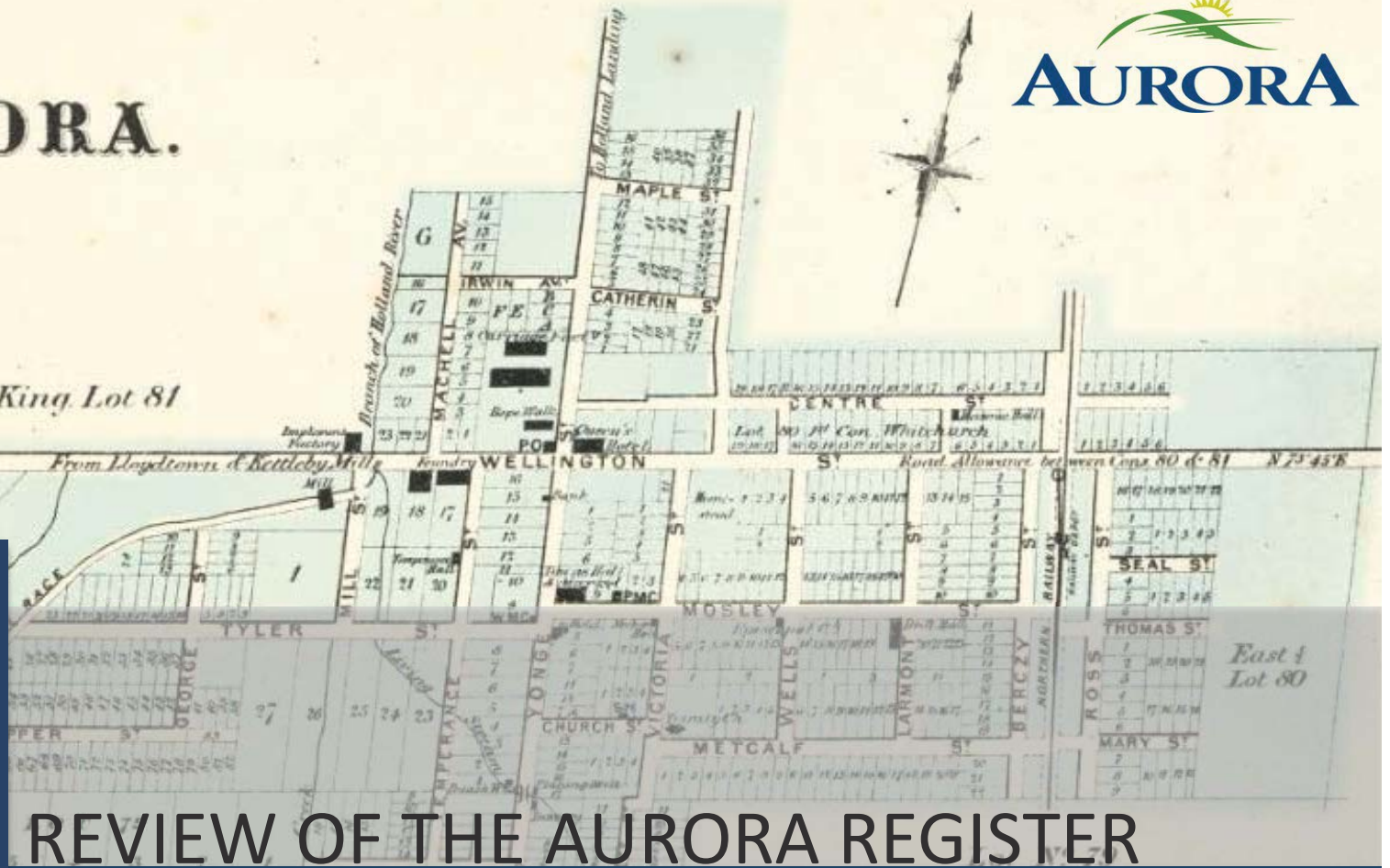




AURORA.

1878

1st Con. King Lot 81



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

REVIEW OF THE AURORA REGISTER

Steering Committee
Meeting no. 4

Friday September 10, 2021

Dan Currie, MHBC
Vanessa Hicks, MHBC

Presentation Overview

Purpose of today's meeting:

- Methodology for the evaluation of cultural heritage resources as part of the Review of the Aurora Register Project (i.e. evaluation of listed properties)

Presentation Overview

1. Aurora Register Project Background;
2. Review Legislated requirements for heritage evaluations (PPS, OHA);
3. Review methodology for the Review of the Aurora Register project;
4. Review examples in Aurora;
5. Next Steps.

