

The Corporation of the Town of Aurora

By-law Number XXXX-20

Being a By-law to designate a property to be of cultural heritage value or interest (15074 Yonge Street “Poplar Villa”).

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 July 14, 2020, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS20-028, to designate the property municipally known as 15074 Yonge 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;

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 as prescribed by the Ontario Heritage Act.
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. The Town Solicitor shall register against the Property in the proper Land Registry Office, a copy of this by-law including an Affidavit of the Town Clerk respecting the giving of notice referenced herein to be attached to and forming part of this by-law.

Enacted by Town of Aurora Council this 29th day of September, 2020.

Tom Mrakas, Mayor

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 15074 Yonge Street Street, and being composed of Lot 1, 2 and 3, Plan 39, Town of Aurora, Regional Municipality of York, being all of PIN 03653-0079 (LT) including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

The building at 15074 Yonge Street, at one time known as "Poplar Villa" and then later as "Chateau," was constructed in 1912. The building has cultural heritage design value as a fine example of the Queen Ann Revival Style. The traits that are exemplified in this house are its asymmetrical massing with multiple surfaces, its multiple rooflines, its windows of varying types, and its wrap-around verandah with round columns. The building is three storeys in height with a cottage roof punctuated by gable end dormers and a turret. The one storey wrap-around porch has a gable over the front entry stairs and a dome roof structure at the corner.

The building has physical value as a showcase for the use of concrete and in particular molded concrete blocks that were prevalent between 1890 and 1930 in a residential construction. There are at minimum five different types of molded concrete block used in the building as well as various cast and poured in place concrete elements. The North American Concrete Block and Tile Company was located in nearby Gormley, Ontario, and as a result there are other examples of molded concrete blocks used for residential construction in the area; however the use of molded concrete blocks in an elegantly designed house for an affluent individual or family is very rare.

The building has contextual value is supporting the character of the "Old Town" of Aurora, and in particular the historical neighborhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander if not the grandest heritage building of the neighborhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

Description of Heritage Attributes

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

- The scale, form, height and massing of the building, including the rounded section on the southeast corner, on a rectangular-shaped lot;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, cinder blocks, low roofing bands, and stucco;
- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete coping;
 - Poured concrete flooring and steps (2) leading up to the verandah;

- Deep wooden roof wrap around support beam;
- Tongue and groove soffit of lower roof and gable end;
- “Band shell” feature with doomed roof;
- The medium pitched, hip roof with a conical roof in the southeast corner, all clad in asphalt singles and having with projecting eaves, wood soffits with paired dentils; the wide, gable roofed projection with its Palladian window on the east elevation and the narrower gable roofed dormers with their Palladian windows and soffits with dentils matching the rest of the roof on the north and south elevations;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof;
- All window openings, on the south, east and north elevations, with concrete lintels, slip sills and single glazed sash, horizontally aligned as one to four sash per opening;
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2);
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semicircular path of concrete pavers connecting the stairs to the front entry; and,
- The placement of the building footprint at the centre of the lot.