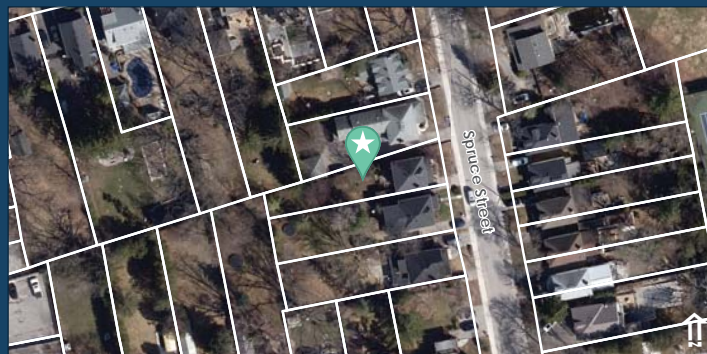
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description: Representative of Foursquare style

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: *Minimal*

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: No

Significant Theme Description:

Significant Activity: No

Significant Person: No

Historical/Associative Value Description: Dwelling was built in 1915, significantly after Doan registered the subdivision in 1865.

Contextual Value: *Minimal*

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description:

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 85 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 1 Plan 67

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Hip roof, Dormer. Similar style to 79, 81, 83, 87 Spruce.

Date Identified/Listed: 1988

Date/Era Constructed: c. 1911

Date Range: 1910s

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

Integrity: Excellent

Risk Notes:

Condition: Excellent

Condition Notes:

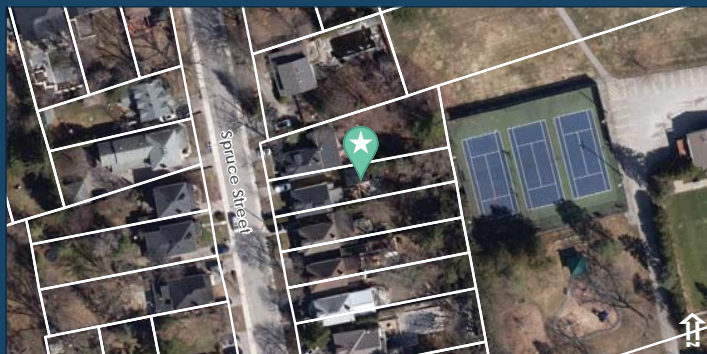
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with Michael Shulman a prominent house builder in Aurora who built 5 ornamental concrete brick houses on the street.

Significant Activity: No

Significant Person: Yes

Historical/Associative Value Description: Michael Shulman is known for constructing this house in 1911. Shulman is suspected to have built 37 houses throughout Aurora which contributed to the growth of the town in the early 20th century.

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description: The 5 houses that Shulman built are of similar scale and style, made of ornamental concrete brick.

Collectively these houses contribute to the character of the area.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 87 Spruce Street
Property Number (PIN):
Current Owner:

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Legal Description: Lot 1 Plan 67

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Dormer, hip roof, front porch likely enclosed in 20th century.

Date Identified/Listed: 1995

Date/Era Constructed: c. 1911

Architectural Style/Influence: Edwardian

Mature Tree(s): No

Risk: No

Integrity: Poor

Risk Notes:

Condition: Fair

Condition Notes: The original concrete block facade has been covered with siding.

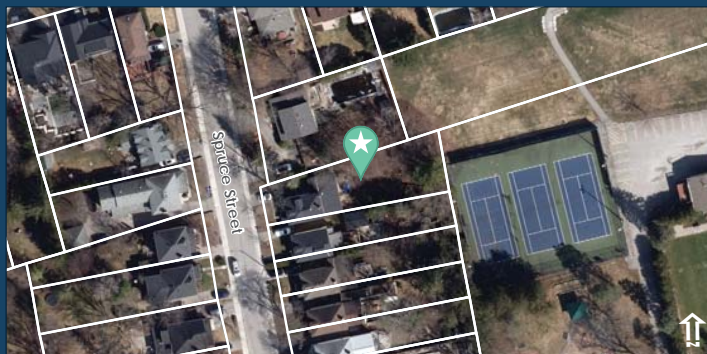
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with Michael Shulman who was a prominent builder, who built 5 ornamental concrete brick houses on the street.

Significant Activity: No

Significant Person: Yes

Historical/Associative Value Description:

Contextual Value: **Moderate**

Neighbourhood Group: Spruce Street

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description: The 5 houses that Shulman built are of similar scale and style, made of ornamental concrete brick.