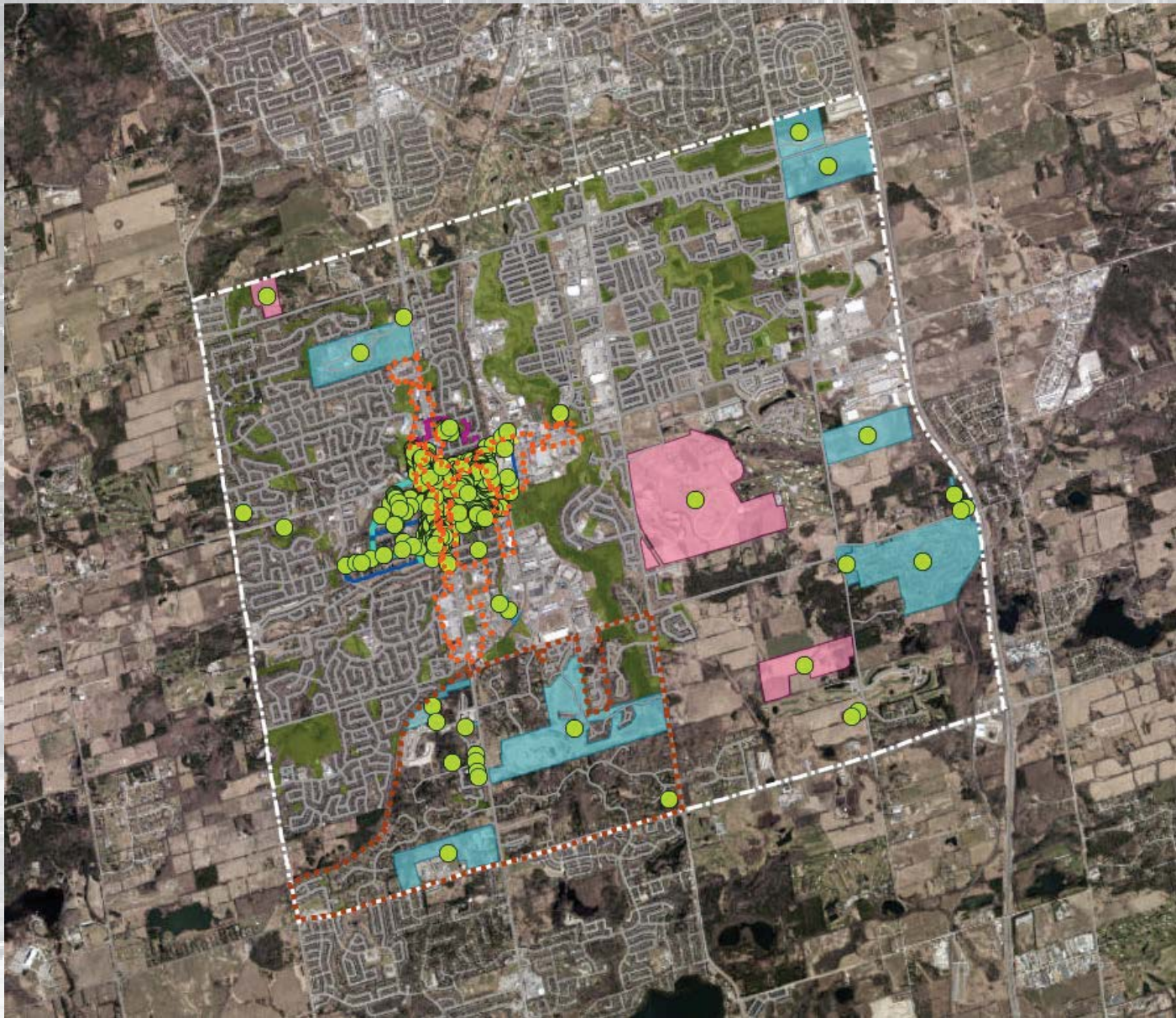
Aurora Register Project – RFP

Project RFP Goals

- Comprehensive review of the Aurora Register to ensure it maintains an accurate and informative inventory of the Town's heritage resources:
 - Determine level of importance of each property;
 - Prioritize conservation efforts;
 - Identify those properties which could be designated under the OHA;
 - Remove irrelevant properties which have no value to the community.

