

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 16 Reuben Street, Aurora ON

Legal Description: Pt Lt 5 Pl 39 Aurora; Pt Lt 6 Pl 39 Aurora; Pt Lt 7 Pl 39 Aurora; Pt Lt 8 Pl 39 Aurora Pts 2 & 3, 65r11051 ; Aurora

PIN: 036530072

The property located at 16 Reuben Street is of Cultural Heritage Value or Interest as it includes a representative example of a 1.5 storey Late Victorian dwelling with L-shaped floor plan which was likely constructed in the 1880s for Reuben J. Kennedy and his family.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 16 Reuben Street is of Cultural Heritage Value or Interest for the existing dwelling which is a representative example of a Victorian dwelling constructed in the 1880s. The building was likely constructed c. 1883 for Reuben Judd Kennedy. R. J. Kennedy (b. 1837, d. 1909) purchased part of Lots 5-8, Plan 39 in 1857, and by 1881 is listed in census records as a farmer by occupation. The dwelling includes features indicative of its period of construction, including cross-gabled roofline, and dichromatic brickwork.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 16 Reuben Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. The property is of CHVI for the existing dwelling, constructed in the 1880s. The building includes the following attributes which contribute to its CHVI:

Dwelling:

- Overall 1.5 storey scale and massing with cross-gabled roof shape;
- All dichromatic brickwork with buff coloured brick, red brick quoin details and red brick voussoirs as well as window sills;
- All original window and door openings visible from the public realm, including a) the front (south) elevation with two window openings at the front-gabled portion of the building, and front entrance with window opening under the roof of the verandah;
- Window openings of the first storey of the first storey at the west elevation visible from the street;
- Window openings of the first and second storey at the east elevation visible from the street;
- Front elevation porch with support posts; and
- Orientation towards Reuben Street.

Note that this list of heritage attributes does not include the following, which are not of CHVI:

- East north elevation addition(s) which are either not original to the structure or are not visible from the public realm;
- All existing windows and doors, which are contemporary.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 16 and 18a Mosley Street, Aurora, Ontario

Legal Description: Lot 1 N/s Mosley St, Pl 68, Aurora.

PIN:036510044

A two and half storey, former place of worship is representative of Gothic Revival architecture with Classical influences composed of brick. The property also includes a one and half storey Ontario Cottage at 18a Mosley. The property includes both buildings and surface parking.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 16-18a Mosely Street, Aurora, Ontario as per *Ontario Regulation 9/06*:

(i) Design/Physical Value

16 Mosely

The two and a half storey former Methodist Church on the property is a combination of Gothic Revival and Classical architectural designs. Architectural features include: brick pilasters, lancet window openings separated by spandrels and window and window mouldings, centred entry with lancet surround, pediment open gabled roof with oculus, louvered window in gable. The building was constructed in 1856 by John Howard and is an early example of a local place of worship as it was constructed pre-confederation.

The one and half storey dwelling on the property is representative of an Ontario Cottage and constructed circa 1888. The dwelling is symmetrical in design with a centred hall plan and gabled roofline.

(ii) Historical/Associative Value

The property is associated with the Canadian Wesleyan New Connection Methodist and the Salvation Army Church. The former church was used as a "Salvation Army Citadel" since 1885. The property can yield information as it relates to progression of the Methodist Church and Salvation Army. The property has significance to the local community acting as a central hub for socio-religious activities.

(iii) Contextual Value

The property is important in maintaining the character of the area, the existing church and dwelling on-site were functionally linked as both supported the functions of the place of worship. The property is historically linked to its surroundings and is considered a landmark.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 16- 18a Mosley Street, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Place of Worship:

- Overall 2 ½ storey massing composed of brick including decorative brickwork including brick pilasters;
- All original features indicative of the Gothic Revival and Classical architectural style which are visible from the street, including:
 - Open gabled shallow pitched roofline with deep soffits and fascia including Classical pediment like gable;
 - All original lancet window openings with spandrels and lancet window mouldings;
 - Oculus louvered window with quatrefoil design in gable on front façade;
 - Main entry with lancet door moulding; and,
 - Original rough stone foundation.

(b) Dwelling:

- Overall 1 ½ storey massing composed of wood framing;
- All original features indicative of the Ontario Cottage architectural style which are visible from the street, including:
 - Open gabled medium-pitched roofline;
 - Symmetrical front façade with centre hall design; and,
 - Original window and door openings.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 17 Wellington Street East, Aurora ON

Legal Description: Lt 147 Pl 246 Aurora; Pt Lt 1 E/s Yonge St Pl 68 Aurora As In B24407b, Except Pt 4 65r7040;

PIN: 036510008

The property located at 17 Wellington Street East includes a representative example of a 2 storey Georgian dwelling which was constructed at an early period of time in the context of Aurora, known locally as the "Henry Machell House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 17 Wellington Street East as per *Ontario Regulation 9/06*.

