LOCATION MAP

ADDRESS: 28 Wellington Street W

ATTACHMENT 1

SUBJECT LANDS

0 10 20 30 40

Metres

N
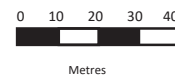
AURORA

You're in Good Company

CULTURAL HERITAGE EVALUATION REPORT

for

28 Wellington Street West
Town of Aurora, Ontario

Front Elevation as of 2020
Credit: SBA

SBA Project No.: 20048   **Date: August 7th 2020**

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TABLE OF CONTENTS

Page No.

1.0   INTRODUCTION

In July 2020 Ian Creelman, on behalf of the Owner of the property at 28 Wellington Street West, commissioned Stevens Burgess Architects Ltd. (SBA) to prepare a Heritage Impact Assessment (HIA) for the property as part of an Owner initiated request to the Town of Aurora ("Town") to have the property de-listed from the Town of Aurora's Register of Properties of Heritage Value or Interest.

The property at 28 Wellington Street West was added to the Town of Aurora's Register of Properties of Heritage Value or Interest as a listed property in accordance with Section 27 (1.2) of the *Ontario Heritage Act* in 1984. Through the course of investigation and research it became clear that de-listing the property would not be defensible and SBA would not be in a position to recommend having the property de-listed and removed from the Register. With agreement from the Owner, the Owner's representative, and the Town's Heritage Planner the scope of work shifted from the format of a Heritage Impact Assessment to a Cultural Heritage Evaluation Report (CHER) with the recommendation that the property be designated by the Town under Part IV of the *Ontario Heritage Act*.

Kelly Gilbride OAA, P.Eng., CAHP, LEED AP and Julia Rady PhD of SBA conducted a visual and photographic review of the property on July 27th 2020. The Town's Heritage Planner, Carlson Tsang, was contacted as well as Jackie Stewart and Shawna Lewis of the Aurora Museum and Archives for information pertaining to the history and context of the site.

The Cultural Heritage Evaluation Report (CHER) was prepared in consultation with the following materials:

- Ontario Regulation 9/06 of the *Ontario Heritage Act* - Criteria for Determining Cultural Heritage Value or Interest;
- Provincial Policy Statements (PPS) dated 2020;
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- Town of Aurora Official Plan, dated 2015 (revision); and
- York Region Official Plan, dated 2019.

All photographs and figures are credited to SBA unless otherwise noted. North orientation is to the top of any site plans/mapping unless otherwise cited.

2.0   DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1   Location
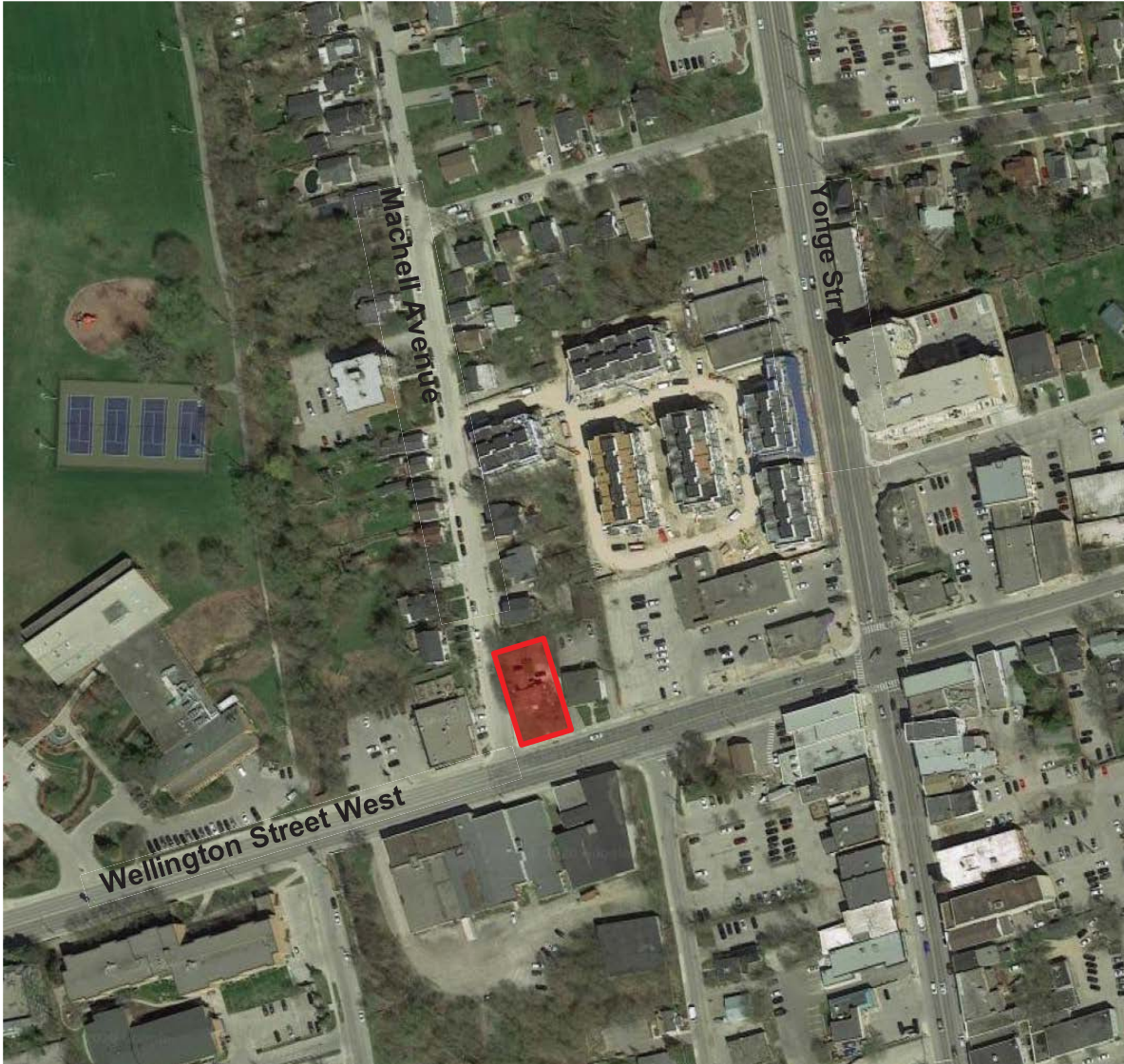
Figure 1: Site Context and Location Map (highlighted in red)
Credit: Google Maps (2020) with SBA nnotations

28 Wellington St. W. is located in the Town of Aurora (formerly the Township of King) in the Regional Municipality of York on Lot 2 of Plan 36 to the west of Yonge Street and north of Wellington Street. The subject property is a corner lot fronting on Wellington Street West to the south and Machell Avenue on the west. There is a low-rise apartment building immediately to the east and a residence and barn on the property to the north. The subject property is obscured from view along Machell Avenue as a result of dense trees and shrubs. To both the immediate west and across Wellington Street are a series of low scale commercial buildings.

Given the elevation of the site, high above the adjacent streets, the prominent 2-storey residence (with a rear one-storey wing) has a large front lawn encircled by a stone retaining wall that follows the property lines along Wellington Street West and Machell Avenue. A concrete stair with a metal handrail provides access from the grassed area to the street; however, although there are indications of a former walkway, no path from the stair to the house currently exists. There is no garage, and parking for the property is accessible via a shared right-of-way driveway with the apartment building to the east.

2.2   Legal Description and Survey

The house at 28 Wellington Street West is located at the corner of Wellington Street West and Machell Avenue in the Town of Aurora. The property is located on Lot 2 of Plan 36.
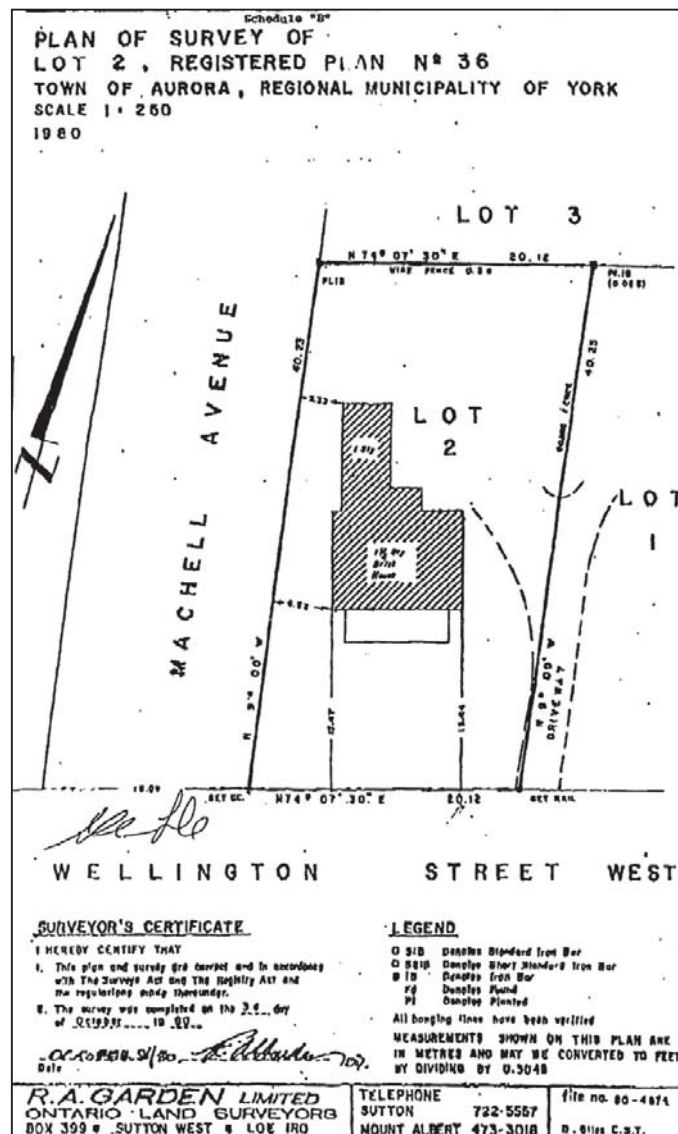
Figure 2: Site Survey
Credit: Property Owner

2.3   Area Character and Physiography

The Town of Aurora is located 30km north of Toronto, north of the Town of Richmond Hill, and south of the City of Newmarket.[1] King City is located to the west and the Town of Whitchurch-Stouffville to the east. Yonge Street and its development north from Toronto to Cook's Bay in Lake Simcoe during the 19th century had a formative influence on the geography of the area. Aurora was one of many towns established during the northern extension of Yonge Street.

