



SALVAGE KINGS

**TOWN OF AURORA'S ARCHITECTURAL SALVAGE PROGRAM
and its many failures (2005-2024)**

Delegation to the Heritage Advisory Committee
December 9th, 2024



November 14th 2011

Delegation to H.A.C. asking questions



RUMMAGING THROUGH AURORA'S ARCHITECTURAL SALVAGE PROGRAM

A presentation to the Heritage Advisory Committee of Aurora by Christopher Watts
Nov 14th 2011

In New York City from 1980 to 2000, the Landmarks Preservation Commission ran an architectural salvage program amassing a mother lode of random items collected from the city's demolished buildings, storing them in a South Williamsburg warehouse at 337 Berry St. in Brooklyn where these items were sold to the public.

The program ended in 2000 because of low sales and staffing and budget constraints.

The collection went to auction last month where it was sold in 30 lots and proceeds from the sale went to the City's general fund

Is the AASP set up to fail in a similar fashion?

Citizens simply want to know if artifacts were gathered for a purpose, what is it? Who is going to realize it? Is the strategy one that is sustainable? And where are the recourses to see it through?

"Without dedication to a program to identify, salvage and re-use heritage materials, these historical, cultural and architectural connections to Aurora's past can easily be lost forever".

Expect Better. Demand Better. Be Better.

Robb, Adam

Tuesday, Nov 19 at 10:11 AM



> [To: chris@curategreatness.com](mailto:chris@curategreatness.com)

Hi Chris,

The program ended before my time with the Town, and from the records I have been able to dig up and conversations I have had with Marco, the program was underutilized and very resource and space intensive.

The program ended in 2017 largely for those reasons. There was very minimal uptick in the program apparently, and the inventory at that time was also apparently mostly non-significant pieces including pieces that had no architectural or heritage value at all. Any pieces of value were given to the museum in 2017, but again I do not get the impression that there were very many.

The program has not been run since 2017 nor have I been involved in it in any capacity, but my assumption is that those pieces in 2017 and earlier would have largely come from listed properties that may have been demolished due to a lack of heritage value to begin with – the pieces salvaged were not significant architecturally (generic doors for example), otherwise if there were significant architectural elements present, I would say that property should have been designated and not demolished at all. Designated properties are not typically supported for demolition, and I am unaware of any sound designated buildings being demolished since 2017.

April 2019

97 Wellington Street East

Identified items :
stained glass window and woodwork



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, April 1, 2019
Time and Location: 7 p.m., Holland Room, Aurora Town Hall
Committee Members: Neil Asselin (Chair), Bob McRoberts (Vice Chair), John Green, Matthew Kinsella, Jeff Lanthier, Hoda Soliman, and Councillor Sandra Humfryes
Members Absent: None
Other Attendees: Mayor Tom Mrakas (ex-officio), Adam Robb, Planner, and Ishita Soneji, Council/Committee Coordinator

**Moved by Councillor Humfryes
Seconded by Bob McRoberts**

That the presentation be received for information.

Carried

The Committee and staff discussed about the possibilities of incorporating the existing building into the proposed designs, and staff noted that salvaging the north stained glass window and woodwork from the main interior staircase would be required as per the recommendation, and that any future alterations would be subject to the Design Review Panel approval and review.

**Moved by Councillor Humfryes
Seconded by Matthew Kinsella**

1. That Report No. HAC19-001 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That the property located at 97 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;
 - (b) That in the event of a demolition application, the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and re-used in any potential development on site; and



January 2024



TOWN OF AURORA OFFICIAL PLAN



Vision

it is envisioned that Aurora will
continue to value its historic charm

necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.

- p) In the event that demolition, salvage, dismantling or relocation of a built heritage resource or **cultural heritage landscape** is found to be necessary as determined by Council, salvageable heritage material shall be preserved, acquired or donated to the Town in accordance with the Town's Architectural Salvage Program Guide.
- q) The above-noted archival documentation must be prepared by a qualified person and include at least the following as appropriate, or additional matters as specified by the Town:
 - i. Architectural measured drawings;
 - ii. Land use history; and
 - iii. Photographs, maps and other available material about the cultural heritage resource in its surrounding context.
- r) Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.
- s) Every endeavor shall be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the Ontario Heritage Act, the Heritage Property Tax Relief Program under the Municipal Act and municipal sources.
- t) The Town may modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.
- u) Guidelines for Securing Vacant and Neglected Heritage Buildings shall