The building located at 17 Wellington Street East is of Cultural Heritage Value or Interest as it includes an early and representative example of a Neo-Classical building in Aurora. The building was constructed c. 1861 for Henry Machell, who resided in the house until his death in 1901. Members of the Machell family are important in the settlement and development of Aurora in the early to mid. 19th century. What is now Aurora was originally known as "Machell's Corners" until it was renamed "Aurora" in 1853. The property is directly associated with Henry Machell (b. 1825, d. 1901), son of Richard Machell (b. 1793, d. 1868). Richard Machell who was an early Euro-Canadian settler and merchant of Aurora. Henry Machell took over the family business after the death of his father, and was invested in several businesses, including a hotel, livery, and general store. The house was also owned by members of the McConnell family for approximately 50 years. The McConnell family owned a jewellery store on Yonge Street south of the old Aurora Post Office. The house supports the character of the area, which includes built fabric of the 19th century and has a visual link with other buildings along the south side of Wellington Street East at 12 Wellington Street East, and 25 Wellington Street East which share a similar scale, massing with side-gabled roofs, and general placement of window and door openings.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 17 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1861 in the Neo-Classical architectural style. The building includes the following attributes which contribute to its CHVI:

Dwelling:

- Overall 2 storey scale and massing with side-gabled roof and return eaves;
- All original window and door openings visible from the public realm, including a) the front (north) elevation with 3-bay façade and central entrance, b) the single rectangular shaped window opening at the west elevation, and c) two window openings at the west elevation;
- All original wood framed window openings at the front elevation, including louvered wood shutters;
- Red brick chimney at the west end of the roof peak;
- Central door opening with pilasters, entablature, and wood framed transom and sidelights;

Note to staff:

- The original cladding cannot be conclusively determined. However, the building was likely not pebble dash, and may have either been stucco or brick. Should the opportunity arise to safely test and remove layers of the building to determine the original cladding, the existing cladding could be removed in order to either reveal and restore or replace with a material which would communicate its original appearance.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 19 Mosley Street, Aurora, ON

Legal Description: Pt Lt 2 S/s Mosley St Pl 68 Aurora As In R224766; Aurora

PIN: 036510070

The property located at 19 Mosley Street is situated at the south side of Mosley Street, in the neighbourhood known locally as Southeast Old Aurora. The property is of Cultural Heritage Value or Interest as it includes an early Gothic Cottage with Classical features, locally known as the "Sylvester Lundy House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The dwelling is considered a representative example of the Gothic Revival architectural style with Classical features. The building was originally single storey in height and was constructed in 1866, likely in the Georgian architectural style. The property was purchased by John Campbell John Mosley. The upper storey addition reflects the Gothic Revival architectural style with a high pitched roof and center gable. The adjacent building at 15 Mosley Street was constructed in a similar architectural style to that of the original building and was constructed by John Campbell's brother, William Campbell. Between 1887 and 1973, the property was owned by the Lundy family, former owners of the Banner newspaper. The dwelling at 19 Mosley Street supports the character of the area.

3. Heritage Attributes

The existing dwelling was likely originally constructed in the Georgian architectural style in 1866. The dwelling was altered in the 19th century to include the upper storey which includes a front elevation gable which communicates the Gothic Revival of architecture. The dwelling includes the following attributes which contribute to its Cultural Heritage Value or Interest;

- Overall 1.5 storey scale and massing of brick construction with side-gabled roof and front elevation steeply pitched gabled roofline;
- Front elevation 3-bay façade, with central entrance, wood framed sidelights and transom light, pilasters, and wood entablature;
- All original gently arched window and door openings, complete with brick voussoirs and sills which are visible from the public realm at the front (north), east and west elevations; and
- 19th century wood framed windows with 2x2 lights, including any existing wood framed storm windows.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 21 Machell Avenue, Aurora, Ontario

Legal Description: Part of Lot 5, Plan 36, Part 1 Plan 65r38713 Town of Aurora.

PIN:036370778

The property located at 21 Machell Avenue is situated at the east side of Machell Avenue between Irwin Avenue and Wellington Street West. The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative of Gothic Revival architecture with Italianate influences.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of CHVI as it includes a dwelling which is considered a representative example of the Gothic Revival architectural style with Italianate Influences. The dwelling can be described as a two and a half storey yellow brick semi-detached dwelling constructed circa 1885. The property is associated with Mr. John van Nostrand who was a timber lot and sawmill owner. Mr. van Nostrand rented the semi-detached dwelling during the 70 years that the van Nostrand Family owned the property. One of the tenants that was notable was Matthew Hind Thompson who was the first Principal of Church Street School. Mr. Thompson lived in the home with his family between 1890- and 1909. The property supports the character of the surrounding area along Machell Avenue.