DE FACTORY

AURORA



Aurora Register Project – Phased Work Plan

Phase 1

- First SC Meeting January, 2021
- Evaluation Criteria
- Research & Data Collection (inventory completed July)

Phase 2

- Evaluate listed properties
- Prepare final list of recommendations

* We are here

Phase 3

- Consult with MHAC & Council on recommendations

Phase 4

- Revise Reports, Final recommendations to MHAC & Council
- Update Register of Heritage Resources

Aurora Register Project

What is the *need*?

- Updated PPS (2020) and OHA (2021)
- 431 Listed Properties
- Outdated Information
 - Some of which dating back to 1970s/1980s
- Difficulties when processing applications
 - Staff cannot quickly ascertain if a property is of CHVI or not
- Some properties have changed over time or been removed and are no longer of CHVI

DE FACTORY

AURORA

Classification Systems (OHTK)

- The current Aurora Evaluation system uses a numerical classification system
 - Adding up points = Group 1, Group 2, Group 3
 - *Example: “is it early”*
 - Pre 1851 – 1881 : (Excellent = 30)
 - 1882 – 1914 : (Good = 20)
 - 1915 – 1945 : (Fair = 10)
 - 1947 – present : (Poor = 0)
 - Pre 1851 : (Bonus – 10)
- Municipalities moving away from evaluation systems based on numerical scoring. Understand how *O-Reg 9/06* is intended to be interpreted and applied:
 - Is it early based on the context? (i.e. Aurora vs. N-O-T-L)
 - Is it Pre-Confederation (1867)
 - Understanding that it doesn’t need to be early to be worthy of long-term conservation

DE FACTORY

AURORA

Presentation Overview

Methodology for the Aurora Register Project:

- *Those properties which are not good candidates for conservation are removed;*
- *Those which are of major heritage value or at risk are prioritized for designation; and*
 - *Practicality of the designation process*
- *Those other properties would remain on the register and could be designated later (i.e. “work plan”).*

Methodology Framework

PPS 2020

Significant: means

in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (i.e. O-Reg 9/06)

Ontario Heritage Took Kit, Heritage Evaluation

*Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. **The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.***

DE FACTORY

AURORA



Condition & Integrity

Minimal

Moderate

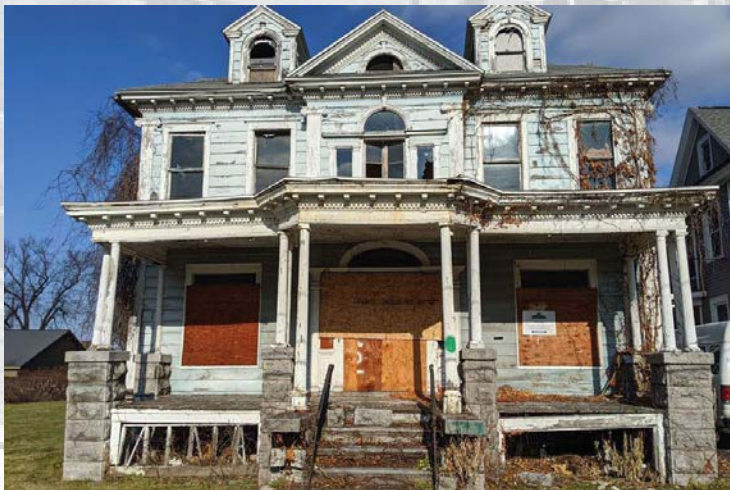
Major

DE FACTORY

AURORA

Condition & Integrity (OHTK)

- Condition: Decay of elements
- Integrity: Original features retained (or not)
- Poor condition and/or integrity has an impact on whether or not long-term conservation should be pursued



Example: Poor condition, good integrity



Example: Good condition, poor integrity

Classification System for the Review of the Aurora Register Project

Zero to Minimal Value	=	Should be considered for Removal from the Register
Moderate Value	=	Remain on the Register
Major Value and/or At Risk	=	Part IV Designation