Collectively these houses contribute to the character of the area.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 126 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 46 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

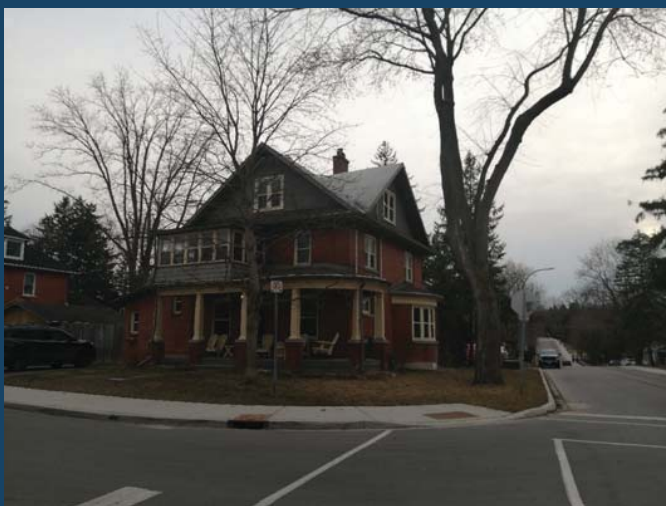
Heritage Attributes: Dwelling
Heritage Attributes Notes: Cuvilinear porch/verandah with wood columns. Semicircular Bay window with ribbon windows. Original window openings.

Date Identified/Listed: 1995
Date/Era Constructed: c.1914
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Excellent
Condition Notes:

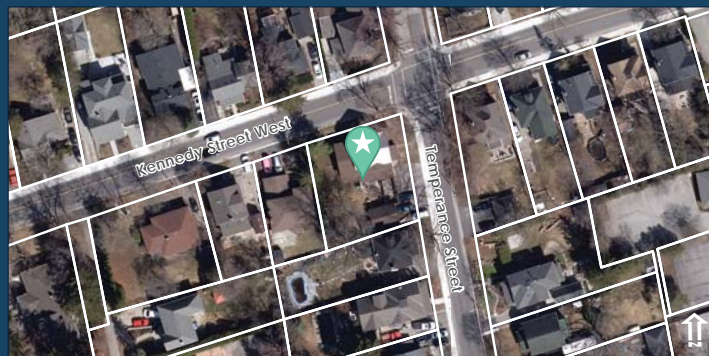
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description: Building constructed in the early 20th century. Comparison with 1970 aerial detail reveals that some parts of the building may be later additions (see comparison between 1970 and 2020 aerial).

Significant Activity: No
Significant Person: Yes

Historical/Associative Value Description: Associated with Thomas Swindle (owned the property from 1948 to 1973), leader in community recreational activities, for whom "Tom's Park" in north-west Aurora was named.

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 134 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 44 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

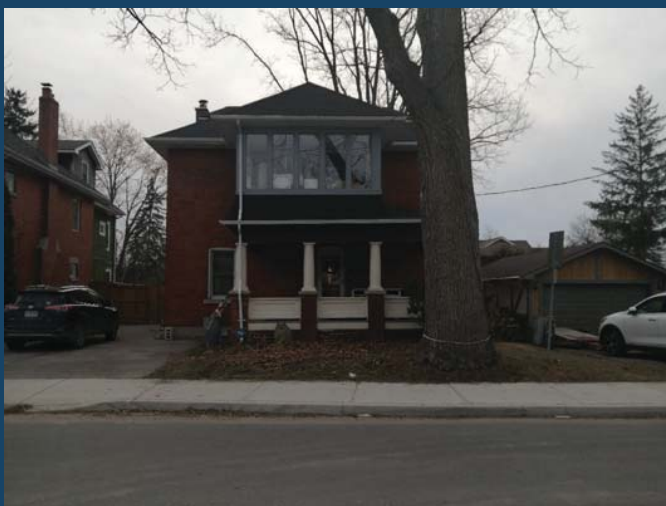
Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Four Square, front porch with wood classical columns. Stone sills. Large hippped centred bay sunroom. Wood dentiling details along porch roofline.