3. Heritage Attributes

The following provides a description of the heritage attributes of the dwelling which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 2.5 storey scale and massing composed of beige/yellow brick with side-gabled roof and steeply pitched front (west) elevation gable and 4-bay front facade;
- Decorative wood bargeboard under the eaves of the west elevation gable;
- All original gently arched window openings with brick voussoirs and sills visible from the public realm at the west, and the north and south elevations;
- All wood frame windows at the west (front) elevation with 2x2 lights;
- Projected portions of windows on either side of the central entrance, constructed of brick with wood entablature and wood brackets;
- Rounded/ arch window/louvered shutter opening at front (west) elevation below centred gable; and

- Dual entrances at the front façade, including both door openings, and the existing wood doors with mailboxes, and arched windows which are of 19th century construction.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 21 Victoria Street

Legal Description: Pt Lt Homestead Pl 68 Aurora On The Corner Of Wellington & Victoria Sts; As In R417477; Town Of Aurora

PIN: 036510020

The property located at 21 Victoria Street is situated on the east side of Victoria Street, south of Wellington Street East. The property is of Cultural Heritage Value or Interest as it includes a representative example of a dwelling constructed in 1892 in the Queen Anne architectural style, known locally as the "Whimster House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 21 Victoria Street as per *Ontario Regulation 9/06*:

The building located at 21 Victoria Street is of Cultural Heritage Value or Interest (CHVI) as it includes a representative example of a Queen Anne building in Aurora. James Whimster, a prominent merchant, was responsible for the building's construction in 1892. An article published in the Aurora Banner dated April 15, 1892 describes the dwelling to be "...perhaps be the finest residence in town." The building includes features indicative of the late Victorian architectural style, including its hip and gabled roofline, asymmetrical bays, large parlour window, bargeboard and detailed wood spindle and lattice work, multiple balconies, and leaded glass windows. The house supports the character of the area, which includes built fabric dating to the 19th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 21 Victoria Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of CHVI for its existing dwelling, constructed in 1892 in the Queen Anne architectural style. The building includes the following attributes:

- Overall 2 ½ storey massing constructed of red brick with a stone foundation;
- All decorative brickwork, string courses, and voussoirs;
- Hipped roof with two lower front/hip gables;
- All decorative wood bargeboard present under the roof gables and balconies;
- Front elevation two storey balcony, including all decorative lattice, spindles, bargeboard, and support columns/posts;

- Two storey wood frame portico/balcony above the recessed front entrance;
- Attic gabled dormer with a semi-circular window;
- Large parlour window at the front elevation (south of the front entrance), including original window with leaded glass;
- All original window and door openings visible from the street (including basement/foundation windows) complete with rusticated stone sills and brick voussoirs;
- Two storey bay window at the north elevation, including all window openings;
- Two storey bay window at the south elevation, including all window openings;
- Chimneys at the south and north elevations above the roofline, including all decorative stone and chimney work below the roofline at the north and south elevations (visible along Victoria Street).

The list of heritage attributes provided above does not include the later additions to the building (at the rear elevation) which are not indicative of the Queen Anne architectural style, or the single storey brick garage located at the south elevation.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 31 Tyler Street, Aurora ON

Legal Description: Pt Lt 23 Pl 9 Aurora Pts 2 & 3, 65r12214, S/t R527655 ; Aurora

PIN: 036530020

The property located at 31 Tyler Street can be described as a residential lot located on the south side of Tyler Street, east of Temperance Street. The property is of Cultural Heritage Value or Interest as it includes a representative example of a 2 storey wood frame dwelling constructed in the Late Victorian architectural style. The building was constructed c. 1888.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 31 Tyler Street:

The property displays design/physical value for the existing dwelling which was constructed in the Late Victorian architectural style in the 1880s. The house is confirmed as being constructed by 1888, but could have been constructed as early as 1882. The building is considered a representative example of the Late Victorian architectural style and includes heritage attributes and features which are indicative of this style and its period of construction. The building was likely constructed for William S. Wilson, who owned a portion of Lot 24 (Plan 9) between 1885 and 1889. The property was later owned by David E. Rogers, veterinary surgeon, who owned the property until 1890. The building supports the character of the area, which is part of the Tyler Street neighbourhood and became part of the Alexandra Park Subdivision after it was registered by A. A. Conover in 1912.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 31 Tyler Street, Aurora which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of Cultural Heritage Value or Interest (CHVI) for the existing dwelling, constructed in the Late Victorian Style c. 1888. The building includes the following attributes which contribute to its CHVI:

- Overall 2 storey scale and massing and wood frame construction;