Aurora is situated just north of the Oak Ridges Moraine with some of the southernmost parts of the Town situated on the moraine. The Town is part of the Holland River watershed that formed after the recession of glaciers 12,000 years ago. The watershed contributed to rich soil, which made the area attractive to settlers wishing to farm in the 19th century.
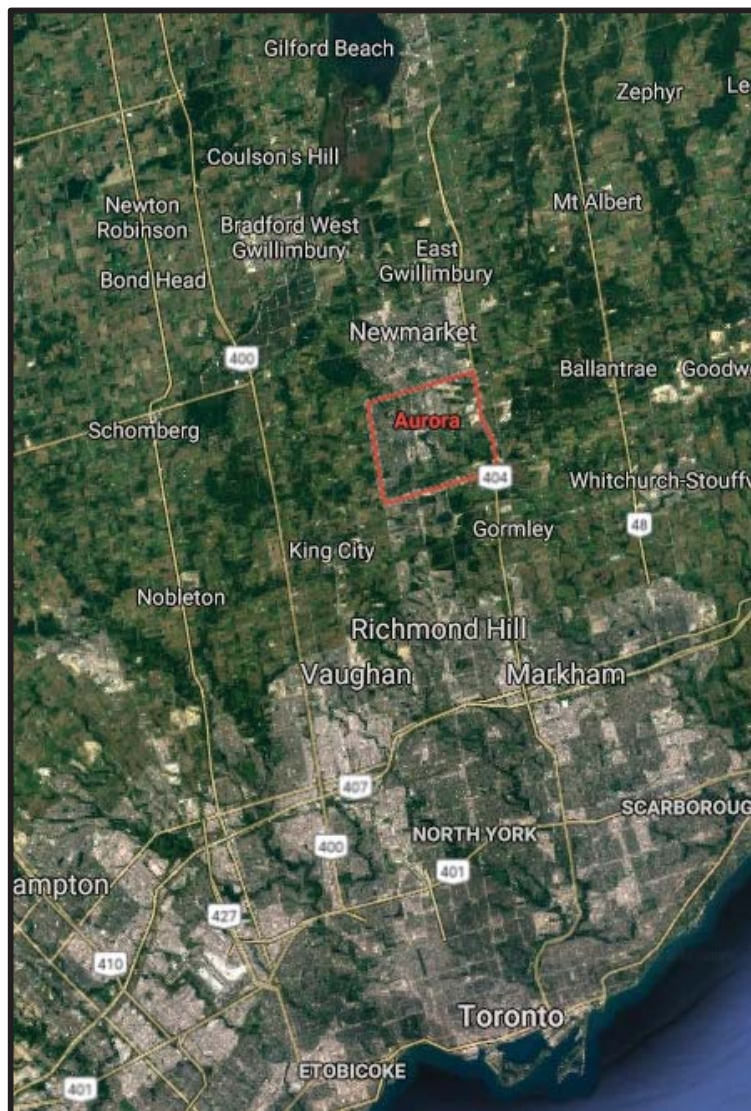
**Figure 3: Area Physiography of Aurora
and Surrounding Communities**
Credit: Google Maps, 2019

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[1] https://www.thecanadianencyclopedia.ca/en/article/aurora

The subject property is located substantially above the Wellington Street grade and is relatively level at the house. The front lawn slopes towards Wellington Street, and is completely raised along Machell Avenue with the property supported by a retaining wall along the property lines along Machell Avenue and Wellington Street. There is a small green space at the rear of the property. There are no permanent creeks or watercourses on the property.

The area surrounding the subject property was predominantly rural throughout the 19th and early 20th centuries with residential settlements punctuated by the occasional industrial site such as the Fleury Foundry.

As indicated within the following aerial photographs[2] (the property is outlined in red), the area remained largely rural in context at the midpoint of the 20th century but over the following decades became more a mixed-use commercial and residential neighbourhood.

Figure 4: Aerial Photograph, 1954
Credit: York Region Interactive Maps and Spatial Data with SBA annotations

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[2] The base map is from York Region Interactive Maps and Spatial Data
https://ww6.yorkmaps.ca/YorkMaps/nindex.html

Figure 5: Aerial Photograph, 1978
Credit: York Region Interactive Maps and Spatial Data with SBA annotations

Figure 6: Aerial Photo, 2002
Credit: York Region Interactive Maps and Spatial Data with SBA annotations
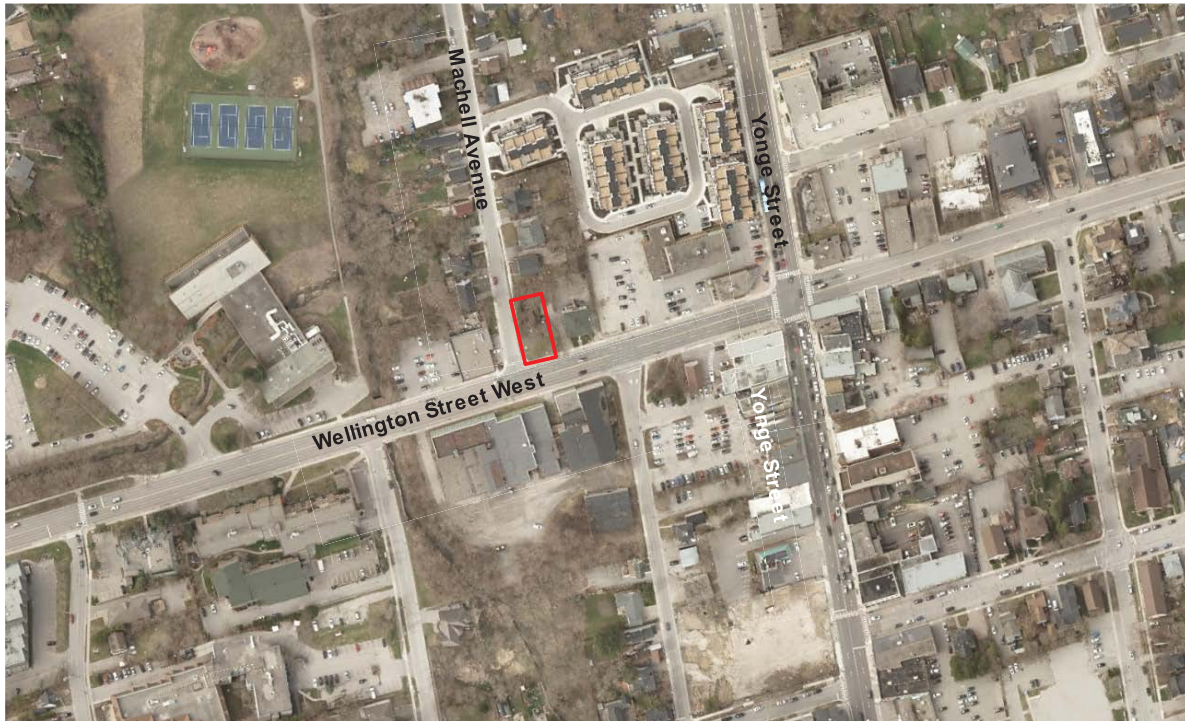
Figure 7: Aerial Photo, 2019
Credit: York Region Interactive Maps and Spatial Data with SBA annotation

2.4   Context - General Character

The residence is located within a mixed-use commercial and residential neighbourhood. The entire surrounding area is predominantly urban. The subject property is located one block west of Yonge Street and the commercial main street that extends south from the intersection at Yonge and Wellington Streets. During the 19th century this main street provided the primary transportation route north and south. Wellington Street, upon which the property is situated, provided the primary east-west transportation corridor for the Town. Presently, Wellington Street is a four lane arterial road.

Machell Avenue is located immediately to the west of the property with its southern terminus at Wellington Street West. This avenue is a two lane road that runs north-south with houses and some low-rise residential buildings along it. A low-rise apartment building is located on the property to the east. A commercial wholesale building is situated on the south side of Wellington Street immediately across from the subject property.

The property is located one block east from the York Regional District School Board head office. There is commercial development to the south and residential neighbourhoods to its north. At one time the Fleury Foundry (now Beacon Basketweave Ltd.) was located on the south of Wellington Street immediately across from the subject property. The Foundry was one of the foundational industries within the Town in the late 19th and early 20th centuries.

2.5   Context - Municipal Heritage Status

2.5.1   Official Plan and Secondary Plan

In the Town of Aurora's Official Plan (Rev. 2015), the Town identifies policies to protect and preserve its history in order to "enhance the diversity, beauty and richness of the natural and built environments."[3] The relevant sections as they pertain to the subject property are 13.1 and 13.3.

Section 13.1 - Objectives and the relevant subsections are as follows:[4]

13.1   a) *Conserve and enhance recognized cultural heritage resources of the Town for the enjoyment of existing and future generations;*

b) *Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,*

c) *Promote public aware of Aurora's cultural heritage and involve the public in heritage resource decisions affecting the municipality.*

The relevant subsections from Section 13.3 - Policies for Built Cultural Heritage Resources are as follows:[5]

a) *The Town will maintain a Register of Cultural Heritage Resources that are considered significant and have been identified by one or more of the following means:*

   i.   *designated under the Ontario Heritage Act;*
   ii. *protected by an easement entered into under the Ontario Heritage Act;*
   iii. *designated by the National Historic Sites and Monuments Board as a National Historic Site;*
   iv. *identified by the Province of Ontario; and,*
   v.   *endorsed by the Council as having significant cultural heritage value, including built heritage resources, cultural heritage landscapes, areas with cultural heritage character and heritage cemeteries.*

b) *The Register shall contain documentation, including legal description, owner information, statement of cultural heritage value and description of the heritage attributes for designated properties. A sufficient description of listed heritage resources will also be included. To ensure effective protection and to maintain its currency, the Register shall be updated regularly and be accessible to the public.*

c) *All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*

d) *Evaluation Criteria for assessing the cultural heritage value of the cultural heritage resources have been developed by the Town in consultation with its Municipal*

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[3] Town of Aurora, *Official Plan (2015 Revision)* 155.
[4] Ibid 155.
[5] Ibid, 158-160.

Heritage Committee. The identification and evaluation of cultural heritage resources must be based on the following core values:

> *i. aesthetic, design or physical value;*
> *ii. historical or associative value; and/or*
> *iii. contextual value.*

> *i) Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.*

Once a property is listed on the local inventory an owner or party must make an application for the consideration of the removal of the property. This application will be submitted to the City for review by the Municipal Heritage Advisory Committee that will make recommendations with respect to the property and application that must be met with the Town Council's approval.[6]

In addition to the heritage policies outlined in Section 13.0, the Town of Aurora Official Plan (Rev. 2015) indicates that the subject property is located within a secondary plan area identified as the "Aurora Promenade."[7] It is an area defined as one that "represents both the foundation of Aurora's rich and proud history, as well as the definition of its potential future."[8]

One of the primary objectives for the Aurora Promenade pertains to its Distinct Heritage and Culture:

> *This Plan builds on the distinct heritage and culture of the Aurora Promenade. It defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings."[9]*

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[6] https://www.aurora.ca/en/business-and-development/resources/development-planning/Heritage-Planning/Request-to-Remove-a-Listed-Property-from-the-Register-Application-Form.pdf

[7] Town of Aurora *Official Plan*, Section 11: Aurora Promenade, (Revised 2015), 87. As noted in Section 2.4 of this evaluation, the inclusion of Section 11 in the Official Plan occurred in 2010 with the formulation of the OP documents and based upon the Aurora Promenade Concept Plan developed between 2009 and 2010. The Secondary Plan, too, is based in this planning data.

[8] Official Plan (2015 rev.), 87

[9] Town of Aurora, *Aurora Promenade Concept Plan* (September 2010), 1.

