

# **The Corporation of the Town of Aurora**

## **By-law Number XXXX-24**

### **Being a By-law to designate a property to be of cultural heritage value or interest (139 Temperance Street “The Duncan House”).**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

**And whereas** on June 25, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS24-060 to designate the property municipally known as 139 Temperance Street, as described on the attached Schedule “A” (the “Property”) to be of cultural heritage value or interest;

**And whereas** the Town Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Property, as described on the attached Schedule “A”, be and is hereby designated to be of cultural heritage value or interest.
2. A statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on the attached Schedule “B”.
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. A copy of this by-law shall be registered against the Property in the appropriate Land Registry Office.

**Enacted by Town of Aurora Council this 24th day of September, 2024.**

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**Tom Mrakas, Mayor**

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**Michael de Rond, Town Clerk**

**Schedule "A"**

**Description of Property**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 139 Temperance Street, and being composed of LT 62 PL 246; Aurora, being all of PIN 03659-0114 (LT), including the primary building thereon.

**Schedule "B"****Statement of Cultural Heritage Value or Interest**

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

**Design and Physical Value:**

The property is an example of a 2.5 storey Edwardian/ Foursquare house constructed circa 1910. Design features include a brick exterior, medium pitched open gable roof, a front porch with brick and wood columns supporting a low pitched open gable roof, and stone sills and lintels. The property is well maintained and displays a high degree of craftsmanship for its period of construction.

**Historical and Associative Value:**

The Edwardian/ Foursquare style is indicative of its time of construction in the early 20 century. The style of home is the precursor and inspiration to many newer homes built in the area. The property contributes to our understanding of early Aurora development, particularly around the historic Yonge Street corridor. The property is also the former residence of the Duncan family, with Ronald Duncan serving as a local hospital employee.

**Contextual Value:**

The property supports the character of the area by being a community streetscape largely shaped by Edwardian design and influence. The building maintains the Edwardian style and defines and supports this historic core of early Aurora, with its orientation and proximity in particular to Yonge Street also highlighting the early growth context of the Town. The property is visually and historically linked to its surroundings and helps tell the story of the evolution and growth of 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**

- 2.5 storey Edwardian/ Foursquare style and massing
- brick exterior
- medium pitched open gable roof
- front porch with columns and pediment roof
- original window and door openings