- Steeply pitched side-gabled roof with two steeply pitched gables at the front elevation with decorative bargeboard;
- All original window and door openings which are visible from the street (at the front (north) and side elevations (east and west);
- Sloped porch with steeply pitched at the front elevation gable, including bargeboard under the gable peak, supported by wood posts and railing;

Note to Staff:

- Site visit on the property and discussion with the property owner should confirm whether or not the existing wood frame windows are original, and should be considered heritage attributes in addition to the window openings (including the stained glass transom window above the front door);
- Staff may be able to confirm whether or not the existing horizontal wood siding is original to the building, or was added during the 1999 reconstruction work;
- Note: The existing porch is a reconstruction dating to approximately 1999 (according to LACAC), but appears to be a period-accurate reconstruction and is considered an alteration which communicates the Victorian style of architecture and has therefore been included as an attribute which is worthy of conservation.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 33 Mosley Street, Aurora ON

Legal Description: Pt Lt 5 S/s Mosley St Plan 68 Aurora As In R271476, Aurora

PIN: 036510082

The property located at 33 Mosley Street is located on the south east corner of Mosley Street and Victoria Street. The property contains an institutional building constructed in 1870, enlarged in 1888.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 33 Mosley Street:

The building was originally constructed in 1870 as part of John Mosely's Subdivision, Plan 68, for the Aurora Mechanics Institute and Library Association, which originated in 1855 as the Association for the Diffusion of Helpful Knowledge. The building was home to the Association, which encouraged educational development, hosting an array of lectures, and concerts. The Mechanics Institute was closed and the property was purchased by the Town of Aurora in 1921. The property was used by the Aurora Textiles establishment, who rented the building. The building was also rented by the Aurora Lions Club. The property has been an important location for the Town's community and culture over time. The building was originally constructed in the Gothic Revival architectural style with a low pitched gable roof, rough stone foundation and buff brick in clad. The building has since been covered with stucco.

3. Heritage Attributes

The following provides a description of heritage attributes for the existing institutional building located at 33 Mosley Street, Aurora ON which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall single storey scale and massing constructed of brick (including 1888 enlargement);
- Low pitched front gable roof with quatrefoil (round) window;
- All four window openings located on the side (west) elevation with pediments and sills visible along Victoria Street;
- All window and door openings which are visible from the street at the front (north), rear (south) and side elevations (east and west); and
- Front entrance including the existing vestibule.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 35 Metcalfe Street, Aurora, Ontario

Legal Description: Pt Lt 1 S/s Metcalf St Pl 68 Aurora As In R712585 ; Town Of Aurora

PIN: 036480100

The property located at 35 Metcalfe Street, Aurora is situated at the south-east corner of Victoria Street and Metcalfe Street. The property is of Cultural Heritage Value or Interest as it includes a dwelling constructed in the Gothic Revival Cottage architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of cultural heritage value or interest for the existing dwelling. The dwelling can be described as a one and half storey buff/yellow brick dwelling which is a representative example of a Gothic Revival Cottage constructed circa 1885. The property supports the character of the Southeast Old Aurora neighbourhood.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling located at 35 Metcalfe Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1 ½ storey massing of yellow-buff brick construction with side-gabled roofline with steeply pitched front (north) elevation gable;
- Decorative bargeboard within the eaves of the north, west, and east elevation gables;
- Lancet shaped balcony door opening under the front gable, including brick voussoirs;
- All original window and door openings visible from the public realm at the front (north), east and west elevations, complete with brick voussoirs and sills;
- Front elevation door opening, including sidelights and transom;
- Bay window at the west elevation, including wood trim and details under the eaves; and,
- Red brick foundation visible at the exterior.

Note that the existing addition at the south elevation is not included in the above list of heritage attributes.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 36 Wells Street

Legal Description: Pt Lt 9 N/s Mosley St Pl 68 Aurora; Pt Lt 10 N/s Mosley St Pl 68 Aurora; Pt Lt 11 N/s Mosley St Pl 68 Aurora; Pt Lt 12 N/s Mosley St Pl 68 Aurora As In R674361; Aurora

PIN: 036510059

The property located at 36 Wells Street is of Cultural Heritage Value or Interest for the existing 1.5 storey dwelling, constructed in 1921, in the Craftsman architectural style. The building is notable for the use of cobblestones in its construction, and is locally known as the "Tustian House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property of 36 Wells Street has cultural heritage value for the existing dwelling which is considered a representative example of a dwelling constructed in the Craftsman and context in the Southeast Old Aurora Neighbourhood.