The property is located in the area identified as "Old Town" within the Aurora Promenade Concept Plan.[10]
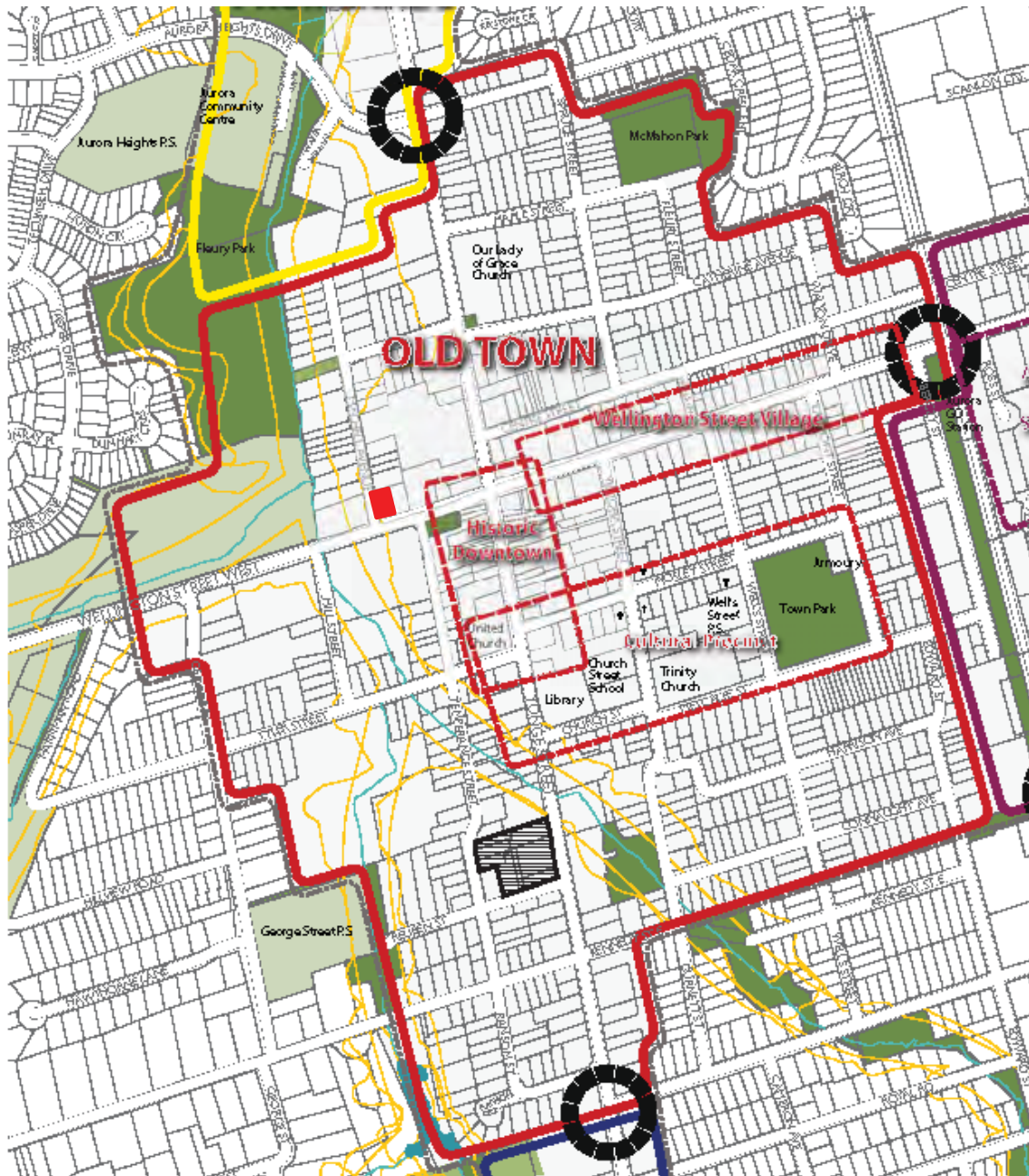
Figure 8: Character Area Map
Credit: The Aurora Promenade Concept Plan,
with SBA annotation(subject property highlighted in red)

The General Character Area of "Old Town" descriptions that apply to the property are as follows:

- *The "Old Town" is centered on the Yonge and Wellington Street intersection. It includes the Historic Downtown, the Wellington Street Village, the Cultural Precinct and the residential neighbourhoods.*
- *The adjacent neighbourhoods were the earliest residential areas built in Aurora. They have a diverse mix of predominantly historic houses on tree lined streets.*

The "Old Town" is a large character area that contains within it three other character areas: the Cultural Precinct, the Wellington Street Village, and the Historic Downtown.[11]

The subject property is <u>not</u> located within any of these identified supplementary character areas within the "Old Town."

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[11] Town of Aurora, *Aurora Promenade Concept Plan,* (September 2010),16.

2.5.2 Adjacent and Nearby Heritage Properties

The subject property is <u>not</u> identified as a designated heritage property or as part of the Northeast Old Aurora Heritage Conservation District (HCD) on Schedule D of the Aurora Official Plan. This HCD is located east and north of the property (identified on the map below). The property is, however, within a "heritage resource" area as identified above in Section 2.5.1.

The subject property is located adjacent to or nearby other heritage properties as identified on the location map and chart below.

The adjacent/nearby heritage properties identified below are all Listed on the Town's Register of Properties of Heritage Value or Interest. The property is located one block north and west from the historic downtown main street of Aurora that proceeds south from the intersection of Yonge and Wellington Streets.

Figure 9: Context Map showing Adjacent / Nearby Heritage Properties
Credit: Google Map Base, 2020 with SBA annotations

No.	Address	Listed/Designated	Notes
1	28 Wellington Street W.	Listed	Subject Property
2	11 Machell Ave	Listed	Home
3	12 Machell Ave	Listed	Home
4	16 Machell Ave	Listed	Home
5	35 Wellington Street W.	Listed	The Fleury Foundry
Northeast Old Aurora HCD		Designated under Part V of Ontario Heritage Act (OHA)	

3.0   HISTORICAL SUMMARY

3.1   Development of the Area

Prior to any settlement, the area that has since become known as Aurora was the traditional lands inhabited by the Mississauga, Iroquois, Huron, and Algonquin First Nations. These indigenous groups established trading networks amongst themselves and later with European voyageurs (fur traders) and settlers. After Britain established their colonial power in British North America in the 18th century the first Lieutenant-Governor, John Graves Simcoe (Simcoe), sought to capitalize upon the established portage route known as the Carrying Place trail for access to the northern Great Lakes.[12] In 1795, Simcoe began a project to extend Yonge Street north from Toronto to Georgian Bay, in part as an effort to fortify British holdings and a military route to the Great Lakes from the threat of American attack,[13] and in part to encourage settlement and agricultural industry in the colony. Simcoe imposed his own plans for the road on the ancient route.[14] As the new road developed as an extension of Yonge Street from Toronto, so, too, did small towns, villages, and corners. Newcomers and settlers from Europe were attracted to the promise of ample and inexpensive land and sought out opportunities in the new world.

Surveyors began mapping the land to the east and west of the northern extension of Yonge Street from Toronto in the 1790s. In 1797, the Crown began to offer deeds of land to settlers, and by 1801 fourteen homes had been built at the crossroads of Yonge Street and Wellington Street, which became the foundational corners for the town of Aurora.

Richard Machell was one of the earliest settlers in the area. He purchased the properties at the northeast, southeast, and southwest corners of Yonge and Wellington Streets in 1833. He established a mercantile business at the southeast corner that same year, and the area became more commonly known as "Machell's Corners."[15] Tannery Creek, which forms a part of a smaller watershed of the East Holland River,[16] cuts across the west side of the Town provided the area with the ability to establish a local mill that helped to bolster the Town's early agro-industrial economy. This creek provided hydropower for the early industries in the Town, including the Fleury Foundry located along Wellington Street and established in the 1850s.[17]

Aurora underwent expansion and change during the mid-19th century in part due to the growth of the Town's industries like the Fleury Foundry. The thriving wheat economy of the province and the expansion of transportation systems, especially railways, accelerated the pace of change due to the ability to transport goods not only across the province but to other markets along the St. Lawrence and further south.[18] The Grand Trunk Railway (GTR) extended through

Aurora beginning in 1853.[19] Contemporaneous to the railway expansion, the area south of Yonge and Wellington Streets began to flourish and grow into a commercial and retail centre for the growing Town and surrounding area.

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[12] Glenn Turner, *The Toronto Carrying Place:*
  Rediscovering Toronto's Most Ancient Trail (Toronto: Dundurn, 2015).
[13] Philip Carter, Paul Oberst, and the Town of Aurora, "Appendix C – A Short History of Old Northeast
  Aurora" in *Northeast Old Aurora Heritage Conservation District: The Plan* (2006), 191.
[14] Ibid
[15] https://thecanadianencyclopedia.ca/en/article/aurora
[16] https://www.lsrca.on.ca/Shared%20Documents/newsletter/science-newsletter-vol4.pdf
[17] https://www.auroramuseum.ca/assets/ifthese.pdf
[18] Randall White, *Ontario 1610-1985, A political and economic history,* (Toronto: Dundurn, 1985) 108-110.
[19] http://casostation.ca/ontario-simcoe-h

SB A

Figure 10: The Lady Elgin on its first trip from Toronto to Machell's Corners, 1853

Credit: Toronto Public Library

"Aurora" was officially incorporated as a village in 1863. It was later incorporated as a town in 1888. Between 1850 and 1890, more settlers arrived to the area so that the population increased from around 700 in 1863 to about 2100 in 1888.[20] The GTR helped with the Town's prosperity. Aurora as the "head of the rail" became a significant shipping centre.[21] With a growing community and the access to other communities that the train provided, other social, cultural, and institutional sectors emerged. The town boasted four churches, a post office, a school, a Temperance Hall, and a Masonic Hall, as well as a Town Hall and central market.[22]

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[20] https://thecanadianencyclopedia.ca/en/article/aurora

[21] http://www.cnr-in-ontario.com/Reports/index.html?http://www.cnr-in-ontario.com/Reports/RSR-013.html

[22] Carter et al "Appendix C," 198-199.

Figure 11: Fleury Foundry c. 1900s
Credit: Aurora Museum and Archives

During the early twentieth century, Canadians became more engaged in an assortment of leisure activities. Recreational spaces like parks, rural spaces, or if you were able to afford the trip, the wilderness of northern Ontario, allowed citizens time to reflect and enjoy the outdoors.[23] Within schools, churches, and broader reform movements, a trend began (and which continued throughout much of the 20th century) that equated leisure and activity for everyone with better citizenship and a sense of well-being and as an "antidote" for the hardships of labour and industrial life.[24] Hotels sprang up in smaller communities to accommodate travelers, and the expansion of the railway and highways provided greater access to places outside of a person's own town.[25]

In addition to the Grand Trunk, a radial line from Toronto extended to Aurora. By 1904, the Schomberg and Aurora Radial Railway was incorporated as a part of the Toronto and York Radial Rail Company. It expanded its complement of streetcars and extended the rail north along Yonge Street to Lake Simcoe.[26] The rail allowed teenagers from surrounding communities to attend the high school in Aurora, and it meant families in Aurora could take day trips to other towns or Toronto easily (and vice versa).[27]

The Radial Railway ran through Aurora from around 1899 and lasted until 1930. The line was not profitable in large part due to the growing popularity of automobiles; by the late 1920s when more people owned and operated cars as opposed to using the rail, the radial line was retired.[28] Regardless of whether travel was done by train or car, Aurora provided an easy day trip for

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[23] Donald Kerr, editor, *Historical Atlas of Canada – Volume III: Addressing the Twentieth Century 1891-1961* (Toronto: University of Toronto Press, 1990) 68-69.
[24] Kerr, ed., *Historical Atlas of Canada – Addressing the Twentieth Century,* 70.
[25] Ibid, 70.
[26] http://edrh.rhpl.richmondhill.on.ca/default.asp?ID=s10.1
[27] Ibid
[28] https://onthisspot.ca/cities/aurora/heritage_aurora

people living in the city who wanted to leave for the fresh air and quiet provided by the countryside and small town setting.[29]

G. T. R. STATION   AURORA, ONT.

Published for M. Forsyth, Aurora 1732

Figure 12: Grand Trunk Railway Station, Aurora c. 1909
Credit: Toronto Public Library

Over the course of the mid to late 20th century, Aurora continued to grow in industry and residential neighbourhoods due to improved and expanded transit infrastructure, especially related to automobiles and highways. Aurora, too, became a destination for tourists seeking a calm refuge from city-life. This industry was not isolated to Aurora, but instead coincided with a national effort to attract tourists, especially those from the United States to Canada and a broader publicity campaign to showcase the charm and beauty of the country.[30] The suburban growth experienced across the province after the close of the Second World War in 1945 also transformed Aurora into a bedroom community for Toronto in large part due to its proximity to the metropole but with the added enticement of living outside of the busy city.

Local development, such as that of Frank Stronach and his Magna Corporation, in the area also helped to provide new manufacturing and industrial opportunities to bolster the economy of Aurora and the surrounding area. The increased development in Aurora increased the pressure for development intensification.