Date Identified/Listed: 1988
Date/Era Constructed: N/A Date Range: Early 20th Century
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No Integrity: Fair
Risk Notes:

Condition: Fair
Condition Notes:

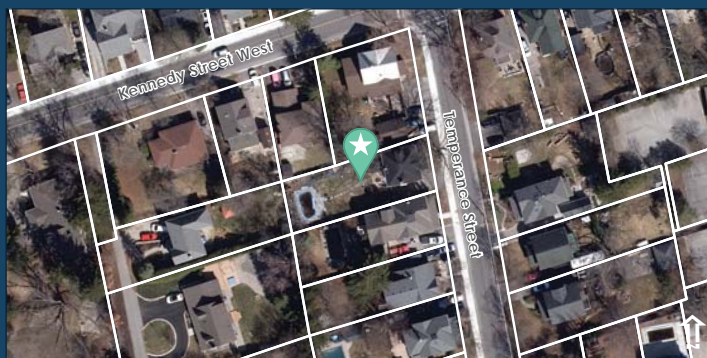
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No Early (pre-1867): No
Unique: No Representative: Yes
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No Significant Activity: No
Significant Event: No Significant Person: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description: Enclosed second storey verandah/sun porch.

Historical/Associative Value Description: Former residence of Hugh McCrimmon (biologist) and Irene McCrimmon (1957)

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No Is a Landmark: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 137 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 60 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling and Outbuilding
Heritage Attributes Notes: Front porch with wood columns. Open gable intersecting with hipped roof. Stone lintels and sills.

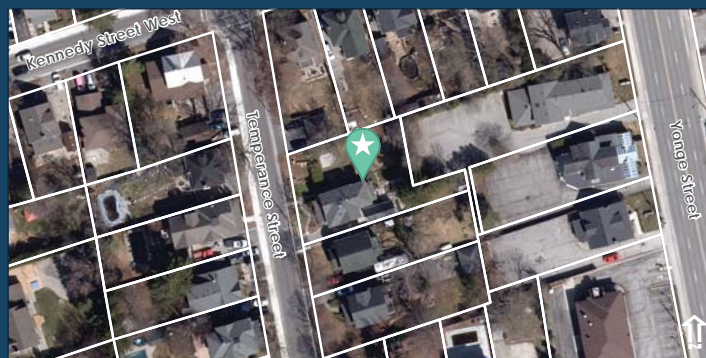
Date Identified/Listed: 1988
Date/Era Constructed: c.1908
Architectural Style/Influence: Combination
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Excellent
Condition Notes:

Date Range: 1900s

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Note: LACAC notes describe construction date as 1908 (1988 document) and 1922 (1995 document) see attached. Needs further confirmation.

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: *Minimal*

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Photo Documentation



Historical/Associative Value Description:

Contextual Value: *Moderate*

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

Is a Landmark: No

Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 138 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 43 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling and Outbuilding
Heritage Attributes Notes: Large front porch with brick columns. Stone lintels and sills. Two storey rear addition. Open gables intersecting hipped roof. Small stained glass window on front elevation.

Date Identified/Listed: 1995
Date/Era Constructed: N/A Date Range: 20th Century
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No Integrity: Fair
Risk Notes:

Condition: Excellent
Condition Notes:

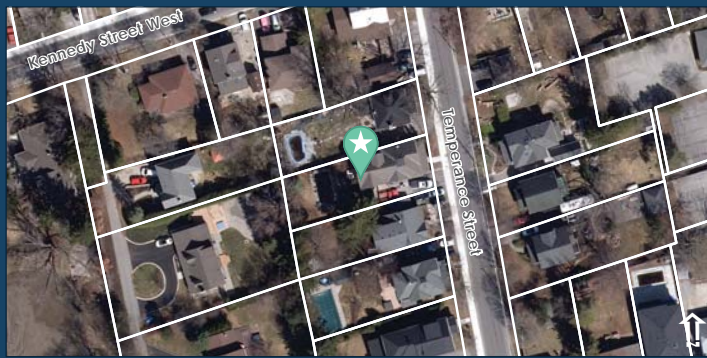
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No Early (pre-1867): No
Unique: No Representative: Yes
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No Significant Activity: No
Significant Event: No Significant Person: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme:
Significant Theme Description:

Historical/Associative Value Description: Former residence of Charles A. Fry, Insurance agent (1957)

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No Is a Landmark: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 139 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 62 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Medium pitched open gable roof. Low pitched open gable porch roof. Front porch with brick columns and wood column supports. Stone foundation.