Cambridge - 2023

Aurora included in study to form Terms of Reference for Salvage Plan



MEMO

TO: Joan Jylanne, Manager of Policy Planning, Planning Services, Community Development, City of Cambridge

FROM: Lindsay Benjamin, MAES, MCIP, RPP, CAHP, Senior Cultural Heritage Specialist; Michael Teal, MES, Archaeology Team Lead

SUBJECT: City of Cambridge Cultural Heritage Impact Assessment Terms of Reference, Conservation Plan Terms of Reference, and Documentation and Salvage Plan Terms of Reference Memo

DATE: June 29, 2023

BACKGROUND

WSP Canada Inc. (WSP) was retained by the City of Cambridge (the "City") to assist with updating the City's existing *Detailed Guidelines for the Preparation of Cultural Heritage Impact Assessments Under Policy 4.10 of the City of Cambridge Official Plan (Council adopted May 7, 2012 with Regional Approval on November 21, 2012)*, as well as preparing new Terms of Reference for Conservation Plans (CP) and Documentation and Salvage Plans. This work is being undertaken as a result of a City initiative to streamline the development approvals process, which includes updating Terms of References (ToR) for various studies.

This memo will outline the methodology undertaken to complete the updated Cultural Heritage Impact Assessment (CHIA) ToR and new CP and Documentation and Salvage Plan ToRs, notably consisting of a gap analysis for the CHIA ToR. ToRs for five municipalities were reviewed to assist with identifying portions of the City's guidance document that could be improved as well as best practices in the preparation of the CP and Documentation and Salvage Plan ToRs. New policy recommendations and a rationale for a recommended approach to updating and preparing the ToRs will also be detailed in this memo. The updated CHIA ToR and new CP and Documentation and Salvage Plan ToRs are appended to this memo as Attachment 1.

METHODOLOGY

CHIA Terms of Reference Gap Analysis

To aid in the preparation of an updated CHIA ToR for the City of Cambridge, similar municipal documents were reviewed to identify content gaps, areas requiring update or opportunities for improvement. CHIA ToRs were reviewed for the following five municipalities:

- City of Waterloo
- City of Kitchener
- City of Toronto
- City of Hamilton
- **Town of Aurora**

CHIA ToR Content	City of Cambridge	City of Waterloo	City of Kitchener	City of Toronto	City of Hamilton	Town of Aurora
- Statement of Cultural Heritage Value or Interest		✓	✓	✓	✓	✓
- Summary of integrity and condition				✓		✓
- Description of proposed development/alteration	✓	✓	✓	✓	✓	✓
- Impact Assessment	✓	✓	✓	✓	✓	✓
- Consideration of alternatives	✓	✓	✓	✓	✓	✓
- Mitigation and conservation methods	✓	✓	✓	✓	✓	✓
- Implementation and monitoring plan		✓				✓
- Summary statement and conservation recommendations	✓	✓	✓	✓	✓	
- Conservation recommendations for regionally significant properties		✓				
- Listing/designation recommendation			✓			
- List of cited material					✓	
Links/resources						✓
Review/approval process	✓	✓	✓	✓ minimal	✓	
Includes Conservation Plan guidance						✓
Includes documentation and/or salvage guidance		✓ minimal				

Kitchener - 2020

References 2016 Architectural Salvage Program Guide

Town of Aurora
2016 Architectural Salvage Program Guide. Accessed online at: www.aurora.ca/TownHall/Documents/Heritage%20Advisory%20Committee/Architectural%20Salvage%20Program%20Guide.pdf.

11.2.1 Salvage of Components (Option 1 Impact 1)

This option allows for the retention of components of a building for reuse prior to its demolition. The selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material (Town of Aurora 2016). This mitigation option is not the strongest option from a heritage perspective; however a removal and reuse program would allow for the conservation of key components of a structure. Given that the building is constructed of concrete, there are no materials that can be salvaged for reuse in other buildings. However, portions of the 10 inch thick walls could be selectively removed for interpretive elements or for interpretation in one of the local museums. Other elements that could potentially be salvaged for interpretation include any mechanical equipment (i.e., air filter) and the communication towers. This strategy fulfills the City of Kitchener's OP policy 12.C.1.32 which requires that "where a cultural heritage resource is proposed to be demolished, the City may require all or any part of the demolished cultural heritage resource to be given to the City for re-use, archival, display or commemorative purposes, at no cost to the City". This mitigation measure should be implemented through a Commemoration and Interpretation Plan as well as discussions with the Ken Seiling Waterloo Region Museum.