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[29] http://www.archives.gov.on.ca/en/explore/online/tourism/transportation_cottage.aspx
[30] Alisa Apostle, "Canada, Vacations Unlimited: The Canadian Government Tourism Industry, 1934-1959," Ph.D. dissertation. Queen's University, 2003

3.2 Chronology of Ownership

Instrument Type	Year	Grantor	Grantee	Price ($)	Notes/ Comments
Patent	1797	Crown	Thomas Phillips	--	210 acres
Deed Poll	1803	John Jones, Attorney for Thomas Phillips	Thomas Hind	--	As above
Barter & Sale (B & S)	1803	Thomas Hind	Jacob Hollingshead	--	As above
B&S	1853	Eli Hollingshead et al	Robert P. Irwin	$4200	140 Acres; Eli was Jacob's son
B&S	1876	Robert P. Irwin	Richard Wells	$1000	11-1/7 acres
B&S	1881	Richard Wells	Alfred Love	$300	lots 1 & 2, Plan 36
Mortgage	1883	Alfred Love	Samuel Jewett	$800	lots 1 & 2 The house was constructed c. 1883 on the property at its current site
Discharge of Mortgage	1887	Samuel E. Jewett	Alfred Love		
B&S	1918	Alfred Love	William J. Mount	$1,500	all lot 2, subject to right of way
Grant	1930	Alfred Love	Lois E. Love & Alfred Love, joint tenants	L&A & 1.00	lots 1 &2
Grant	1951	executors of Lois Love	Margaret L. Gillespie	Value of Consideration (v.c) + 1.00	lot 2 & right of way on 1 & 2
Grant	1961	Margaret Louise Proctor [formerly Gillespie]	Hazel Ilena Kennedy	v.c. + 1.00	lot 2 & right of way on 1 & 2
Grant	1978	Hazel I. Kennedy	Edward Kavanagh & Dorothy L. Kavanagh, joint tenants	v.c. + 2.00	lot 2 & right of way on 1 & 2
Grant	1980	Edward Kavanagh & Dorothy L. Kavanagh	Adrienne J. Cameron	v.c. + 2.00	lot 2 & right of way on 1 & 2
Transfer	1999	Adrienne J. Cameron	Lois Creelman	$227,500	Present Owner

Figure 13: Chronology of Ownership
Credit: Land Registry Office and Aurora Museum and Archives

3.3   History of the Subject Property[31]

In 1797 the Crown granted 210 acres of land on Concession 1, Lot 81 in King Township (the lands located west of Yonge Street) to Thomas Phillips. According to the Domesday Book for the County Phillips was one of the original patentees in the area who purchased land that closely abutted Yonge Street to form the early neighbourhoods in the area.[32] There is little other historical information about Phillips.

Land records show that Phillips' attorney, John Jones, sold the entirety of the land in 1803 to Thomas Hind, who already owned land in the north west of King County. Early records for Upper Canada note that Hind owned a tavern on Lot 63 further west in the county,[33] but there is no evidence that he established any tavern on Lot 81 which is also supported by the rapid turnover of the property from Hind to Jacob Hollingshead later that same year.

Jacob Hollingshead was a local mill owner and farmer.[34] Hollingshead married Fanny Dunham who was a member of the Willson family who resided near Sharon, Ontario. The Dunhams and Willsons were members of the Society of Friends, which was heavily located in and around Sharon.[35] It is very unlikely that Fanny would have married outside the faith, and so Jacob, too, was likely a member. The land passed to Jacob's son, Eli.

Eli sold 140 acres to R.P Irwin in 1853. Much earlier in the century, Irwin had emigrated from Pennsylvania to Canada in 1818 likely as a Late Empire Loyalist. Irwin worked as a millwright in the Aurora area and established a business in the trade.[36]
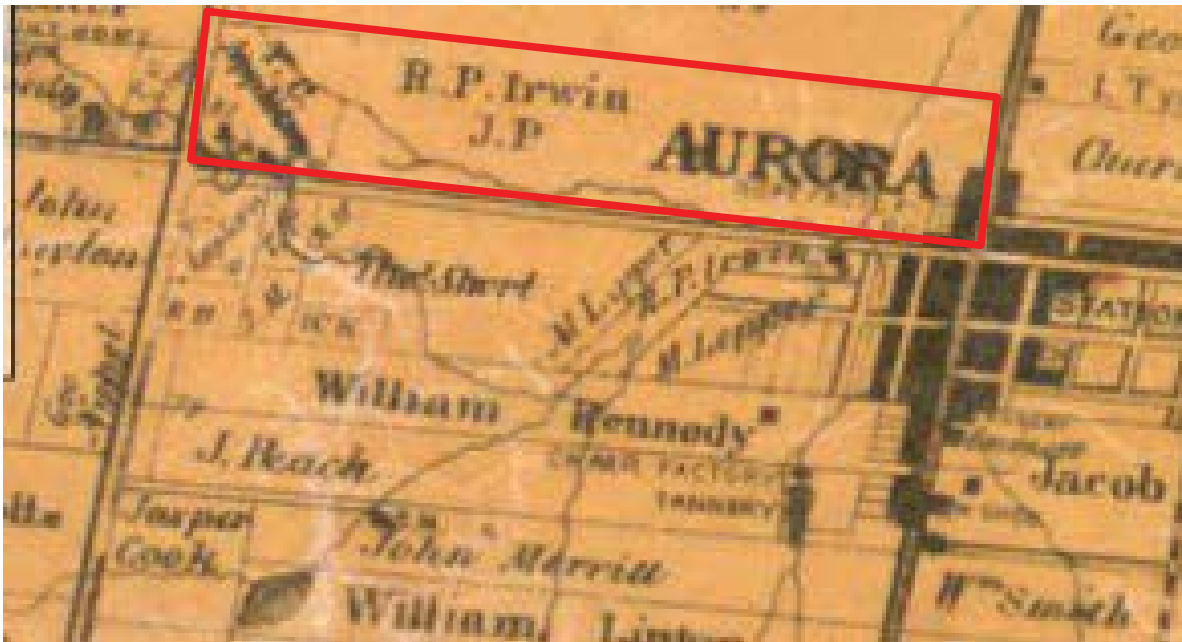
Figure 14: Tremaine Map, 1860

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[31] As a result of the COVID-19 pandemic, access to assessment or tax rolls, fire insurance plans, local archival data, and archival pictures was limited

[32] History of Toronto and County of York, Part III: King Township

[33] http://edrh.rhpl.richmondhill.on.ca/default.asp?ID=saa

[34] http://www.newspapers-online.com/auroran/?wpfb_dl=1027

[35] https://www.yumpu.com/en/document/read/12097563/the-willson-family-sharon-temple

[36] York County "Biographical Notices, "404

It was Irwin who began to subdivide the land into smaller lots. In 1876 Irwin sold about 11 acres of the property to Richard Wells. Wells was born in Aurora and worked on his father's farm until 1862 when he set off west to work in the gold mines along the west coast of Canada and into the United States. Wells was successful and upon his return to Aurora in 1867 he established an agricultural and stock-raising business. [37] He also acquired more property in the Town, including the purchase of the Queen's Hotel in 1881.[38] Wells' own dwelling was located east of Yonge Street but his land speculation in the 1870s and 1880s coincided with a period of time in the Town when more residential neighbourhoods were settled as the Town grew in size thanks to radial railway that extended north from Toronto.

Figure 15: Survey of the Town of Aurora, 1878

Alfred Love purchased lot 2 and the neighboring lot 1 from Richard Wells in 1881.[39] Alfred Love had been born in King County in 1847 to one of the early settler families in the area just to the east of what became Aurora.[40] Love was educated and attended the high school in Newmarket. He became a teacher.

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[37] http://digital.library.mcgill.ca/CountyAtlas/showrecord.php?PersonID=55992
[38] York county 443-444
[39] All information about ownership of the property comes from the abstract index for Plan 36 at the provincial Land Registry Office, Aurora. See the notes attached to this report.
[40] York County "Biographical Notices, "237

In 1876 Love married Mary Rank and he continued to teach until 1880 when the two moved closer to Aurora. Coinciding with the Loves move to Aurora and contemporary to the purchase of the property, Love left the teaching profession and began work as a book-keeper for the Fleury Foundry located across the street from his new home on Wellington Street.

The Loves had four children, two daughters followed by two sons, one of whom died in childhood.[41] In 1881 Love purchased the land on Lots 1 and 2 for $300. The survey of Aurora (above) dated 1878 shows no house on the property, which correlates to biographical records and source material that trace the construction to 1883 when Love had built a "fine brick house."[42] No archival data could be found that traced the architect or builder of the house.

The house was constructed in the Second Empire Style. This style grew in popularity in Canada beginning in the 1870s. It had originated in Paris in the 1850s and gained popularity across Europe and into North America.[43] The style is notable for its incorporation of the mansard roof that allowed for a greater ceiling height within the building or house.[44] The Second Empire Style was meant to evince a kind of cosmopolitism or status within a community.[45] In towns, this status was reinforced by the location of such houses along prominent streets and a large lawn or garden that surrounded the house.[46]

In Aurora there are a few examples of the Second Empire Style in residential buildings in the Town; however, it was not the predominant building style.[47] Love's choice of design was an interesting and unique one. The Keeper's House at the Aurora Cemetery was constructed in 1879 in the same style by a local carpenter, as well as residential houses at 16 Maple Street, 37 Spruce Street, and 116 Wellington Street East were all built in the same style.[48]

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[41] York County "Biographical Notices", 238

[42] *Commemorative Biographical Record of the County of York* (Toronto: J. H. Beers & Co., 1907): entry for Alfred Love, page 238.

[43] https://www.historicplaces.ca/en/pages/29_second_empire.aspx

[44] Ibid

[45] Ibid

[46] http://www.ontarioarchitecture.com/Second.htm

[47] Jackie Stewart, the former curator of the Aurora Museum and Archives, mentions in her notes for the property that at one time there were seven examples of the Second Empire Style in Aurora, but as of c. 21st century only five examples remain, It is not known where these two examples were located in the Town or when they were demolished.

[48] Aurora Museum and Archives curator notes. Both 16 Maple Street and 37 Spruce Street are part of the Old Northeast Aurora HCD and therefore designated under Part V of the OHA; 116 Wellington Street E. is listed on the Town's Register of Properties of Cultural Heritage Value or Interest; and, the Keeper's House was designated under Part IV of the *OHA* in 1987.
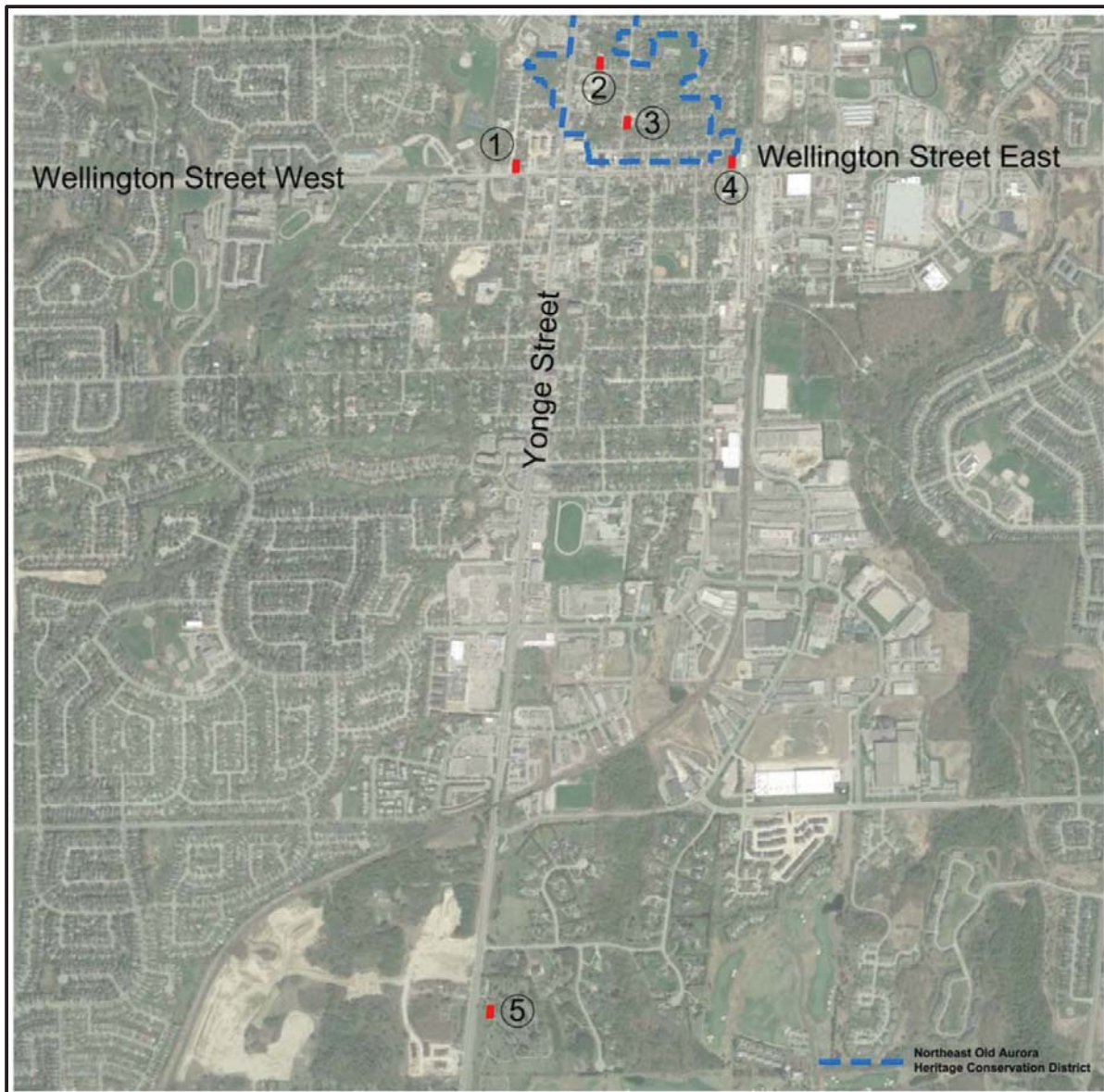
Figure 16: Map of Second Empire Style Houses in Aurora
Credit: Google Base Map (2020) with SBA annotations