Date Identified/Listed: 1988
Date/Era Constructed: c.1910
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Fair

Condition: Fair
Condition Notes:

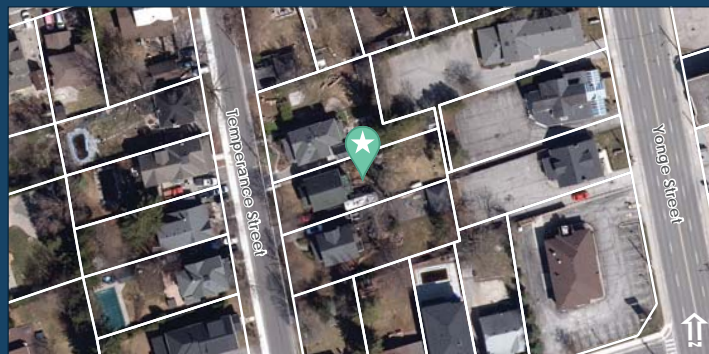
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Representative example of an Edwardian dwelling.

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: *Minimal*

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Former residence of Murray Duncan (bus driver) and Ronald Duncan (hospital employee) - 1957

Contextual Value: *Moderate*

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 142 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 42 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Front porch with brick columns and wood porch supports. Bay windows on second storey. Stone lintels and sills.

Date Identified/Listed: 1988
Date/Era Constructed: c.1915
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Excellent

Condition: Fair
Condition Notes:

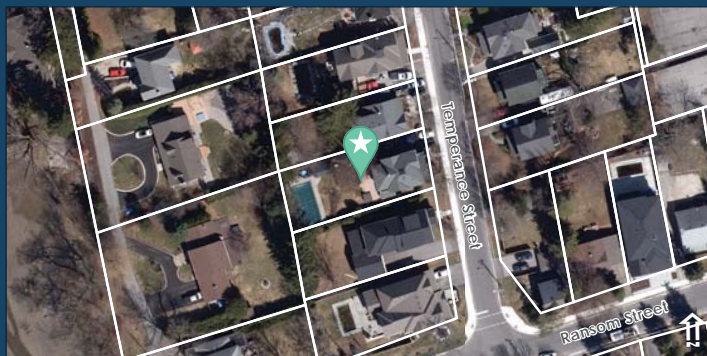
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: Yes
Significant Theme Description: Located along Temperance, part of the Kennedy Street neighbourhood. Associated with lots subdivided by Jarvis post 1835 and the mix of urban residential and industrial land uses.

Significant Activity: No
Significant Person: No

Historical/Associative Value Description: Former residence of Arthur L. and Olda Coon (retired) - 1957

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 143 Temperance Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 63 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Open gabled roof. Front porch with brick columns and wood porch supports. Painted stone lintels/ headers and sills.

Date Identified/Listed: 1988
Date/Era Constructed: N/A
Architectural Style/Influence: Edwardian
Mature Tree(s): No
Risk: No
Risk Notes:

Integrity: Excellent

Condition: Excellent
Condition Notes:

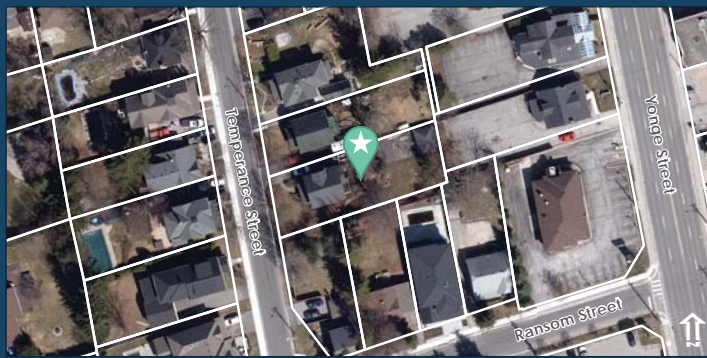
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Minimal**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: No

Historical/Associative Value Description:

Contextual Value: **Moderate**

Neighbourhood Group: Kennedy St (Lot 79 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 59 Tyler Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 27 Plan 9

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Building
Heritage Attributes Notes: Intersecting hipped roof, centred entry.
Brick voussoirs.