Aurora Register

Removed	Remain Listed	Designated (short-listed)
<p>2002 Vandorf Sideroad</p> 	<p>59 Tyler Street</p> 	<p>50 Wellington St. East</p> 
<p>75 George Street</p> 	<p>1978 Vandorf Sideroad</p> 	<p>57 Mosley Street</p> 

Aurora Register

Recommended for Removal from the Register

2002 Vandorf Sideroad



75 George Street



2002 Vandorf Sideroad



Aurora Register

- 2002 Vandorf Sideroad



1870s-1880s (Pt Lot 16, Con 3)

Aurora Register

- 2002 Vandorf Sideroad



1954


Aurora Register

- 2002 Vandorf Sideroad



1963

2002 Vandorf Sideroad (None/Minimal – Remove from the Register)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rare, <input type="checkbox"/> Unique <input type="checkbox"/> Representative <input type="checkbox"/> Early (Pre-Confederation) <p>Has value because it demonstrates a:</p> <ul style="list-style-type: none"> <input type="checkbox"/> High degree of craftsmanship/artistic merit <input type="checkbox"/> High degree of technical/scientific achievement 	<ul style="list-style-type: none"> • Altered (unknown style) • Constructed bet. 1954 - 1963 • Wood Frame • 1.5 storeys 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> Poor Condition <input checked="" type="checkbox"/> Loss of Integrity <input type="checkbox"/> At Risk
Historical/ Associative	<p><i>Direct</i> associations with a significant:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Theme <input type="checkbox"/> Event <input checked="" type="checkbox"/> Person <input type="checkbox"/> Activity <input type="checkbox"/> Organization/Institution 	<ul style="list-style-type: none"> • No information which provides evidence of a significant event, theme, person, family, activity, etc. associated with the existing lot/welling. • May have been constructed by members of the Baber family in 1956 (original Baber home at 1978 Vandorf Sideroad) 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input checked="" type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major
Contextual 	<p>Is <i>important</i> in its ability to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define the character of the area <input type="checkbox"/> Maintain the character of an area <input type="checkbox"/> Support the character of an area <p>Demonstrates that it is <i>important</i> in its:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Physical, functional, visual or historical link to its surroundings <input type="checkbox"/> Landmark status 	<ul style="list-style-type: none"> • Does not define, maintain, or support character of the area. • No important physical, functional, visual, links. • Located adjacent to the original Baber family home • Not a landmark. 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input checked="" type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major

Aurora Register

75 George Street



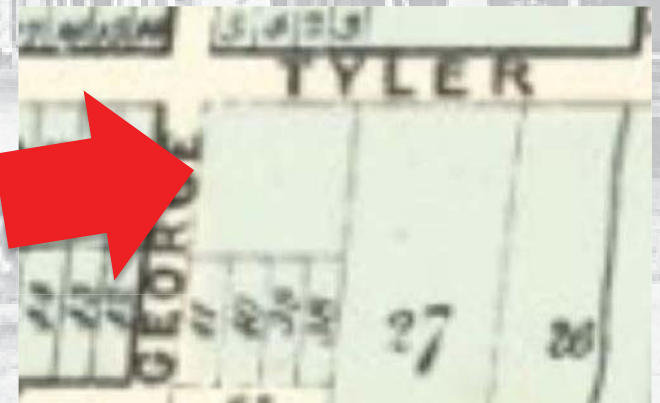
75 George Street

- Not identified by LACAC;
- Likely part of a 'blanket' identification;
- Not included on any FIP;

1954 aerial photo



1970 aerial photo



1878 County Atlas

75 George Street (None/Minimal – Remove from the Register)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rare, <input type="checkbox"/> Unique <input type="checkbox"/> Representative <input type="checkbox"/> Early (Pre-Confederation) <p>Has value because it demonstrates a:</p> <ul style="list-style-type: none"> <input type="checkbox"/> High degree of craftsmanship/artistic merit <input type="checkbox"/> High degree of technical/scientific achievement 	<ul style="list-style-type: none"> • Former WWII-era bungalow removed (“victory house”) • 21st Century (new construction) 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> Poor Condition <input type="checkbox"/> Loss of Integrity <input type="checkbox"/> At Risk
Historical/ Associative	<p>Direct associations with a significant:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Theme <input type="checkbox"/> Event <input type="checkbox"/> Person <input type="checkbox"/> Activity <input type="checkbox"/> Organization/Institution 	<ul style="list-style-type: none"> • 21st Century (new construction) • Lot fabric has no significant historical/associative value 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major
Contextual	<p>Is <i>important</i> in its ability to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define the character of the area <input type="checkbox"/> Maintain the character of an area <input type="checkbox"/> Support the character of an area <p>Demonstrates that it is <i>important</i> in its:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Physical, functional, visual or historical link to its surroundings <input type="checkbox"/> Landmark status 	<ul style="list-style-type: none"> • No important physical, functional, visual, or historic links to its surroundings. • Not a landmark. 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major