The building was constructed in the Craftsman architectural style, similar to those depicted in Sears Catalogues (such as model 187, 1908-1914). The building is 1.5 storeys with a slanted side-gabled roofline, front elevation shed dormer, and full-width porch contained under the extension of the roof at the front elevation. The first storey exterior walls as well as bottom half of the porch supports and exterior chimney on the south façade are constructed of, or clad with large cobble stones. Richard Tustian was a notable local figure for his position as a chair at the Aurora Public school Board and a volunteer fire fighter. The building was likely constructed for Richard Tustian by George Browning, a well-known local builder, constructed the dwelling. The building supports the character of the area, which includes built fabric of the 19th and early 20th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 36 Wells Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

Dwelling:

- Overall 1 ½ storey massing;
- All original features indicative of the Craftsman architectural style which are visible from the street, including:
 - The full-width covered porch, with the extended roofline towards the street, including cobblestone half-pillars with stone slabs, wood support posts, and wood trim below the roofline, including arched entrance;
 - Front elevation bay window, including all wood frames and window openings;

- Large parlour window at the first storey, front elevation;
- Exterior cobblestone chimney, visible above the roofline along Wells Street;
- Front elevation shed dormer with window opening;
- All exterior cobblestone cladding visible from the street; and
- All original window openings visible from the street, including stone sills and lintels.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 41 Wellington Street East, Aurora ON

Legal Description: Pt Lt Homestead Pl 68 Aurora As In B28612b ; Aurora Subject To An Easement Over Pt 1, Pl 65r31247 In Favour Of Pt Lot Homestead Pl 68 Aurora As In R712403 As In Yr1477483

PIN: 036510013

The property located at 41 Wellington Street East is of cultural heritage value or interest as it includes the "Browning House", which is a representative example of a building constructed in the Romanesque architectural style c.1905.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 41 Wellington Street East includes a dwelling constructed c. 1905 in the Romanesque architectural style. The building was constructed by Mark Browning, who constructed a number of homes for local families in Aurora. The building is located along Wellington Street East, where a number of fine estate homes were constructed for upper class Aurora citizens between the mid. 19th century and the early 20th century. This building type not commonly found in the Town of Aurora and is considered a representative example of this architectural style. The features of the building have been well preserved through its adaptive re-use.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 41 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1905 in the Romanesque architectural style. The features of the dwelling are as follows:

- Overall 2 1/2 storey scale and massing with red brick construction and stone foundation;
- Hipped and gable roofline, with attic window in the front elevation gable;
- All original window and door openings visible from the public realm at the north, east and west elevations. This includes original arched shape of window and door openings at the first storey (front elevation), and rectangular-shaped window openings at the second storey as well as the east and west elevations;

- Recessed front entrance portico;
- All original Romanesque detailing, including all contrasting stone arches with keystones; and keystones, all stone window sills and lintels, and brick string courses.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 42 Wellington Street East, Aurora ON

Legal Description: Pt Lt 138 Pl 246 Aurora; Pt Lt 20 First Range S Of Centre St W Of Rail Road Pl 107 Aurora As In R296535 ; Aurora

PIN: 036380046

The property located at 44 Wellington Street East is of cultural heritage value or interest as it includes an adaptively re-used dwelling, constructed c. 1862 in the Georgian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 42 Wellington Street East includes a dwelling constructed c. 1862 in the Georgian architectural style. The building is also known locally as the "Shoemaker's House", for its original owner, Joshua Hunt, who was employed as a shoemaker. Members of the Hunt family resided here until the death of Joshua Hunt in 1884. The property continued to be owned by members of the Hunt family until 1910. It is likely that Joshua Hunt made shoes on the property, in an addition to the existing dwelling which has been removed. The building is a representative example of a building constructed in the Georgian architectural style at an early period of settlement of the Town of Aurora. Here, few of the original mid. 19th century buildings survive along Wellington Street.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1862 in the Georgian architectural style. The features of the dwelling are as follows:

- Overall 2 storey wood frame construction with 3-bay façade and side-gabled/salt-box style roofline with eaves ;
- Horizontal wood cladding, which is likely an accurate reproduction of the original wood cladding;

- Front (south) elevation central front entrance door opening with wood architrave and pilasters; and
- All original window openings at the front (south) as well as the east and west elevations visible from the public realm.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 50 Mill Street, Aurora

Legal Description: Part Lot 1 Plan 30 Aurora As In R648892

PIN: 036520018

The property is situated north of Tyler Street, west of Mill Street. The property is of Cultural Heritage Value or Interest for the existing two storey Late Victorian style dwelling.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Mill Street is of Cultural Heritage Value or Interest for its design/physical and historical/associative values. The property was the former home of Walter Collis (d. 1915), who was the founder of Collis Leather, a major local employer. The property was owned by Clara Collis (wife of Walter) until her death in 1937. The dwelling is a representative example of a late 19th century dwelling constructed in the Late Victorian architectural style. The building includes features indicative of this style, including two moderately pitched front gabled roof with decorative brickwork, central entry with protruding bays on either side. The building supports the historic character of the Tyler Street neighbourhood.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling located on the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 2 storey scale and massing of buff/yellow brick construction fronting Mill Street;
- All decorative brickwork, including brick dentils, voussoirs over windows and windows which extend beyond the front elevation;
- Hipped roofline with moderately pitched paired gables at front elevation;
- Large arched bay window openings at the first and second storey; and
- Main central entrance, creating a 3-bay façade;
- Generous setback from the street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 50 Tyler Street, Aurora ON