Date Identified/Listed: 1988
Date/Era Constructed: c.1874
Architectural Style/Influence: Regency
Mature Tree(s): No
Risk: No
Risk Notes:

Date Range: 1870s
Integrity: Excellent

Condition: Fair
Condition Notes:

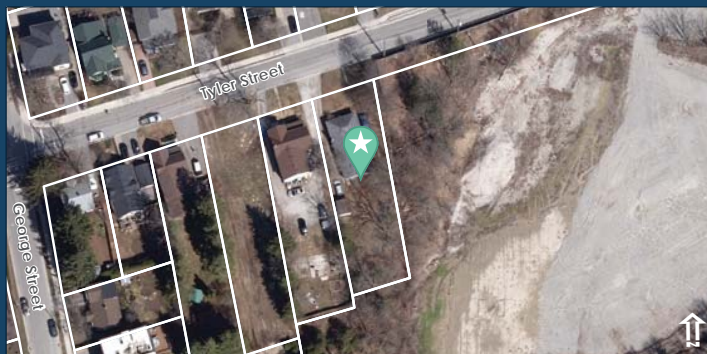
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Major**

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Well preserved example of a Regency era cottage.

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: **Major**

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: Yes
Significant Theme Description: Associated with the Alexandra Park subdivision (Plan 30) and residential lots created by A. A. Conover circa 1912, and the buildings constructed between 1912 and the mid. 20th century;
Also associated with early Plan 9 "Lynn's Plan", pre-confederation.

Significant Activity: No
Significant Person: Yes

Historical/Associative Value Description: Property likely included a frame dwelling as early as 1850s. Land was owned by members of the Machell family, and used by Edwin Machell. After the death of Edwin Machell, the land was owned by Walter Machell (c. 1879) who tore down the wood frame structure and constructed the existing building using bricks from his brickyard. Site of a brickworks established by Walter Machell c. 1874. Indirectly associated with Richard Machell.

Contextual Value: **Moderate**

Neighbourhood Group: Tyler Street (Lot 80 Con 1 West of Yonge St)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: Yes
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: Yes
Contextual Value Description: Located adjacent to the creek and riverbed which provided clay for brick making.

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 9 Wellington Street East
Property Number (PIN):
Current Owner:
Legal Description: Lot 145 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: Yes

Property Description

Heritage Attributes: Commercial Building
Heritage Attributes Notes: Brick Victorian building with parapet wall. Dentil brick mouldings along roofline that wraps along the east and west elevation. Cornicing dividing lower storefront from upper storey. Semi-circular arched voussoirs are located on the upper window openings.

Date Identified/Listed: 1986
Date/Era Constructed: c.1885
Architectural Style/Influence: Late Victorian
Mature Tree(s): No
Risk: Yes
Integrity: Fair
Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Poor
Condition Notes: The integrity remains, however, the building appears to have been ill-maintained over the years causing spalling bricks and cracks in mortar which would require repair. Brick has been painted which is deteriorating in areas. Windows and doors have been replaced (i.e. original shop-front windows and door)

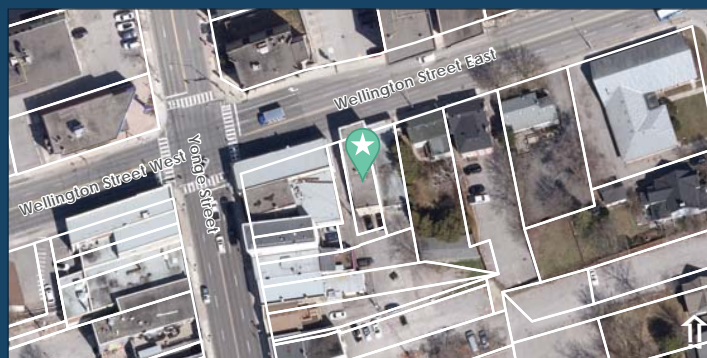
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Commercial Victorian building with front facade parapet wall and dentil brick mouldings along roofline. Semi-circular arched voussoirs remain on upper window openings. Cornicing dividing store front and upper level. Note: building roof severely damaged by fire in June 2021 (parapet)

Historical/Associative Value: *Moderate*

Significant Organization/Institution: No
Significant Event: No
Significant Activity: No
Significant Person: Yes
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: Yes
Significant Theme Description: Associated with theme of commercial development in the downtown Commercial core of Aurora and buildings constructed in the mid. to late 19th century;

Historical/Associative Value Description: The building had been used as butcher shop for a century. The Knowles Family in particular owned the building for over 90 years. Butcher shop owners include: Knowles, Perkins, Caldwell and Tayson. Building constructed by W. J. Knowles for his business W.J. Knowles & Son Fresh and Salt Meats which was established in 1881. W.J. Knowles served as a Councillor for the Town from 1890-1897, 1899-1903, 1905-1906 and Reeve between 1907-1919 and mayor.