Aurora Register

Remain Listed (consider designation in the future)

59 Tyler Street



1978 Vandorf Sideroad



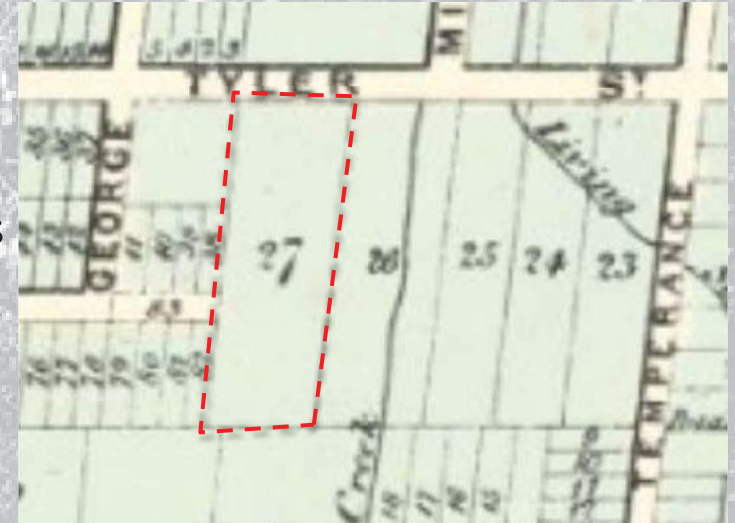
59 Tyler Street



59 Tyler Street

1878 County Atlas

- Not included in FIPs
- LACAC research
 - Summaries of tax rools, census, title searches
- Regency characteristics
- 1870s
- Property directly associated with Walter Henry Machell
- Existing house likely not the birth-place of Walter Machell (previously thought to be constructed in the 1850s)



59 Tyler Street (Moderate value – Remain on the Register)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <p><input type="checkbox"/> Rare,</p> <p><input type="checkbox"/> Unique</p> <p><input checked="" type="checkbox"/> Representative</p> <p><input type="checkbox"/> Early (Pre-Confederation)</p> <p>Has value because it demonstrates a:</p> <p><input type="checkbox"/> High degree of craftsmanship/artistic merit</p> <p><input type="checkbox"/> High degree of technical/scientific achievement</p>	<ul style="list-style-type: none"> • 1870s • Regency characteristics • Hip roof – single storey • Likely constructed of bricks from the Machell brickyard 	<p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Minimal</p> <p><input checked="" type="checkbox"/> Moderate</p> <p><input type="checkbox"/> Major</p> <hr/> <p><input type="checkbox"/> Poor Condition</p> <p><input type="checkbox"/> Loss of Integrity</p> <p><input type="checkbox"/> At Risk</p>
Historical/ Associative	<p><i>Direct</i> associations with a significant:</p> <p><input type="checkbox"/> Theme</p> <p><input type="checkbox"/> Event</p> <p><input checked="" type="checkbox"/> Person</p> <p><input type="checkbox"/> Activity</p> <p><input type="checkbox"/> Organization/Institution</p>	<ul style="list-style-type: none"> • Property associated with the Machell family; • Existing building likely the residence of Walter Henry Machell 	<p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Minimal</p> <p><input type="checkbox"/> Moderate</p> <p><input checked="" type="checkbox"/> Major</p>
Contextual	<p>Is <i>important</i> in its ability to:</p> <p><input type="checkbox"/> Define the character of the area</p> <p><input type="checkbox"/> Maintain the character of an area</p> <p><input checked="" type="checkbox"/> Support the character of an area</p> <p>Demonstrates that it is <i>important</i> in its:</p> <p><input checked="" type="checkbox"/> Physical, functional, visual or historical link to its surroundings</p> <p><input type="checkbox"/> Landmark status</p>	<ul style="list-style-type: none"> • Historically linked to local industry (brickyard) • Not a landmark. 	<p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Minimal</p> <p><input checked="" type="checkbox"/> Moderate</p> <p><input type="checkbox"/> Major</p>