28 Wellington St. W
Subject Property / Listed

16 Maple St.
Listed

37 Spruce St
Listed

116 Wellington St. E
Listed

14253 Yonge St.
Designated under Part IV of *OHA*

Figure 17: Second-Empire Houses in Aurora
Credit: Google, Canada's Historic Places and Aurora Museum and

The house on the subject property likely stood out, in part due to its location along the main west-east thoroughfare in Aurora and, in part, because it was located across from one of the primary industries in the Town, the Fleury Foundry, while the Foundry was foundation of the local economy.

Love continued to work for the foundry for a decade before again changing careers and becoming a real estate agent, at the time referred to as a conveyancer, and an insurance agent around 1890.[49] Over his career, Love became increasingly involved in the community and Town life. He served on the Town Council for one year in 1893, and then as the Trustee for the local high school. He was appointed a Justice of the Peace or Magistrate in 1896, in addition to duties as an assessor and collector for the Town's taxes.[50] Love was noted in a county biographical record published in 1907 for his superb career as a public servant.

Love's wife, Mary, died in 1928. Shortly after her death, Alfred said up a joint tenancy for the property with his elder daughter and oldest child, Lois. Alfred Love was active in the community throughl his final years. He maintained his position as secretary of the public school board until 1941.[51] Love died in 1943 and was 94 years old.[52]

With his death, the property passed to Lois.[53] Lois worked as an operator for the telephone company in Aurora.[54] Lois lived on the property until 1949. Upon her death in 1951 the property was sold out of the family. It had been owned by the Love family for close to seventy years.[55] A plaque was added to the front of the house some time in the later 20th century (likely c. 1984 during an early heritage inventory of historic houses in the Town by the local archives and museum) noting that the house was the "Alfred Love House."

The Loves had owned both Lot 2 upon which the subject property is located and the adjacent Lot 1. After Lois' death, lot 1 was sold but the subsequent owner of Lot 2, Margaret Procter, purchased the right of way between the two lots.[56]

The house remained residential through successive ownerships by Margaret Proctor (nee Gillespie) who owned the property for a decade before selling it to Hazel Kennedy in 1961. Kennedy sold the property to Edward and Dorothy Kavanagh in 1978, who then sold it two years later to Adrienne Cameron in 1980. There are few records for these owners. At some point during this time the house was converted to a duplex with an upstairs and downstairs apartment.

More recently, the house was purchased by Lois Creelman in 1999 who has maintained the property as a duplex rented out to tenants.

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[49] Aurora Museum and Archives curator notes.
[50] York County "Biographical Notices," 239.
[51] Ibid
[52] "Till 94, Alfred Love Dies," in Newmarket Era and Express, 12 August 1943, 5
[53] Ibid
[54] Pp 238
[55] Aurora Archives and museum curator notes
[56] Title records, Land Registry Office

4.0   BUILT and SITE RESOURCE DESCRIPTIONS

Figure 18: Front/South Elevation, 2020
Credit: Property Owner

Figure 19: Front/South Elevation, Prior to Removal of Porch
Credit: Google, 2016

Unless noted otherwise the following photographs were taken in July 2020.

Figure 20: Side/East Elevation

Figure 21: Side/West Elevation

4.1   Built Resource

Style
Number 28 Wellington Street West is one of only a very few examples in Aurora of residential architecture in the Second Empire style. Typical features of the style that are found in this house include:

- *Mansard roof: slightly sloping upper section and lower steeply pitched section, providing useable second floor instead of an attic;*
- *Dormer windows;*
- *Decorative window surrounds; somewhat buttress-like shaped boards; and*
- *Round-arched door opening to balcony (balcony/porch removed in +/- 2018), with round-arched windows in doors (both front door and upper door to former balcony/flat roof of porch)[57]*

Massing
The almost square massing (in plan) of the main house is fairly simple with the second floor of the yellow/buff brick house clad with a steeply pitched mansard roof complete with dormer windows with decorative wood surrounds. A simple wood fascia board forms the transition between the lower roof and a low sloped upper roof (not visible at the site visit). Until recently the front elevation would have been graced with a similarly detailed mansard roofed porch with a walk-out from the central second floor door. Currently the ground floor front door opens onto a contemporary wood deck with a small gabled roof above.

The rear one storey wing is clad with painted shiplap (coved profile) wood siding on the north and east elevations and the yellow/brick masonry is carried thru on the west wall facing Machell Ave. The west elevation may have been purposely constructed with brick given what is assumed to have been a former prominent view on Machell Ave. prior to the growth of the foliage/trees along this side of the property.

On the east elevation a one storey yellow/buff brick element links the main house and rear wing (may have been a former side entrance). The wood fascia element between the lower and upper sections of this roof is clearly evident from the rear bedroom on the 2nd floor. No access to a crawl space or basement beneath this area was evident from within the basement.

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[57] Aurora Museum and Archives, Curator Notes by Jacqueline Stewart;
see also, http://www.ontarioarchitecture.com/Second.htm

4.1.1 Exterior
Foundations

The main house is supported by a fieldstone foundation with a central masonry wall running north to south and has a full height accessible basement. The basement is divided into 2 sections with 2" x 7 ½" floor joists @ 16" o.c. spanning the west section supported by a 11" wide x 10" high timber beam bearing on a 9 ½" square timber post to the east side of the wood basement stair. A second column, with multiple drill marks, supports the stair stringer at the north east side. Both basement sections have masonry benches constructed along their perimeter walls though a more contemporary L-shaped bench is located along the north east corner of the west section and is infilled in soil. A former entrance to the basement is evident on the east side though its arched brick lintel is partially hidden on the exterior by changes in the adjacent grading. The rear one storey wing is supported on rubblestone with no basement nor crawl space.

Figure 22: North Side of Basement with Stair

Figure 23: East Side of Basement

Exterior Walls

The exterior walls of the main house are a yellow/buff brick laid in a common running bond. The original fine detailing of the mortar joints is most evident on the front façade. The brick work extends along the west elevation of the rear wing where at the northwest corner it changes to painted horizontal wood siding. To the north of the kitchen door (access to ground floor unit) masonry repairs have been completed with a concrete brick.

With the exception of the basement windows that generally have been infilled or used for new mechanical and electrical services, the original masonry openings with both flat and arched brick lintels on the ground floor remain intact. Where the original porch was removed the brick was cleaned and some masonry repairs were completed. The original semi-circular brick arch above the door and transom on the second floor central gable remains intact. Discrete areas of repointing are evident as well as it appears that the kitchen window on the west elevation may have been once a door and the area below the window was infilled with brick to suit.

Figure 24: Second Floor Central Gable

Chimney

The brick chimney was at some point cut down in height, repaired at the upper 3 courses with new brick and capped in metal. Though there was no visual evidence of a fireplace or wood burning stove on the ground floor a metal cap remains in place on the east wall within the older (wallpapered) closet adjacent to the chimney on the 2nd floor. Venting for the furnace extends from the base of the chimney.

Figure 25: Chimney at East Elevation

Roofs, Fascia and Soffits
The lower mansard roof of the main house was recently reroofed in black asphalt shingles with matching black aluminum flashings and appears to be in good condition. It was not confirmed on site whether the upper mansard roof was similarly redone. The wood trim, still in a brown tone and separating the two roofs, appears to not have been addressed within this scope of work will require future repairs and repainting. Aluminum soffits were installed at some point and several sections are missing along the front elevation were it is possible to see the wood soffits above. Both the lower and upper sections of the rear wing were similarly reroofed in asphalt shingles with matching black aluminum flashings and appear to be in good condition. The wood trim, still in a brown tone and separating the two roof areas, appears to not have been addressed within this scope of work and will require future repairs and repainting.

Eavestroughs and Downspouts
Both the aluminum eavestroughs and downspouts appear to be new and in good condition.

Figure 26: Roof and Aluminum Eavestroughs

Figure 27: Missing Soffit Section along Front Elevation

Windows

Both the ground and second floor dormer windows have been replaced with aluminum windows that may have similar glazing patterns (1over1) and operability as what is assumed to have been original double hung wood windows. The original wood window frames and sills on the ground floor may still exist and were capped in metal when the replacement windows were installed. Though no photographic evidence was found the upper sashes of these windows may have been arched on the exterior to suit the arched brick lintels and have flat heads within the interior to match the extant wood trim.

Based on the size and age of a window transom above the sliding door to the rear wing it is possible that this window sash was repurposed when the original windows were removed. If this is the case the original windows may have had a 6 over 6 configuration.

The original window and door openings are extant on both the ground and second floors of the main house. In the basement several of the windows have been infilled or repurposed to suit the integration of new electrical and mechanical services. Along the east elevation it appears that a previous opening, possibly a door to the basement was at one point infilled and the grade adjusted to suit. As compared to the adjacent basement wood lintel, an arched brick lintel can be seen above this infilled opening.

Though interior modifications were made on the second floor to accommodate a bathroom and kitchen the contemporary infill wall was constructed to the north of the existing dormer window thereby keeping this opening intact. The exterior decorative trim to either side of the second floor dormers is generally intact though in need of restoration and possible recreation given the current condition of the wood.

Figure 28: Ground Floor Windows

Figure 29: Second Floor Dormer Window

Doors

There are three entrances to the main house, each with an exterior screen/storm door and an inner door. Both the screen and inner door at the front entrance are wood and appear to be original or older. The inner wood door has double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of ceramic knobs and decorative hinges are present. Both doors appear to have been recently painted and could use some wood repairs in the future.

The second set of doors to the current living room on the ground floor are currently closed and locked in situ. Both the exterior wood screen door and inner wood door are older, and it is assumed in need of wood repairs at the same time as the front doors.

The third set of doors is at the kitchen/entrance to the ground floor apartment. The storm door is a contemporary aluminum door (appears to be fairly new) with an older wood inner door with an upper glazed panel and 2 solid bottom panels.