The Commemoration and Interpretation Plan would outline the salvage plans, as well as it may include any plans to interpret portions of the bunker i.e. the knee wall (see Section 11.2.1 below), or symbolic conservation methods (see Section 11.2.2 below), through techniques such as plaques. A sign(s) placed close to the site of the bunker or along the nearby trail, accessible to passing residents and visitors, would serve to convey information about the property's past. Some suggested themes for the signage include, but are not limited to: Emergency Government Facilities across Canada, Civil Emergency Planning in Canada, Municipal Emergency Government Headquarters (MEGHQ), County of Waterloo emergency planning, history of the subject bunker including floor plans and historic photos. Another suggestion is to mount an interpretive rendition of the bunker as it stood on a clear plexiglass panel, allowing the viewer to look through the plexiglass and see the outline of the bunker structure against the post-demolished landscape (see Figure 23 for a commemorative example). This signage would complement and further explain the commemorative knee wall and/or floor plan.

Plaques or other interpretive displays may be made of materials salvaged from the bunker (i.e., pieces of the 10 inch walls). Examples of incorporating materials into interpretive displays can be seen elsewhere including as part of the Region of Waterloo's Historic Plaque Program. Through this program, salvaged materials from historic structures have been incorporated into plaque bases to provide a physical tie to the historic area or resource being commemorated. Yellow bricks salvaged from a prominent home in the former settlement of German Mills were used to construct the base for a historic plaque that celebrated the area's significance. Another plaque prepared for the Huron Road Bridge as part of the Region's Heritage Bridges Recognition Program incorporated a piece of the steel I-beam removed from the uniquely constructed bridge before it was reconstructed.

A Commemoration and Interpretation Plan would explore these options and recommend signage locations, the design of graphics and text, as well as how the commemoration should be displayed. The development of a Heritage Interpretation Plan or Strategy should be finalized prior to demolition activities commencing in order to carry out any potentially recommended actions (i.e., salvage, further documentation) ahead of demolition. Installation of the interpretive elements may follow demolition as part of the site redevelopment.

11.2.1 Retain a Portion of the Wall (Option 1 - Impact 1)

December 2017

New Architectural Salvage Program Guide & Form released



TOWN OF AURORA

ARCHITECTURAL SALVAGE PROGRAM GUIDE

PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
Heritage Planning Section
Phone: 905-727-3123 ext. 4226
Fax: 905-726-4736
Email: planning@aurora.ca

Town of Aurora
100 John West Way,
Box 1000, Aurora, ON L4G 6J1
www.aurora.ca

December, 2017



TOWN OF AURORA

**ARCHITECTURAL SALVAGE PROGRAM
APPLICATION FORM**

PLANNING AND DEVELOPMENT SERVICES
Development Planning Division
Heritage Planning Section
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Town of Aurora
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www.aurora.ca

December, 2017

2017

Council delegated authority to staff to operate, not shutter the program

#	Delegated Authority	Delegate	Delegation Restrictions and Other Requirements
9	Approve the application for, and order the creation of, interpretive wood plaques for heritage properties as part of the Heritage Advisory Committee education initiative and execute related Agreements	Department Head	None
10	Review, approve or reject applications for accepting and distributing salvage material as part of the Architectural Salvage Program	Department Head, or as further delegated by the Department Head	Where an application adheres to the Program Guidelines set out in the Guide to the Architectural Salvage Program and no fees are involved as part of the transfer of the salvage material. The exercise of power to be conducted in accordance with the Guideline to the Architectural Salvage Program. All approvals or refusals must be reported to the Heritage Advisory Committee.
11	Negotiate and execute Heritage Easement Agreements	Department Head, or as further delegated by the Department Head	Applies to properties designated as a heritage property pursuant to Part IV of the Ontario Heritage Act or to properties located within a



BUT DID YOU
DOCUMENT IT?

1.) Salvage items for re-use on site

Bricks, stained glass etc.

2.) Salvage items for re-use off site

a.) items to offer back to community

Doors, windows etc.

b.) items for Museum use

Large ornate doors, store counters, ticket booth

1.) Salvage items for re-use on site

Bricks, stained glass etc.