1978 Vandorf Sideroad (The Baber House)



1978 Vandorf Sideroad (The Baber House)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rare, <input type="checkbox"/> Unique <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Early (Pre-Confederation) <p>Has value because it demonstrates a:</p> <ul style="list-style-type: none"> <input type="checkbox"/> High degree of craftsmanship/artistic merit <input type="checkbox"/> High degree of technical/scientific achievement 	<ul style="list-style-type: none"> • Brick Classical Revival • 1880s • Common in Ontario • Integrity retained • Original verandah removed 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> Poor Condition <input type="checkbox"/> Loss of Integrity <input type="checkbox"/> At Risk
Historical/ Associative	<p><i>Direct</i> associations with a significant:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Theme <input type="checkbox"/> Event <input checked="" type="checkbox"/> Person <input type="checkbox"/> Activity <input type="checkbox"/> Organization/Institution 	<ul style="list-style-type: none"> • Built for Fred Ransom (farmer, made maple syrup) • Baber family home 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major
Contextual	<p>Is <i>important</i> in its ability to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define the character of the area <input type="checkbox"/> Maintain the character of an area <input type="checkbox"/> Support the character of an area <p>Demonstrates that it is <i>important</i> in its:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Physical, functional, visual or historical link to its surroundings <input type="checkbox"/> Landmark status 	<ul style="list-style-type: none"> • Context has changed, no longer a farm complex. • Became 1 acre lot by 1939 • Not important physical, functional, visual, links. • Baber family later constructed a house next door in 1956 • Not a landmark. 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input checked="" type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input type="checkbox"/> Major

Aurora Register

Designated (short-listed)

50 Wellington St. East



57 Mosley Street

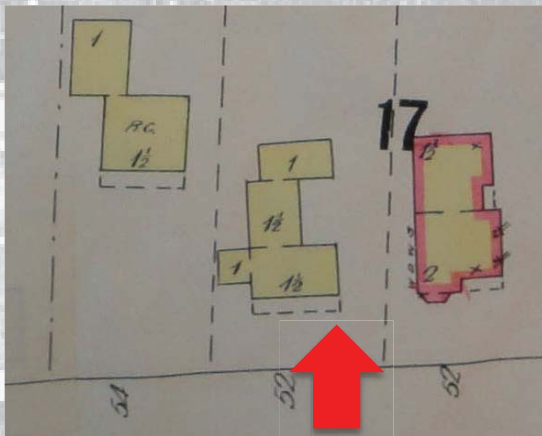
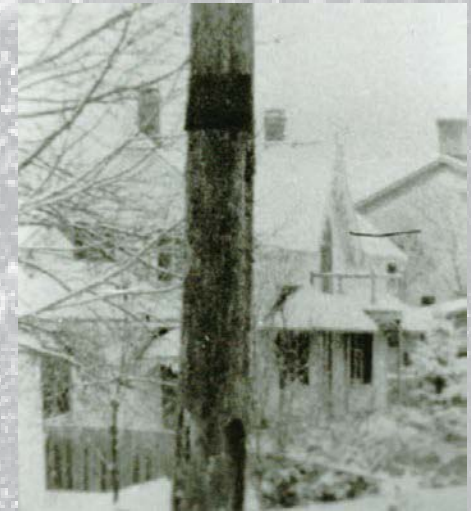


50 Wellington Street East



50 Wellington Street East

- “Andrews-Morrison House”
- C. 1855
- Gothic Revival cottage
- Plan 107, Pt lot 19
- Assoc. with Edward Andrews (tailor) and George Morrison (carriage maker)