Contextual Value: *Moderate*

Neighbourhood Group: Downtown Aurora (Yonge Street)
Defines the Character of the Area: No
Is a Landmark: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 21 Wellington Street East
Property Number (PIN):
Current Owner:
Legal Description: Lot 148, Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: 1925 Georgian Revival or Classical Revival

Date Identified/Listed: 1986
Date/Era Constructed: c. 1925
Architectural Style/Influence: Period Revival
Mature Tree(s): No
Risk: Yes
Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Excellent
Condition Notes:

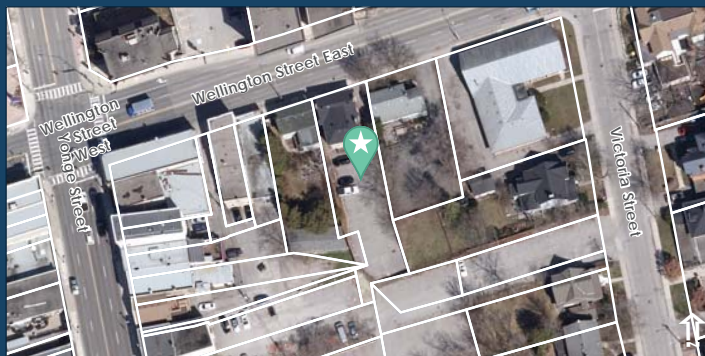
Photo Documentation



Recommendation

*Major Value - Major Value (and/or) at Risk,
Prioritize for Part IV Designation*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: *Moderate*

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: Yes
Significant Theme Description: Associated with the construction of grand estate homes along Wellington Street in the 19th century;

Significant Activity: No
Significant Person: Yes

Historical/Associative Value Description: Constructed by Page & Warrington of Toronto (distinguished architects). Constructed for medical doctor, Clifford Devins; Associated with Devins, former Mayor and Town Councillor (also see: Devins Orchard).

Contextual Value: *Moderate*

Neighbourhood Group: Wellington Street
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: Yes
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description: The house is part of a group of three similar Georgian houses that sit in a row;

Is a Landmark: No

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 19, 35 and 37 Wellington Street West Heritage Status: Listed
Property Number (PIN): Designation By-law:
Current Owner: Wood Plaque: No
Legal Description: Plan 9

Property Description

Heritage Attributes: Building

Heritage Attributes Notes: Industrial building complex now used commercially. Various sections of the building, some of the Victorian era and others 20th century. Victorian sections include decorative brickwork (dentilling) some original window openings, brick voussoirs. Rear outbuilding cinder block. c.1859 agricultural foundry?

Date Identified/Listed: 1988

Date/Era Constructed: (various)

Date Range: N/A

Architectural Style/Influence: Combination

Mature Tree(s): No

Risk: Yes

Integrity: Fair

Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Fair

Condition Notes: Property includes additions. However, building and property includes remains of original buildings. Many parts of the 19th century portions have been painted. Condition seems fair but largely not able to be assessed from the public realm.

Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Early (pre-1867): No

Unique: No

Representative: Yes

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Historical/Associative Value: **Major**

Significant Organization/Institution: No

Significant Activity: Yes

Significant Event: No

Significant Person: Yes

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with the industrial/commercial hub of 19th century Aurora and Wellington Street, East of Yonge.

Historical/Associative Value Description:

Contextual Value: **Moderate**

Neighbourhood Group: Downtown Aurora (Yonge Street)

Defines the Character of the Area: No

Is a Landmark: Yes

Maintains the Character of the Area: Yes

Supports the Character of the Area: No

Is Important in its Physical Link to its Surroundings: Yes

Is Important in its Functional Link to its Surroundings: Yes

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: Yes

Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 15018 Yonge Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 6 Plan 131

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: Former dwelling used as commercial building. Semicircular Bay. Brick voussoirs.

Date Identified/Listed: 1988
Date/Era Constructed: c.1915
Architectural Style/Influence: Queen Anne
Mature Tree(s): No
Risk: Yes
Integrity: Fair
Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Excellent
Condition Notes: Cobblestone wall in poor condition with unsympathetic repairs.