At the second floor front gable a fourth exterior door with double arched glazed openings in the upper half and corresponding solid panels below matches the ground floor entrance door directly below. This door has a shuttered half round transom above with frosted/back painted glazing. Originally this door, off of the original central hall plan, would have provided access to the balcony atop the porch. Given that the door is still operable a contemporary metal railing has been added for safety. Generally, the hardware on the wood doors is older hinges with rim/box locks.

Access to the rear wing, used as storage space, is thru a sliding solid wood door on the east elevation. An older door is fixed in place along the north/rear elevation.

Figure 30: Exterior of Door at 2nd Floor Gable

Figure 31: Interior of Door at 2nd Floor Gable

Figure 32: Exterior Transom/Shutter above Second Floor Door

Figure 33: Interior of 2nd Floor Door

Figure 34: Interior Transom and Decorative Trim

Figure 35: Main Floor Door

Porches and Decorative Woodwork

With the removal of the original front porch a small gabled roof above the entrance and wood deck were added at the front entrance.

The remaining decorative exterior woodwork, inclusive of the detailing on each side of the dormer windows, the front round arched shutter and the decorative wood fascias between the lower and upper mansard roofs will need to be restored/repaired and painted in the near future to avoid additional damage and possible loss of the woodwork. Replacement of the woodwork, based on matching the original elements in terms of design and quality of the replacement wood, may be a more viable option if the existing elements have deteriorated to a point that restoration is not feasible. The retention of the original fabric is always the preferred option.

Condition Assessment

The building envelope is generally sound with recently installed new roofs, eavestroughs and downspouts. The older replacement windows appear still to be performing adequately though the condition of the adjacent woodwork and sills beneath the metal capping may be deteriorated and should be addressed in conjunction with future window replacements.

There is a small masonry crack along the north east corner however it appears relatively minor in nature and could be addressed as future masonry repairs are required.
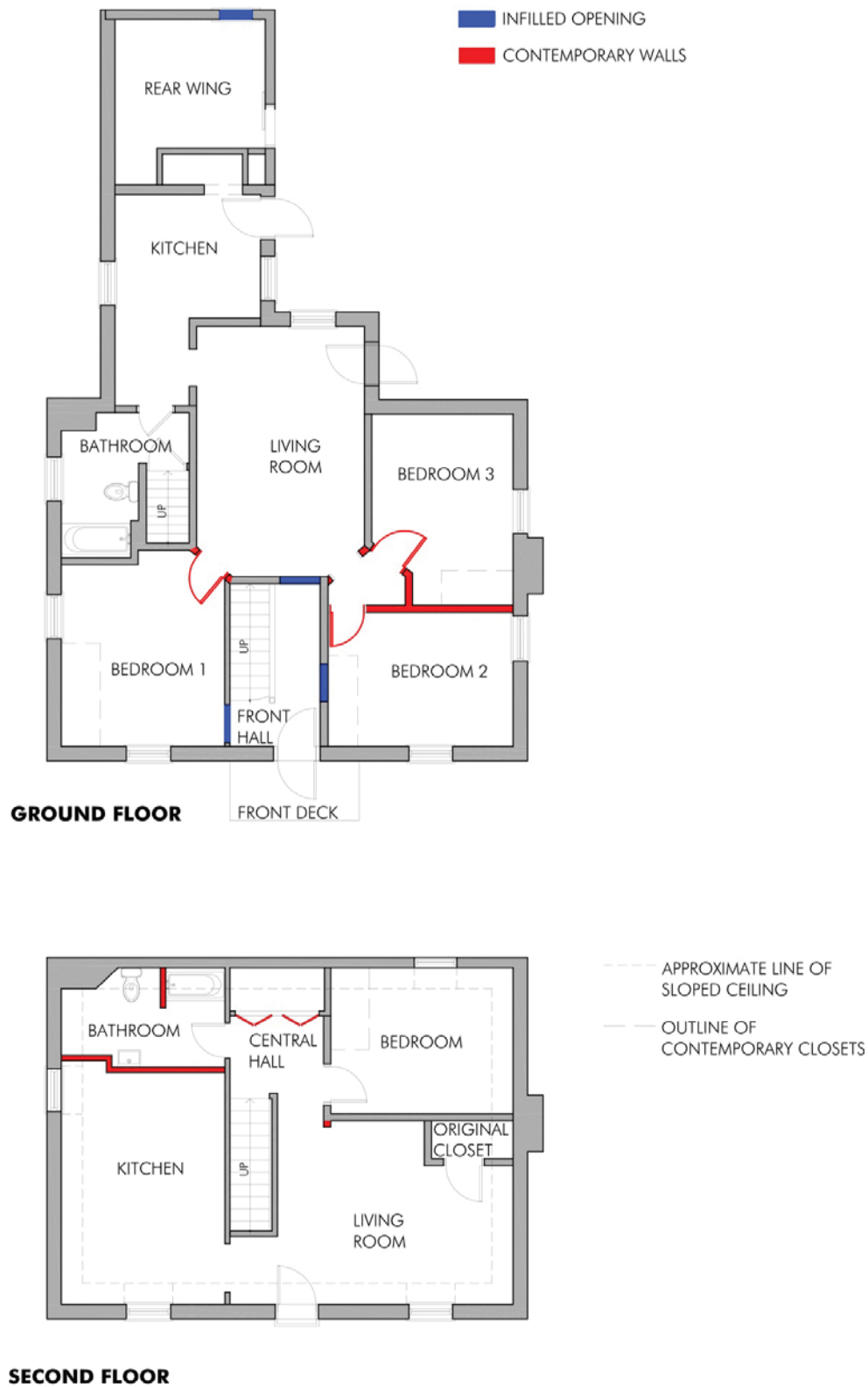
4.1.2 Interior

Figure 36: Ground and Second Floor Plans

Though the house was converted into a duplex in the later 20th century (the date could not be confirmed) several of the original interior features are still intact with the central stair and hall simply blocked off from the ground floor and currently providing access to the second floor apartment. These infilled openings could be simply opened. Likewise, the introduction of contemporary closets and infill walls to create additional bedrooms, bathrooms and a second kitchen could be fairly easily removed. The second floor living room has an original or older closet (wallpapered) with a stove cover for a former stove pipe running out thru the chimney.

Indicative of the Second Empire style the mansard roof allows for a highly useable second floor with high ceilings and alcoves at each window. It is assumed that the current low wall at the top of the stairs was introduced during the duplex conversion when a low handrail would not have met the code requirements.

Although some of the finishes have been replaced some original features remain:
- Central stair inclusive of ground floor newel post, handrail, treads, risers and stringers;
- Interior wood paneled doors and hardware (inclusive of decorative hinges, rim/box locks and ceramic knobs);
- Selective wood baseboards and wood trim around the window and door openings;
- Wood wainscoting in the kitchen; and
- Wall and floor metal registers.

Figure 37: Painted Stair Newel Post and Handrail
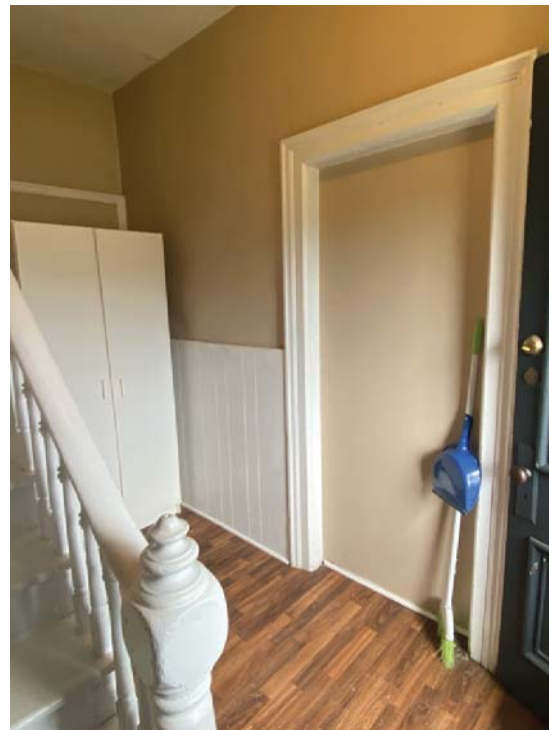
Figure 38: Main Floor Central Hall

Figure 39: Second Floor Opened up for Living Room

Figure 40: Main Floor Living Room

Figure 41: Main Floor Bedroom No. 2

Figure 42: Typical Interior Wood Door

Figure 43: Rim/Box Lock and Ceramic Knob
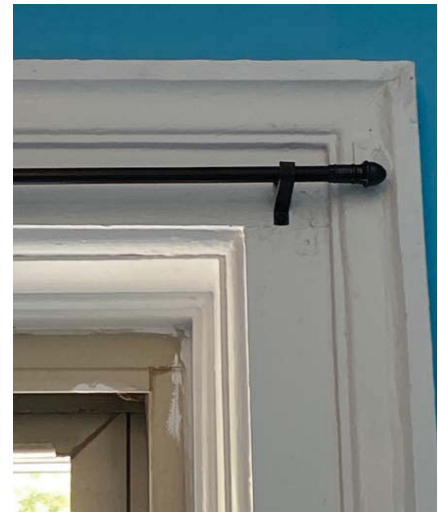

Figure 44: Wall Register

Figure 45: Interior Wood Trim

Condition Assessment

The interior is in fair condition indicative of a rented tenanted property.

4.2 Setting

The house is located on a prominent height of land with views overlooking Wellington St. both to the east and west and is encircled with a stone retaining wall. A concrete stair with a metal handrail, in relatively poor condition, leads from the street to a grassed area above. Remains of a former walkway to the front entrance are evident within the landscape but no longer exist. A newer deck is located at the front door and entrance to the 2nd floor apartment. Vehicular access off of Wellington St. is from a shared driveway with the apartment building to the east. Dense foliage/trees along the west property line obscure the visibility of the house from Michel Avenue and the neighbouring residential properties. A low chain link fence and small trees/shrubs extends along the north side and carries around the east corner where it ends for access to parking, adjacent to the kitchen entrance.

Though no photographs of the original house were found archival research supports the notion that the house was purposely constructed on a highly visible corner on an important street in Aurora and that location remains intact today.

Figure 46: Siting of House above Wellington St.

Figure 47: Concrete Stair and Handrail

Condition Assessment

The overall condition of the site is fair, indicative of a rental/tenanted property. Though no evidence was found that confirmed when the stone wall was constructed it is an integral component of the site, even if solely to address the grade change, and should be repaired. At the same time the existing concrete stair, metal handrail and graffiti on the adjacent stone will need to repaired. The re-introduction of what is believed to be a former landscaped path/link from the house to the street would also contribute to the overall setting and appearance of the house.

Figure 48: View looking north along Machell Ave.

Figure 49: View looking north along Driveway

Figure 50: Rear Yard looking north

Figure 51: Side/Rear Yard looking east

Figure 52: View from House looking southeast

Figure 53: View from House looking southwest.

5.0 HERITAGE EVALUATION OF THE RESOURCES

5.1 Preamble[58]

Criteria for determining the cultural heritage value or interest of a property are listed in Regulation 9/06 made under the Ontario Heritage Act. These criteria are to assist municipalities in evaluating properties for designation under Part IV Conservation of Property of Cultural Heritage Value or Interest.

A property <u>may be</u> designated under Section 29 of the Act if it meets one or more of the criteria for determining whether it is of cultural heritage value or interest. The criteria are insufficient of themselves to make a comprehensive determination. Factors such as condition and integrity of heritage attributes as well as a community's interest or value placed must also be taken into account.