1904 rev. 1913



1878 County Atlas



50 Wellington Street East (Consider Part IV Designation)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rare, <input type="checkbox"/> Unique <input checked="" type="checkbox"/> Representative <input checked="" type="checkbox"/> Early (Pre-Confederation) <p>Has value because it demonstrates a:</p> <ul style="list-style-type: none"> <input type="checkbox"/> High degree of craftsmanship/artistic merit <input type="checkbox"/> High degree of technical/scientific achievement 	<ul style="list-style-type: none"> • Gothic Revival Cottage; • c. 1855 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major <hr/> <ul style="list-style-type: none"> <input type="checkbox"/> Poor Condition <input type="checkbox"/> Loss of Integrity <input checked="" type="checkbox"/> At Risk
Historical/ Associative	<p><i>Direct</i> associations with a significant:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Theme <input type="checkbox"/> Event <input checked="" type="checkbox"/> Person <input type="checkbox"/> Activity <input type="checkbox"/> Organization/Institution 	<ul style="list-style-type: none"> • Andrews-Morrison House • Edward Andrews (tailor) • George Morrison (carriage maker) 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major
Contextual	<p>Is <i>important</i> in its ability to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Define the character of the area <input type="checkbox"/> Maintain the character of an area <input checked="" type="checkbox"/> Support the character of an area <p>Demonstrates that it is <i>important</i> in its:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Physical, functional, visual or historical link to its surroundings <input type="checkbox"/> Landmark status 	<ul style="list-style-type: none"> • Part of the Wellington St. E. streetscape 	<ul style="list-style-type: none"> <input type="checkbox"/> None <input type="checkbox"/> Minimal <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Major

57 Mosley Street



57 Mosley Street (Methodist Episcopal Church/Rising Sun Masonic Lodge)

O-Reg 9/06	Sub-Criteria:	Description:	Value: (Minimal, Moderate, Major)
Design/ Physical	<p>Has value because it is considered:</p> <p><input type="checkbox"/> Rare, <input checked="" type="checkbox"/> Unique <input checked="" type="checkbox"/> Representative <input type="checkbox"/> Early (Pre-Confederation)</p> <p>Has value because it demonstrates a:</p> <p><input type="checkbox"/> High degree of craftsmanship/artistic merit <input type="checkbox"/> High degree of technical/scientific achievement</p>	<ul style="list-style-type: none"> Gothic Revival Church (1877) Unique elements as a result of use as a Masons Lodge (since 1885) Built by Cane & Sons Alterations which have taken on value as part of its use as a Masonic Lodge Some unsympathetic alterations 	<p><input type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Major</p> <hr/> <p><input type="checkbox"/> Poor Condition <input type="checkbox"/> Loss of Integrity <input type="checkbox"/> At Risk</p>
Historical/ Associative	<p><i>Direct</i> associations with a significant:</p> <p><input type="checkbox"/> Theme <input type="checkbox"/> Event <input type="checkbox"/> Person <input checked="" type="checkbox"/> Activity <input checked="" type="checkbox"/> Organization/Institution</p>	<ul style="list-style-type: none"> Associated with two institutions which have had a significant impact on the local community 	<p><input type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Major</p>
 MHBCxtual	<p>Is <i>important</i> in its ability to:</p> <p><input type="checkbox"/> Define the character of the area <input checked="" type="checkbox"/> Maintain the character of an area <input checked="" type="checkbox"/> Support the character of an area</p> <p>Demonstrates that it is <i>important</i> in its:</p> <p><input type="checkbox"/> Physical, functional, visual or historical link to its</p>	<ul style="list-style-type: none"> Supports the Southeast Old Aurora neighbourhood; Local landmark 	<p><input type="checkbox"/> None <input type="checkbox"/> Minimal <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Major</p>

Concluding Statements

- PPS 2020 directs municipalities to use *O-Reg 9/06*
- Determine whether or not a property meets the criteria:
 - **To what extent** does a property meet that criteria?
 - Is it direct and/or important?
 - Retained its integrity?
 - Is it at risk?
 - Does it warrant long-term conservation of its physical attributes?
 - If the physical attributes are removed – could the historical/associative value be commemorated?