Legal Description: Pt Lot 1 Plan 30, Pt 1 65r34850 Together With An Easement Over Pt Lt 1 Pl 30, Pt 4 65r34850 As In Yr2143815 Town Of Aurora

PIN: 036520146

The property located at 50 Tyler Street is of cultural heritage value or interest as it includes a dwelling constructed in 1913 in the Queen Anne architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Tyler Street is of cultural heritage value or interest for the existing dwelling. The dwelling is considered a representative example of a building constructed in the Queen Anne architectural style. The building was constructed in 1913 for Thomas T. Caster, who owned the property until 1927. The building was used as the "Resthaven" rest home from approximately 1947 to 1975 when the rest home moved to Mill Street. The property remained under the ownership of the Watson family until 1983, and was re-used as the residence for the Rose of Sharon Services for Young mothers from 1985 to 1993.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1913 in the Queen Anne architectural style and includes the following attributes:

- Overall 2 ½ storey red brick construction with combination pyramid hipped and gable roofline, with deep eaves and attic gables at the front (south), east and west elevations;
- Large curved verandah at the first storey with support columns, decorative trim under eaves, and overhang roof at the front (south) and west elevations;
- Front elevation bay windows at the first and second storey with larger central "parlour" style window;
- West elevation bay windows at the first and second storey;

- Any original windows at the front elevation which include leaded/stained glass (i.e. second storey bay parlour window);
- Second storey open balcony at the second storey (front elevation) and balcony entrance door; and
- All original window and door openings, including windows at the attic gables, complete with rusticated stone stills and brick voussoirs visible from the public realm at the south, east, and west elevations.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 50 Wellington Street East, Aurora ON

Legal Description: Pt Lt 19 First Range S Of Centre St W Of RailRoad Pl 107 Aurora As In R631476 ;
Town Of Aurora

PIN: 036380050

The property located at 50 Wellington Street East is of cultural heritage value or interest as it includes a dwelling constructed c.1855 in the Gothic Revival Cottage architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 50 Wellington Street East is of cultural heritage value or interest for the existing dwelling which has been adaptively re-used for commercial purposes. The building is considered an early example of a dwelling for the context of Aurora, for which few remain along Wellington Street East. The building known locally as the "Andrews-Morrison House" for its associations with Edward Andrews (a Tailor by occupation) who owned the property from 1854-1859. The property was also owned by descendants of Edward Andrews from 1872 to 1886. The property is also associated with George Morrison (Carriage Maker), who also resided at 74 Wellington Street East.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 42 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1855 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey wood frame construction with side-gabled roof and steeply pitched front elevation roof gable;
- Stone foundation;
- Horizontal clapboard siding, which is likely an accurate reproduction of the original siding;
- Second storey balcony with wood framed lancet arched window;

- Front elevation 3-bay façade with original door opening and original window opening east of the door;
- Front elevation porch, including roof supported by columns;
- Two second storey original window openings at the west elevation; and
- Two second storey original window openings at the east elevation; and
- Tall “French” style window opening at the east elevation.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 53 Mosley Street, Aurora, ON

Legal Description: Pt Lt 11 S/s Mosley St Pl 68 Aurora; Pt Lt 12 S/s Mosley St Pl 68 Aurora As In B24492b; Aurora

PIN: 036510088

The property located at 53 Mosley Street is situated on the south side of Mosley Street between Victoria Street and Sells Street within the Southeast Old Aurora neighbourhood. The building is of Cultural Heritage Value or Interest as it includes a representative and early example of a Georgian cottage constructed in the mid. 19th century.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 53 Mosley Street is of Cultural Heritage Value or Interest (CHVI) as it includes a dwelling that is considered an early and representative example of a Georgian Cottage in the community known as Southeast Old Aurora. The building has symmetrical 3-bay front facade and minimal ornamental detailing. The building was constructed at an early period of development in Aurora, between 1855 and 1865 as a part of John Mosley's Subdivision. John Mosley owned the property from 1837 to 1873 and sold the property to William Atkinson (wheelright-turned-builder) in 1873 who in turn sold the property to John van Nostrand (lumberman/farmer) in that same year. The building supports the character of the area.