5.2 Application of Provincial Criteria: Regulation 9/06 Criteria

1. The property has design value or physical value because it,	
i. is rare, unique, representative or early example of a style, type, expression, material or construction method,	Yes
ii. Displays a high degree of craftsmanship or artistic merit,	No
or iii. Demonstrates a high degree of technical or scientific achievement.	No
2. The property has historical value or associative value because it,	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
3. The property has contextual value because it,	
i. is important in defining, maintaining or supporting the character of an area,	Perhaps
ii. is physically, functionally, visually or historically linked to its surroundings	No
or iii. is a landmark	Perhaps

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[58] Ontario Heritage ToolKit

5.2.1 Design Value or Physical Value

i. *is rare, unique, representative or early example of style, type, expression, material or construction method,*

The house is one of five remaining examples of the Second Empire Style of architectural design in the Town of Aurora. It is arguably one of the finest due to its location along a prominent street and its large lawn that surrounds the house (both key characteristics of the Second Empire Style).

ii. *displays a high degree of craftsmanship or artistic merit,*

The house is a fine example of a small residence designed in the Second Empire Style with a mansard roof punctuated with dormers and elegant moldings surrounding the windows; however, the simple detailing is not indicative of a high degree of craftsmanship or artistic merit.

iii. *demonstrates a high degree of technical or scientific merit.*

No - not shown.

5.2.2 Historical Value or Associative Value

i. *direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*

The property was owned by Alfred Love who built the house c.1883 and lived there until his death in 1943. Over his career, Love became increasingly involved in the community and Town life. He served on the Town Council for one year in 1893, and then as the Trustee for the local high school. He was appointed a Justice of the Peace or Magistrate in 1896 and worked for the Town in this capacity well into the 20th century. In addition to his work as the Magistrate, he performed duties as an assessor and collector for the Town's taxes. Love was noted in a county biographical record published in 1907 for his superb career as a public servant. He served on the Public School Board as its Secretary from 1916 until 1941, only two years prior to his death.

Love was deeply connected to the Town of Aurora and worked as a public servant for most of his life, prior to which he worked at one of the foundational industries of the Town, the Fleury Foundry, located on Wellington St. across from his house.

ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture,*

No - not shown.

iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

No - not shown.

5.2.3 Contextual Value

i.   *important in defining, maintaining or supporting the character of an area,*

The site supports the historical character of this neighbourhood within the "Old Town." The house was constructed c. 1883 and is one of the remaining houses in the residential neighbourhoods that surround the main street.

ii.   p*hysically, functionally, visually or historically is linked to its surroundings,*

No - not shown.

iii.   *is a landmark.*

At one time - and even today - the house could conceivably have been a landmark due to its proximity to the commercial main street as well as its setting high above Wellington Street, the major west-east thoroughfare.

5.3 Overall Evaluation Summary

28 Wellington Street West meets the criteria for designation under Reg. 9/06 for design and historical value and perhaps for contextual value for its setting. The designation does <u>not</u> include the interior elements.

5.4   Heritage Integrity

Building
The house has moderate heritage integrity.

The following alterations have been made to the exterior of the house and have diminished its overall integrity:
- Removal of the front porch and second floor balcony;
- Construction of guard rail at second floor balcony door;
- Construction of contemporary gabled roof over front door and front deck;
- Reduction in the overall height and capping of the chimney; and
- Replacement of the existing windows with aluminum windows and capping of the adjacent woodwork and sills.

Despite these changes/alterations the overall heritage character of the house remains largely intact and these changes are generally reversible. Given the importance of the house's front elevation and its highly visible presence on Wellington Street the recreation of the removed porch would reinstate an essential heritage defining characteristic of the house. The porch could be recreated based on photographic evidence and the markings on the existing brick.

The extant architectural features of the building envelope include:
- Overall massing with main house and rear wing;
- Fieldstone foundations of the main house;
- Exterior yellow/buff brick walls with original mortar;
- Arched and flat brick lintels and masonry openings;
- Brick chimney (modified);
- Mansard roofs with slightly sloped upper sections and lower steeply pitched sections on both the main house and rear wing;
- Central brick gable on the front elevation inclusive of round arched 2nd floor brick opening and decorative wood trim (similar to dormer window wood surrounds) at the sides;
- Dormer windows (windows themselves are not original) complete with decorative wood window surrounds (somewhat buttress-like shaped boards);
- Front entrance wood screen door and inner wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges;
- Second floor wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges; and
- Glazed semi-circular transom above second floor door complete with semi-circular wood shutter (hardware if extant).

Setting
The extant heritage features of the setting include:
- The prominent height of the land with views to the site from Wellington Street and from the site to the east and west along Wellington Street;
- The location and setback of the house from Wellington Street; and
- The stone retaining wall and pedestrian access from Wellington Street.

5.5   Statement of Significance

The property at 28 Wellington St. West in the Town of Aurora ("Town") was constructed c. 1883. For nearly seventy years it remained the residence of Alfred Love. The building has design or physical value as a fine example of the Second Empire Style of architecture for small scale residences. This style is prominently displayed along the main thoroughfare of Wellington Street. Its setting has changed little over the past century and a half, which makes it one of the finest of the five remaining examples of this architectural style in the Town of Aurora.

The traits that are exemplified in the house include its mansard roof with a slightly sloped upper section and lower steeply pitched section, providing a useable second floor instead of an attic, dormer windows complete with decorative wood window surrounds (somewhat buttress-like shaped boards), and its central brick gable complete with round-arched door opening to the former balcony atop a mansard roofed front porch.

The building has historical or associative value due to its long connection with Alfred Love. Love had the house constructed and he lived there until his death in 1943. Over his career, Love became very involved in the local community and Town life. He served on the Town Council for one year in 1893, and then as the Trustee for the local high school. He was appointed a Justice of the Peace or Magistrate in 1896 and worked for the Town in the capacity well into the 20th century. In addition to his work as the Magistrate, he performed duties as an assessor and collector for the Town's taxes. Love was noted in a county biographical record published in 1907 for his superb career as a public servant. He served on the Public School Board as its Secretary from 1916 until 1941, only two years before his death.

Love was deeply connected to the Town of Aurora and worked as a public servant for most of his life, prior to which he worked at one of the foundational industries of the Town, the Fleury Foundry, located across from his house.

The house has some contextual value because of its location within a block of the historic down town. At one time, the house's location along Wellington Street would have made it a landmark because of the large lawn at its front and its high location across the street from the Fleury Foundry, one of the foundational industries of the Town in the late 19th century.

The heritage attributes include:
- Overall massing with main house and rear wing;
- Fieldstone foundations of the main house;
- Exterior yellow/buff brick walls with original mortar;
- Arched and flat brick lintels and masonry openings;
- Brick chimney (modified);
- Mansard roofs with slightly sloped upper sections and lower steeply pitched sections on both the main house and rear wing;
- Central brick gable on the front elevation inclusive of round arched 2nd floor brick opening and decorative wood trim (similar to dormer window wood surrounds) at the sides;
- Dormer windows (windows themselves are not original) complete with decorative wood window surrounds (somewhat buttress-like shaped boards);
- Front entrance wood screen door and inner wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges;

- Second floor wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges;
- Glazed semi-circular transom above second floor door complete with semi-circular wood shutter (hardware if extant);
- The prominent height of the land with views to the site from Wellington Street and from the site to the east and west along Wellington Street;
- The location and setback of the house from Wellington Street; and
- The stone retaining wall and pedestrian access from Wellington Street.

6.0   CONCLUSIONS AND RECOMMENDATIONS

The subject property at 28 Wellington Street West is located on Plan 36 in the Town of Aurora. The site is situated on the north side of Wellington Street at the corner of Wellington Street and at the southern terminus of Machell Avenue. The Town of Aurora's Official Plan defines the site as part of the "Old Town."

6.1   Conclusions

The building has design or physical value as a fine example of the Second Empire Style of architecture for small scale residences. This style is prominently displayed along the main thoroughfare of Wellington Street. Its setting has changed little over the past century and a half, which makes it one of the finest of the five remaining examples of this architectural style in the Town of Aurora.

The building has historical or associative value because of its association with Alfred Love, a prominent local citizen who had the house constructed in 1883. After constructing the house Love and his family remained in the house until Love's eldest daughter, Lois, died in 1951. The long tenure of the family in the original house and the association of the Alfred Love with the early administration of the Town and his extensive career as a public servant for the town connects the house to its associative value.

The building may have contextual value because it supports the character of the "Old Town" in the neighbourhood located north and west of the intersection of Wellington and Yonge Streets that dates to the late nineteenth and early twentieth century. It may be considered a landmark due to its prominent location along the main thoroughfare of Wellington Street in the Town and its proximity to the former Fleury Foundry located on the south side of the Wellington Street W.

The property has moderate heritage integrity.

Although the building has interior heritage attributes it is recommended that they are not included in the designation as the public will likely not have an opportunity to see them and their retention may limit the building's reuse.

6.2   Recommendations

.1   that Council designates the building envelope and setting of 28 Wellington St. West under Part IV of the *Ontario Heritage Act*

7.0   REFERENCES

7.1   References

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Ontario Heritage Tool Kit

Ontario Architectural Style Guide (University of Waterloo)

People Contacted
Carlson Tsang, Town of Aurora
Shawna White, Curator, Aurora Museum & Archives

7.2 Qualifications of Authors

Stevens Burgess Architects Ltd. is an OAA licensed architectural practice specializing in heritage conservation. SBA has six licensed architects, three of whom are members of the Canadian Association of Heritage Professionals (CAHP), two LEED accredited professionals and a staff trained in the application of heritage standards and best practice.

In 1988, SBA was retained to assist the Trustees of The Old Stone Church in Beaverton, Ontario to assist in designation and conservation of the 1840's stone church which became a national historic site. Since that time SBA has worked on over forty recognized or designated heritage properties and many more listed or eligible to be listed buildings. SBA Follows internationally recognized preservation principles as inscribed in the charters, SBA's involvement with projects range from research and documentation to production of Heritage Significance Evaluations, Building Condition Assessments, Intervention Guidelines, Conservation Master Plans, Feasibility Studies, Heritage Impact Statements, Building Conservation, Retrofit and/or Reuse and Monitoring and Maintenance Plans.

This CHER was prepared by a member of the Canadian Association of Heritage Professionals (CAHP), namely, Kelly Gilbride **OAA, P.Eng., CAHP, LEED AP** a partner of Stevens Burgess Architects Ltd. (SBA) and partner-in charge of heritage projects. Kelly's architectural training is complemented by her building engineering degree. Shortly after joining SBA in 2001, Kelly became a partner and was able to work hand in hand with Jane Burgess and developed an expertise within the heritage field. Initially focused on built heritage conservation work, Kelly expanded her expertise to include heritage policy, conservation plans, impact assessments, and heritage evaluations and inventories. Kelly's work with SBA has garnered multiple conservation and heritage awards.

Julia Rady obtained her **PhD** in Canadian History from the University of Toronto in 2017. She has presented on her work to the Canadian Historical Association and the Canadian Society of Church History. She has worked as a historical consultant for the CBC, the Osgoode Society for Canadian Legal History, and Heritage Toronto, and she has published book reviews with *Ontario History*. She started working at SBA in 2017 assisting on historical research and writing for the firm's heritage-related work.

Appendix A:

Curriculum Vitae of Authors

Kelly Gilbride OAA, P. Eng., CAHP, LEED AP
Partner

EDUCATION	Bachelor of Architecture (Honours), 1991, McGill University	
	Bachelor of Engineering (Honours), 1987, Concordia University	
PROFESSIONAL	2001 to date	Stevens Burgess Architects Ltd., Toronto
EXPERIENCE	1998 to 2001	White and Gilbride Architects Inc., Deep River
	1997 to 1998	Turczyn White + Gilbride Architects, Pembroke
	1996 to 1998	Kelly Gilbride Architect, Deep River
	1991 to 1996	Greer Galloway Architects and Engineers, Pembroke
PROFESSIONAL	Ontario Association of Architects, OAA	
ASSOCIATIONS	Association of Professional Engineers of Ontario, PEO	
	Canadian Association of Heritage Professionals, CAHP	
	Canadian Green Building Council, LEED AP	

Kelly's architectural training is complemented by her building engineering degree. Shortly after joining SBA in 2001, Kelly became a partner and was able to work hand in hand with Jane Burgess and developed an expertise within the heritage field. Initially focused on built heritage conservation work, Kelly expanded her expertise to include heritage policy, conservation plans, impact assessments, and heritage evaluations and inventories. Kelly is the managing partner in-charge of SBA's Vendor of Record Contracts and, accordingly, is well versed in working with municipal, government and private clients on challenging heritage projects.