April 2019

97 Wellington Street East

Identified items :
stained glass window and woodwork



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, April 1, 2019
Time and Location: 7 p.m., Holland Room, Aurora Town Hall
Committee Members: Neil Asselin (Chair), Bob McRoberts (Vice Chair), John Green, Matthew Kinsella, Jeff Lanthier, Hoda Soliman, and Councillor Sandra Humfryes
Members Absent: None
Other Attendees: Mayor Tom Mrakas (ex-officio), Adam Robb, Planner, and Ishita Soneji, Council/Committee Coordinator

**Moved by Councillor Humfryes
Seconded by Bob McRoberts**

That the presentation be received for information.

Carried

The Committee and staff discussed about the possibilities of incorporating the existing building into the proposed designs, and staff noted that salvaging the north stained glass window and woodwork from the main interior staircase would be required as per the recommendation, and that any future alterations would be subject to the Design Review Panel approval and review.

**Moved by Councillor Humfryes
Seconded by Matthew Kinsella**

1. That Report No. HAC19-001 be received; and
2. That the comments from the Heritage Advisory Committee regarding the following recommendations be incorporated into a report to General Committee:
 - (a) That the property located at 97 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest;
 - (b) That in the event of a demolition application, the north elevation stained glass window and all woodwork from the main interior staircase from the ground to the upper floors be salvaged in accordance with the Town of Aurora's Architectural Salvage Program Guide and re-used in any potential development on site; and

2012

George Browning House
Items salvaged and stored



THAT the recommendation for Item 5 – HAC11-025 – Demolition Application for Heritage Structure regarding the George Browning House be amended to read “...THAT the Heritage Advisory Committee recommend to Council to **consent to the demolition application with the understanding that the applicant will salvage any and all items that can be used from the building in the new one and that a display be set up in the lobby along with relevant historical information on George Browning and the house.**” This recommendation was adopted by Council on February 28, 2012.

Stefano Bucciol, an owner of the subject property, has confirmed that materials were salvaged from the building prior to demolition in accordance with the motion of Council on February 28, 2012. **Mr. Bucciol has confirmed that these materials are currently stored at a warehouse facility off-site** and that the materials are still available for use in the lobby of a new building.

Mr. Bucciol has confirmed that the Town of Aurora will be notified should these materials no longer be intended for re-use on-site by the current property owners.

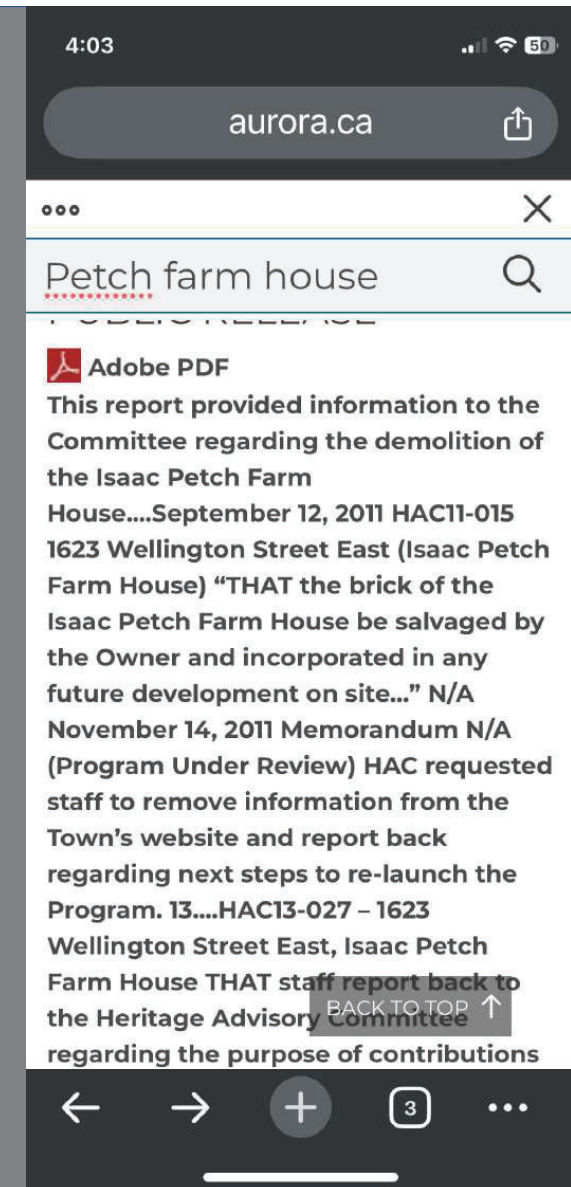
So the items salvaged from the George Browning House will be made available to the town when a transfer of sale happens.