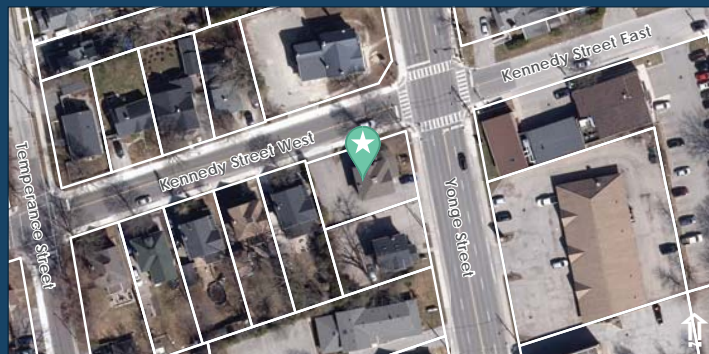
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Moderate*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description:

Early (pre-1867): No
Representative: Yes

Historical/Associative Value: *Moderate*

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Significant Activity: No
Significant Person: Yes

Historical/Associative Value Description: Noted as being constructed by Benjamin Stephenson (Edwardian), who may have resided next door (to the south at 15010 Yonge).

Contextual Value: *Moderate*

Neighbourhood Group: Downtown Aurora (Yonge Street)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 15120 Yonge Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 3 Plan 9

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Commercial Building
Heritage Attributes Notes: The Atkinson House

Date Identified/Listed: 1988
Date/Era Constructed: c.1880
Architectural Style/Influence: Altered (unknown)
Mature Tree(s): No
Risk: Yes
Integrity: Poor
Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Fair
Condition Notes:

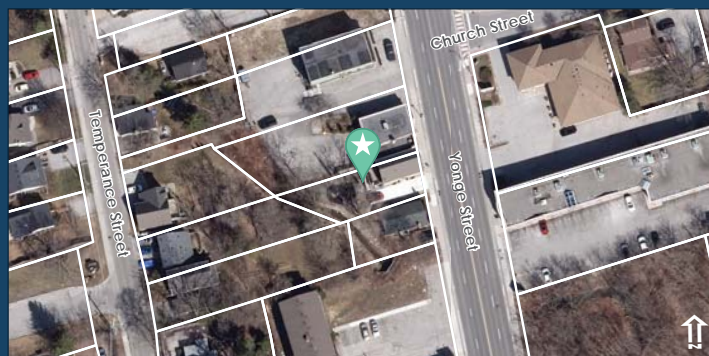
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Minimal*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Note that there are references to the construction of the building c.1850. Considerable alterations to building - roof raised, removal of original window and door openings, or alteration of materials and features.

Historical/Associative Value: *Major*

Significant Organization/Institution: No
Significant Event: No
Significant Activity: No
Significant Person: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: Yes
Significant Theme Description: Associated with theme of commercial development in the downtown Commercial core of Aurora and buildings constructed in the mid. to late 19th century;

Historical/Associative Value Description: May have originally been constructed for industrial/commercial use and converted back and forth through the years. W. Atkinson served as member of Council 1875. FIP 1913 indicates property included a Blacksmith Shop

Contextual Value: *Moderate*

Neighbourhood Group: Tyler Street (Lot 80 Con 1 West of Yonge St)
Defines the Character of the Area: No
Is a Landmark: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 15054 Yonge Street
Property Number (PIN):
Current Owner:
Legal Description: Lot 57 Plan 246

Heritage Status: Listed
Designation By-law:
Wood Plaque: No

Property Description

Heritage Attributes: Dwelling
Heritage Attributes Notes: The Lundy House (H.D. Lundy, Mayor 1889, 1890)
Pedimented centred porch, low pitched open gabled roof with decorative bargeboard and box ends. Bay window.

Date Identified/Listed: 1977
Date/Era Constructed: c.1866
Architectural Style/Influence: Combination
Mature Tree(s): No
Risk: Yes
Integrity: Poor
Risk Notes: Within the Aurora Promenade Secondary Plan Area

Condition: Fair
Condition Notes:

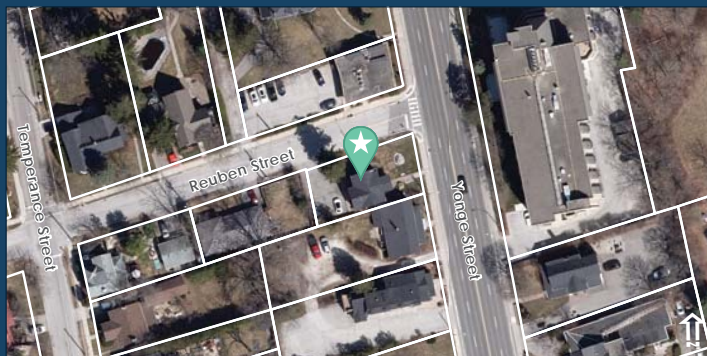
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: *Minimal*