Next Steps

- Support from this Steering Committee for the methodology and the use of O-Reg 9/06
- MHBC to continue to evaluate properties
 - Bring forward to Steering Committee at next meetings
- Present to Council (fall 2021)
- Council formal adoption and recognition of Ontario Regulation 9/06
 - Staff/MHAC to Use *O-Reg 9/06* in other applications (i.e. adding properties to the register)
- Next Presentation to MHAC: Final Recommendations (Spring 2022)

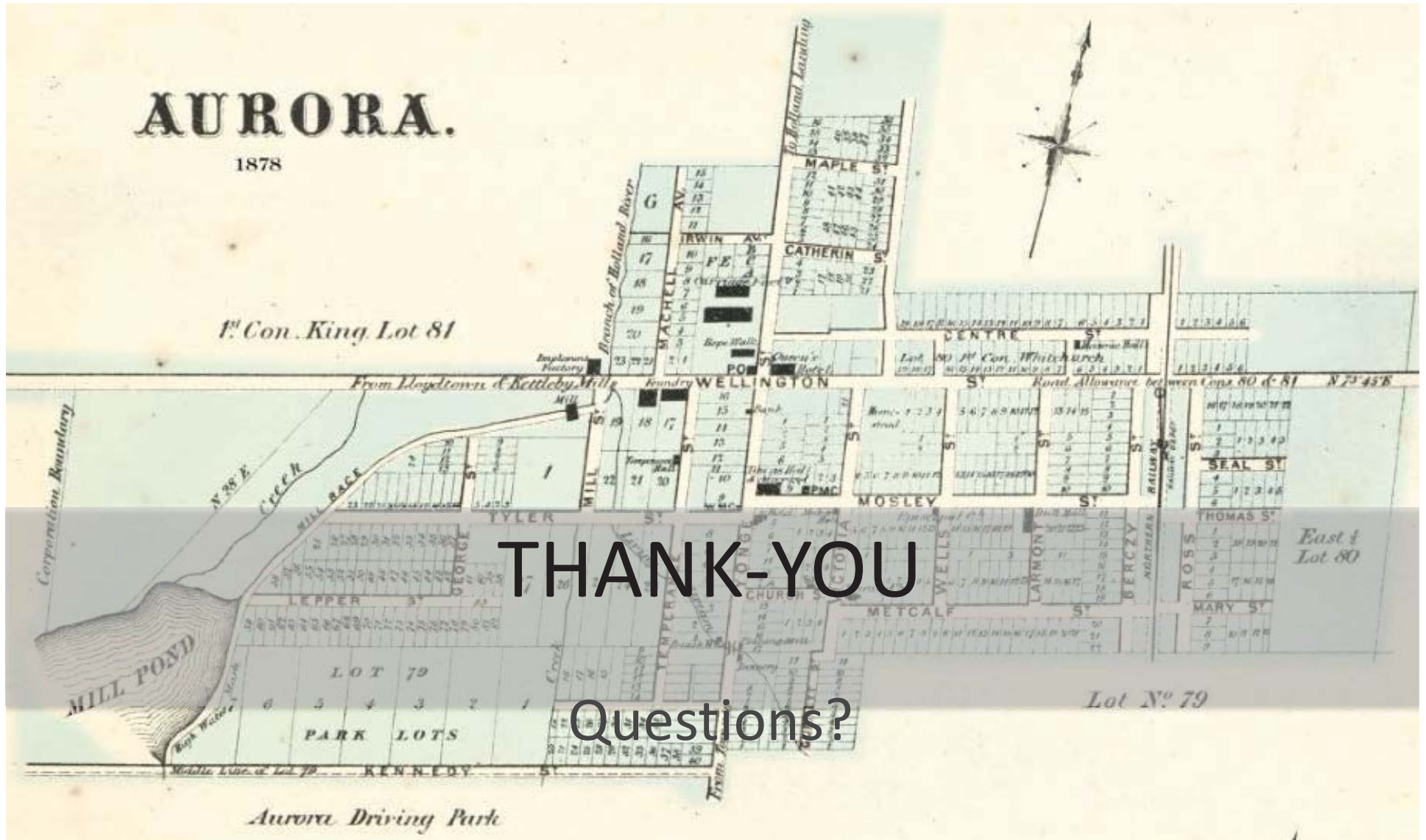
Next Steps

- Further training on the use of *O-Reg 9/06*
- Changes to the OHA in July 2021 require updates to the existing OHTK
- Opportunities for heritage staff and Committees in Ontario to participate in future training sessions provided by the Ministry

AUROMA.

1878

1st Con. King Lot 81



Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
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,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Public Input & Consultation

- Properties considered for removal from the Register would be put forward to the next agenda of the Steering Committee.
- All recommendations to be considered by MHAC and Council.

therine Ave. Aurora, Ont. Canada.