3. Heritage Attributes

The property is of Cultural Heritage Value or Interest (CHVI) for its existing dwelling, constructed between 1855 and 1865, in the Georgian Cottage architectural style. The building includes the following attributes which contribute to its CHVI:

- Overall one and a half storey scale and massing of wood frame construction and stone foundation;
- Horizontal cladding material;
- Side-gabled roofline with overhanging eaves;
- Symmetrical front 3-bay façade with minimal detailing;
- All original wood framed window and door openings visible from the public realm along Mosley Street, including a) the front (north) elevation with a 3-bay façade and central entrance, and b) the east and west façades with rectangular shaped window openings; and
- Chimney at the east end of the dwelling, above the roofline.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 53 Wellington Street East, Aurora ON

Legal Description: Lt 2 S/s Wellington St Pl 68 Aurora As In Au11351 Save And Except The Lands In Inst. A566a; Aurora

PIN: 036510016

The property located at 53 Wellington Street East is situated at the south side of Wellington Street East between Victoria Street and Wells Street. The property is of cultural heritage value or interest as it includes a dwelling constructed c.1885 in the Gothic Revival Cottage architectural style known locally as "The Mosley House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 53 Wellington Street East is of cultural heritage value or interest for the existing dwelling which has been adaptively re-used for commercial purposes. The building is considered a representative example of a building constructed in the Gothic Revival Cottage architectural style. The house is directly associated with members of the Mosley family, including John Mosley, who constructed the dwelling for his sister-in-law. The house remained in the Mosley family until 1953. John Mosley is significant to the development of the community in the mid. 19th century. John Mosley subdivided lots and created Plan 68, known today as "Southeast Old Aurora" which is an established residential neighbourhood. The building supports the context of Wellington Street East, which includes a number of fine houses constructed in the mid. to late 19th century.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 53 Wellington Street East which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed c. 1885 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey buff/yellow construction with a shallow pitched side-gabled roof and front elevation roof gable;
- 3-bay façade facing north towards Wellington Street East;

- Rounded window/balcony window opening at the second storey, with arched brick voussoir;
- All original window openings visible from the public realm along Wellington Street, complete with window sills and brick voussoirs; and
- Portico supported by wood posts adjacent to the front entrance.

The rear additions are not included in the list of heritage attributes as they are not of cultural heritage value or interest.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 55 Metcalfe Street, Aurora ON

Legal Description: Part Lot 8 S/s Metcalf Street Plan 68 Aurora As In R451156 Except R608020; Aurora
PIN: 036480108

The property located at 55 Metcalfe Street is situated at the south-west corner of the intersection of Wells Street and Metcalfe Street. The property is of cultural heritage value or interest as it includes a dwelling constructed in 1875 in the Gothic Revival Cottage architectural style known locally as "The Bowman House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 55 Metcalfe Street is of cultural heritage value or interest for the existing dwelling. The dwelling is a representative example of the Gothic Cottage architectural style which has been sympathetically altered. The original 3-bay façade has been altered where the front entrance is now asymmetrical. The front entrance originally included a wood frame portico, which has been replaced with a larger covered porch. The dwelling was constructed by George Harrison, who was a "gentleman" and may have owned a local sawmill and lumber business. The property derives its name from the members of the Bowman family who owned the property between 1929 and 2019, for 90 consecutive years. Merle B. Bowman was married to Hugh A. Bowman, who was an insurance agent by occupation and served as Councillor in 1933 and 1934.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 55 Metcalfe Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed in 1875 in the Gothic Revival Cottage architectural style and includes the following attributes:

- Overall 1 ½ storey brick construction with side-gabled roof and steeply pitched front elevation gable.
- Original window opening within the front elevation gable;

- Original window openings at the first and second storey at the east elevation which are visible along Wells Street; and
- Original window openings at the first and second storey at the north elevation which are visible along Metcalfe Street.

Note: The existing window openings at the first storey (front elevation) and the covered porch are not original to the dwelling, and are not identified as heritage attributes. However, these alterations are sympathetic to the dwelling and the overall form and character of the dwelling remains.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 56-58 Mosley Street, Aurora ON

Legal Description: Pt Lt 12 N/s Mosley St, Pl 68 As In B78636b; Aurora

PIN: 036510232

The property located at 56-58 Mosley Street is situated on the north-west corner of Mosley Street and Wells Street in the South East Old Aurora neighbourhood. The property located at 56-58 Mosley Street is of Cultural Heritage Value or Interest for the 2 storey dwelling constructed c.1868 in the Georgian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 56-58 Mosley Street, as per *Ontario Regulation 9/06*:

The property located at 56-58 Mosley Street has cultural heritage value or interest as a representative example of a building constructed in the mid. 19th century in the Georgian architectural style. The building is unique given that it is comprised of two semi-detached dwellings. The building is noteworthy for its decorative detailing, including windows with 6x6 panes, and bay windows with brackets which were added in the late 19th century.