SELECT HERITAGE PROJECTS (+ indicates award winning)
Infrastructure Ontario – 2 Surrey Place, Toronto
- Strategic guidance and adaptive reuse study of property at 2 Surrey Place

University of Toronto – Convocation Hall, Toronto
- Heritage Consultant for masonry cleaning at Convocation Hall

Exhibition Place – McGillivray Fountain Restoration, Toronto
- Restoration of McGillivray Fountain at Centennial Square

Infrastructure Ontario – Metro Court House and Osgoode Hall Disentanglement from Enwave District Steam Service, Toronto *(Provincial Heritage Property of Provincial Significance, National Historic Site)*
- Feasibility Study to develop options for Remote Boiler Plant and Heritage Impact Assessment

Town of Richmond Hill – McConaghy Centre Cenotaph, Richmond Hill *(Listed)*
- Restoration of McConaghy Centre Cenotaph

City of Cambridge – Old Galt Post Office Idea Exchange, Cambridge *(Designated, National Historic Site)*
- Heritage Architect for Adaptive Reuse and Restoration

Archdiocese of Toronto – Church of the Holy Name, Toronto
- Renovations and accessibility upgrades

+St. Michael's Hospital – Stained Glass Windows Restoration, Toronto
- Feasibility Study
- Restoration of Chapel Stained Glass Windows

+Redemptorists of Toronto and Edmonton – Redemptorists' Monastery, Toronto *(Designated)*
- Study to determine feasibility of conversion to self-contained residential suites
- Conservation of the building envelope, interior retrofit and accessibility improvements

City of Toronto – Ward's Island Waiting Shed, Toronto
- Feasibility Study
- Relocation and rehabilitation of the Waiting Shed

City of Hamilton – Jimmy Thompson Memorial Pool, Hamilton *(Listed)*
- Feasibility Study to develop Heritage Intervention Guidelines

City of Toronto – Alumnae Theatre, Toronto *(Listed)*
- Feasibility Study, Phases I, II and II Accessibility Renovations

City of Toronto – Toronto Railway Museum, Toronto *(Designated, Pt V)*
- Restoration of Roundhouse Turntable

+City of Hamilton – Dundurn National Historic Site, Hamilton *(Designated, National Historic Site)*
- ▪ Feasibility Study to explore adaptive reuse of the outbuildings to augment the museum experience

City of Toronto – Young Peoples Theatre, Toronto *(Designated)*
- ▪ Heritage Window Conservation Feasibility Study
- ▪ Conservation of Wood/Metal windows

+City of Hamilton – Gore Park Fountain, Hamilton *(Designated)*
- ▪ Disassembly, restoration and re-assembly/conservation of Gore Park Fountain

City of Toronto – Zion Schoolhouse Renovation, Toronto *(Designated)*
- ▪ Building Condition Assessment
- ▪ Renovation of Zion Schoolhouse

+City of Hamilton – Gage Park Fountain and Watercourse, Hamilton *(Designated)*
- ▪ Restoration of historic masonry of fountain and watercourse

Infrastructure Ontario – Lanark Perth Justice Facility Site *(Provincial Heritage Property of Provincial Significance)*
- ▪ Strategic Conservation Plan

Infrastructure Ontario – Guelph Correctional Facility Site *(Provincial Heritage Property of Provincial Significance)*
- ▪ Strategic Conservation Plan

Infrastructure Ontario – St. Thomas Psychiatric Hospital Site *(Provincial Heritage Property of Provincial Significance)*
- ▪ St. Thomas Psychiatric Hospital Demolition and Decommissioning Plan for site and sixteen heritage buildings

Infrastructure Ontario – Thunder Bay District Courthouse, Thunder Bay *((Provincial Heritage Property of Provincial Significance)*
- ▪ Heritage Inventory and Evaluation of heritage fixtures, fittings, and furniture

Infrastructure Ontario – Sir James Whitney School, Belleville *(Provincial Heritage Property of Provincial Significance)*
- ▪ Heritage Conservation Plan and Capital Plan for 96 acre Site and five Designated Buildings.

Infrastructure Ontario – Century Manor, Hamilton Psychiatric Hospital, Hamilton *(Designated)*
- ▪ Adaptive Re-use Study
- ▪ Phase Two design development and construction documents and contract administration for roofing – Central Block

+University of Guelph – Macdonald Institute, Guelph *(Provincial Heritage Property of Provincial Significance)*
- +▪ Renovation to 1903 Italianate load bearing masonry building, reconstruction of Parapet, Terrace and Portico
- ▪ Renovation of MINS 300 Lecture Hall MINS 300 to an IT lecture theater while conserving the heritage elements

+Ontario Realty Corporation – Whitney Block and Tower, Toronto *(Provincial Heritage Property of Provincial Significance)*
- ▪ Heritage Conservation Plan
- ▪ Maintenance and Capital Plan for all interior and exterior heritage features

Ontario Realty Corporation – Three Properties on ORC Heritage Inventory, Markham *(ORC Heritage Inventory)*
- ▪ Condition Assessment for Adaptive Re-use of three properties

SNC Lavalin/ProFac – W. Ross Macdonald School, Brantford *(Designated)*
- ▪ Sardarghar House: Repairs to front porch/rear porch and window restoration (heritage attributes)
- ▪ Intermediate and Deaf/Blind Residences: Notice of Violation-Liaison with authorities to protect heritage attributes

SNC Lavalin – Stratmore Building, Cobourg *(Designated)*
- ▪ Building envelope conservation including of removal of Kenitex non-breathable coating

Ontario Realty Corporation – Hamilton Psychiatric Institute, Hamilton
- ▪ Grove Hall: ORC Class EA Consultation & Documentation Report for steel window restoration

Huronia Provincial Parks – Sainte Marie Among the Hurons, Midland *(Provincial Heritage Property of Provincial Significance)*
- +▪ Conservation of the Chapel and Reconstruction of Blacksmith Shop, Carpentry Shop and Palisade.

Ontario Realty Corporation – Leslie M. Frost Centre, Haliburton *(Provincial Heritage Property of Provincial Significance)*
- ▪ Strategic Conservation Plan
- ▪ Cultural heritage inventory and evaluation of approximately 20 buildings as part of an ORC Class EA

Ministry of Environment – Office Relocation to the Old Kingston Psychiatric Hospital Site, Kingston *(Designated)*
- ▪ Heritage Significance Study, Condition Assessment for Islandview Building (1880) and the Industrial Building
- ▪ Design and Feasibility Study for adaptive reuse of the buildings within a modern leading edge sustainable complex

Julia Rady, PhD

EDUCATION	PhD, History, 2017, University of Toronto Masters of Arts, 2007, University of Toronto Bachelors of Arts (Honours), 2002, Western University
PROFESSIONAL EXPERIENCE	2017 to date: Stevens Burgess Architects Ltd., Toronto
PROFESSIONAL ASSOCIATIONS	Canadian Historical Association Multicultural History Society of Ontario Toronto Preservation Board

Julia has an academic background in Canadian history and has a special interest in heritage conservation and historical preservation, and the interpretation of Canadian sites of heritage significance. Since starting with SBA, Julia has provided assistance, research, and historical interpretations for the Town of Aurora, Toronto Water, Havergal College, Fort York Officers' Mess, the Guelph Correctional Centre, the St. Thomas Psychiatric Hospital Site, and the City of Cambridge Farmer's Market. She has experience with qualitative and quantitative analysis of history, specialized research skills, and the ability to communicate historical ideas and facts in an accessible way to a variety of audiences.

SELECTED PROJECTS:
University of Toronto – University of St. Michael's College, Toronto
- Cultural Heritage Evaluation Reports for the Kelly Library and Elmsley Hall

15 Properties along the main street, Town of Aurora
- Cultural Heritage Evaluation Reports

Poplar Villa, 15074 Yonge Street, Town of Aurora
- Cultural Heritage Evaluation Report

"M" and "T" Buildings – Ashbridge's Bay Water Treatment Facilities, Morrison Hershfield
- Historical Research and Analytical Narrative, and Reg. 9/06 Evaluation

Water Treatment Plant, Centre Island, Morrison Hershfield on behalf of Toronto Water
- Historical Research and Narrative

20908 Leslie Street, East Gwillimbury
- Cultural Heritage Evaluation Report

3824 Holborn Road, East Gwillimbury
- Cultural Heritage Evaluation Report

520 Bronte Road, Milton
- Historical Research and Narrative for Heritage Impact Assessment

Queen's Park Circle, Toronto - Pollination Garden
- Heritage Impact Assessment

78 Park Street East, Port Credit
- Heritage Impact Assessment

1775 Fifeshire Court, Mississauga
- Heritage Impact Assessment

Fort Frances Judicial Complex. Fort Frances, *(Provincial Heritage Property of Provincial Significance)*, Strategic Conservation Plan

Guelph Correctional Centre. Guelph, *(Provincial Heritage Property of Provincial Significance)*, Strategic Conservation Plan

St. Thomas Psychiatric Hospital, *(Provincial Heritage Property of Provincial Significance)*, Strategic Conservation Plan

Chatham Judicial Complex, Chatham, *(Provincial Heritage Property of Provincial Significance)*, Strategic Conservation Plan

SELECT OTHER HISTORICAL CONSULTATIONS / PROJECTS:

- **Historical Consultant** – Osgoode Society for Canadian Legal History and Heritage Toronto
- **Historical Commentator** – CBC's *The Goods.*
- **"Worshipping,"** an introduction for the SSHRC-funded website**, www.wartimecanada.ca**
- **Various conference presentations –** to the Canadian Society of Church History, the Canadian Historical Association, and the Political History Group.
- **Dissertation –** Ministering to an Unsettled World: The Protestant Churches in Early Cold War Ontario, 1945-1956." Completed at the University of Toronto.
- **Finalist** - Three-Minute Thesis Competition, University of Toronto, 2017.

HERITAGE BUILDING EVALUATION: SCORESHEET

Municipal Address: 28 Wellington Street West Legal Description: Lot 2, Plan 36 Lot: _____ Cons: _____ Date of Evaluation: Aug 12, 2020 Name of Recorder: Carlson Tsang	**Group:**

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	**20**	10	0	/30
Trends/Patterns/Themes	40	27 **25**	14	0	/40
Events	15	10	5 **3**	0	/15
Persons/Groups	**15**	10	5	0	/15
Archaeological (Bonus)	10	7	3	**0**	/10
Historic Grouping (Bonus)	10	7 **5**	3	0	/10
Construction Date (Bonus)	10	**8**			/10
HISTORICAL TOTAL					76 **/100**

ARCHITECTURAL	E	G	F	P	TOTAL
Design	**20**	13	7	0	/20
Style	**30**	20	10	0	/30
Architectural Integrity	20 **18**	13	7	0	/20
Physical Condition	20	**13**	7	0	/20
Design/Builder	10	7	3	**0**	/10
Interior (Bonus)	10	7 **5**	3	0	/10
ARCHITECTURAL TOTAL					86 **/100**

ENVIRONMENTAL/CONTEXTUAL					TOTAL
Design Compatibility	40	**27**	14	0	/40
Community Context	20	13	**7**	0	/20
Landmark	**20**	13	7	0	/20
Site	**20**	13	7	0	/20
ENVIRONMENTAL/CONTEXTUAL TOTAL					74 **/100**

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	X 20% = 14.6
Architectural Score	X 40% = _____	X 35% = 30.1
Enviro/Contextual Score	X 20% = _____	X 45% = 33.3
TOTAL SCORE	☐	78

GROUP 1 = 70-100	GROUP 2 = 45-69	GROUP 3 = 44 or less