Rare: No
Unique: No
High Degree of Craftsmanship/Artistic Merit: No
High Degree of Technical/Scientific Achievement: No
Design/Physical Value Description: Integrity has been compromised - architectural design difficult to confirm. 1988 LACAC notes suggests "Ontario House"

Historical/Associative Value: *Major*

Significant Organization/Institution: No
Significant Event: No
Contributes to the Understanding of the Community/Culture: No
Reflects Work/Ideas of a Person Significant to the Community: No
Significant Theme: No
Significant Theme Description:

Historical/Associative Value Description: Associated with H.D. Lundy, Mayor (1889, 1890)

Contextual Value: *Moderate*

Neighbourhood Group: Downtown Aurora (Yonge Street)
Defines the Character of the Area: No
Maintains the Character of the Area: No
Supports the Character of the Area: Yes
Is Important in its Physical Link to its Surroundings: No
Is Important in its Functional Link to its Surroundings: No
Is Important in its Visual Link to its Surroundings: No
Is Important in its Historical Link to its Surroundings: No
Contextual Value Description:

AURORA HERITAGE REGISTER REVIEW

PROPERTY EVALUATION SHEET - DRAFT



General Information

Address: 71 Connaught Avenue

Property Number (PIN):

Current Owner:

Legal Description: Lot 89 Plan 120

Heritage Status: Listed

Designation By-law:

Wood Plaque: No

Property Description

Heritage Attributes: Dwelling

Heritage Attributes Notes: Note: Contemporary windows, original windows removed. Existing windows in a similar style as Craftsman/Arts & Crafts.

Date Identified/Listed: 1988

Date/Era Constructed: c.1925

Architectural Style/Influence: Arts and Crafts

Mature Tree(s): No

Risk: No

Integrity: Fair

Risk Notes:

Condition: Fair

Condition Notes:

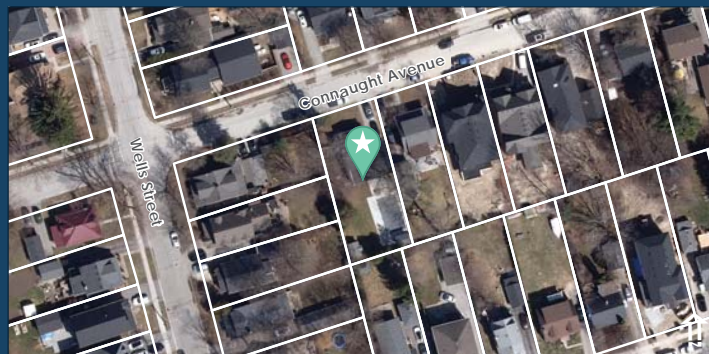
Photo Documentation



Recommendation

*Moderate Value - Remain on the Register,
Meets the Criteria*

Map



Ontario Regulation 9/06 Assessment

Design/Physical Value: **Moderate**

Rare: No

Unique: No

High Degree of Craftsmanship/Artistic Merit: No

High Degree of Technical/Scientific Achievement: No

Design/Physical Value Description:

Early (pre-1867): No

Representative: Yes

Historical/Associative Value: **Moderate**

Significant Organization/Institution: No

Significant Event: No

Contributes to the Understanding of the Community/Culture: No

Reflects Work/Ideas of a Person Significant to the Community: No

Significant Theme: Yes

Significant Theme Description: Associated with the second wave of development of the Southeast Old Aurora neighbourhood and the former "Rosemount" community (i.e. south of Harrison Avenue) and buildings constructed in this era;

Significant Activity: No

Significant Person: No

Historical/Associative Value Description: Former home of Ada and Norman Johnson (school principal) (1957). Prominent Citizens, Norm is a member of the Aurora Hall of Fame. Ada was one of the first female doctors.

Contextual Value: **Moderate**

Neighbourhood Group: Southeast Old Aurora

Defines the Character of the Area: No

Maintains the Character of the Area: No

Supports the Character of the Area: Yes

Is Important in its Physical Link to its Surroundings: No

Is Important in its Functional Link to its Surroundings: No

Is Important in its Visual Link to its Surroundings: No

Is Important in its Historical Link to its Surroundings: No

Contextual Value Description:

Is a Landmark: No