Great, and where exactly does the town plan to put them exactly?

2011

Isaac Petch Farm House

Identified items :
brick



2.) Salvage items for re-use off site

a.) items to offer back to community

Doors, windows etc.

June 2017

H.A.C. recommended staff divest of program's inventory

Heritage Advisory Committee Meeting Agenda
Monday, June 12, 2017

Page 3 of 3

3. Memorandum from Planner

Re: Additional Information – Architectural Salvage Program

Recommended:

1. That the memorandum regarding Additional Information – Architectural Salvage Program be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That staff make items from the Architectural Salvage Program available to the public in July 2017; and
 - (b) That a notice with respect to the event be published in the local newspapers and the Town of Aurora website.



BUT DID YOU
DOCUMENT IT?

2013

Staff reports to H.A.C.



TOWN OF AURORA
HERITAGE ADVISORY COMMITTEE REPORT No. HAC13-034

SUBJECT: *Architectural Salvage Program*

FROM: *Marco Ramunno, Director of Planning & Development Services*

DATE: *December 9, 2013*

RECOMMENDATIONS

THAT report HAC13-034 be received;

THAT the Heritage Advisory Committee review the options for the Aurora Architectural Salvage Program provided in this report and provide feedback to staff; and

THAT the Heritage Advisory Committee direct staff to provide revised program guidelines to the Heritage Advisory Committee in the future.

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Advisory Committee with options in regards to a revised Architectural Salvage Program.

BACKGROUND

Review of 2005 Architectural Salvage Program

The Architectural Salvage Program was initiated in 2005. The program description which was drafted at this time is found in Attachment 1. Subsequent to this, program guidelines were established and can be found in Attachment 2. This document states that the Program objectives were to:

- Develop a process for salvaging heritage building materials from properties proposed for demolition
- Consider options for encouraging property owners to donate salvageable materials to the Town of Aurora and to discourage them from disposing of the materials from local landfills.
- Develop a program for the re-use of heritage building materials in the possession of the Town of Aurora
- Ensure the salvaged heritage building materials are distributed in a fair and consistent manner.

- (b) **Brad Rogers, Groundswell Urban Planners, representing Charlieville Developments Limited**
Re: Item 3 – HAC14-026 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest; and Notice of Demolition of a Structure on a Listed Heritage Property, 45 Tyler Street (Charlieville Developments Limited)

Mr. Rogers introduced other associates working on this project and indicated that the goal of the project is to build townhouses. He advised that the property requires extensive, environmental clean-up and demolition of the building. Mr. Rogers invited Heritage Advisory Committee members to tour the building and site, and he offered any relics that could be salvaged to the Town. Mr. Rogers' associates advised on environmental aspects, contaminants, risk assessments, and that they would work with the Town regarding commemorating the property's link to the past.

Moved by Councillor Humfries

Seconded by John McIntyre

THAT the comments of the delegation be received for information.

CARRIED

2014
45 Tyler

MATTERS FOR CONSIDERATION

1. **HAC14-018 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest** *pg. 11*
95 Wellington Street East

RECOMMENDED:

THAT report HAC14-018 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 95 Wellington Street East be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest as it was determined not to be of significant cultural heritage value as per the Evaluation Working Group Report; and

THAT the owners of the subject property hold a site visit with members of the Heritage Advisory Committee to determine the potential availability of items as part of the Aurora Architectural Salvage Program.

2014
95 Wellington

2.) Salvage items for re-use off site

b.) items for Museum use

Large ornate doors, store counters, ticket booth

September 12th 2011

Report to H.A.C. offering glimpses of salvage



Decorative roof bracket from Railroad Hotel (Wellington and Berczy streets). Collection also includes banister and spindles and decorative ironwork from the hotel.



Ticket window from Aurora railway station, 1900. (Removed during renovations by GO Transit.)

Architectural Fragments from Aurora's Past, stored at the old Library, Victoria Street

A report to the Town of Aurora Heritage
Advisory Committee by
John McIntyre, September 12, 2011



Decorative brackets from Doan Hall, mantelpiece and floorboards from *Gairlands* (Hartman House), part of stairway from Simpson house.



Front doors from *Inglehurst* (the Fleury House), formerly used in entrance to main gallery of Aurora Museum, window sash and surround with restored painted graining from *Gairlands*, window sash from Trinity Anglican rectory.



BUT DID YOU
DOCUMENT IT?