The property supports the character of the area, where few buildings survive which were constructed shortly after the registration of John Mosely's Subdivision. The building was owned by Frederick Long, a manufacturer who produced paper boxes for local jewellers and druggists. The original function of the building was a factory, and over time, it was converted to a semi-detached dwelling.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 56-58 Mosley Street, Aurora ON which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

The property is of Cultural Heritage Value or Interest (CHVI) for the existing building which was originally a box factory and has been adaptively re-used as a dwelling:

- Overall 2 storey scale and massing and wood frame construction, including rear 2 storey portion of the building which is visible along Wells Street;
- Low pitched side gabled roof;
- Three second storey window openings located at the front (south) elevation, complete with 6x6 wood frame windows;

- Two bay windows at the first storey, with and wood frame trim and brackets. This includes the existing wood frame windows with 1x1 and 2x2 panes;
- Door openings at the front elevation with pilasters and transoms;
- Front elevation porch supported by wood posts; and
- All original wood frame windows and window openings visible from the public realm along Wells Street and Mosley Street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 57 Mosley Street, Aurora, ON

Legal Description: Pt Lt 11 S/s Mosley St Pl 68 Aurora; Pt Lt 12 S/s Mosley St Pl 68 Aurora; Pt Lt 13 S/s Mosley St Pl 68 Aurora As In Au842 Except B24492b; Aurora

PIN: 036510089

The property located at 57 Mosley Street is situated at the southwest corner of Wells Street and Mosley Street, in the neighbourhood known locally as Southeast Old Aurora. The property is of Cultural Heritage Value or Interest as it includes an institutional building known as the Rising Sun Masonic Lodge, formerly the Methodist Episcopal Church, constructed in 1877 in the Gothic Revival architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The building is a representative example of the Gothic Revival architectural style. The building can be described as having a rectangular plan and steeply pitched front-end gabled roof. The building is constructed with a stone foundation and yellow/buff brick exterior. The north and south facades have evenly distributed brick buttresses. The window openings are lancet-shaped with polychromatic brick voussoirs. Bargeboard with a quatrefoil design is located in the peak of the gables and wooden brackets are located under the eaves. The property was originally owned by the Methodist Episcopal Church, who were responsible for the construction of the building on the property and who sold the property to the Masons in 1885. The Rising Sun Masonic Lodge has operated on the property for over a century. The building is recognized as a landmark in the community and is recognized to support the character of the Southeast Old Aurora Neighbourhood.

3. Heritage Attributes

The existing building was constructed in the Gothic Revival architectural style in 1877 and includes the following attributes which contribute to its CHVI:

- Overall single storey scale and massing of buff/yellow brick construction;
- Original features indicative of the Gothic Revival architectural style which are visible from the public realm, including:
 - Steeply pitched gable roof with bargeboard in the peak and wood brackets under the eaves on the east and west elevations;
 - Remaining original brick exterior with polychromatic brick voussoirs;
 - Buttresses on the north and south elevations;

- Lancelet window openings;
- All original window and door openings, including the set of three rectangular windows under each of the gables at the east and west elevations;
- Brick chimney at the west elevation; and
- Gabled wood frame vestibule at the north elevation fronting Mosley Street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 68 Mosley Street

Legal Description: Pt Lt 15 N/s Mosley St Pl 68 Aurora As In R308529; S/t Debts In R280498; S/t Beneficiaries Interest In R280498; Aurora

PIN: 036500047

The property located at 68 Mosley Street is located at the north side of Mosley Street between Wells Street and Larmont Street within the Southeast Old Aurora neighbourhood. The property is of Cultural Heritage Value or Interest as it includes a representative example of a Gothic Revival Cottage constructed in 1874 by William Atkinson.

2. Description of Cultural Heritage Value or Interest (CHVI)

The existing dwelling is considered a representative example of a Gothic Revival Cottage. The property was sold to William Atkinson from John Mosley in 1873. William Atkinson was responsible for the construction of the dwelling as well as many other prominent homes in the community in the 19th century. The building supports the character of the Southeast Old Aurora community.

3. Heritage Attributes

The following provides a description of heritage attributes for the dwelling at 68 Mosley Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

Dwelling:

- Overall 1 ½ storey massing and yellow/buff brick construction with 3-bay facade;
- All original features indicative of the Gothic Revival architectural style which are visible from the street, including:
 - Side-gabled roof (to rear) with steeply pitched open gable at the front elevation;
 - Arched windows with decorative dichromatic brick voussoirs;
 - Lancet window/balcony door with dichromatic brick voussoirs extending within the front elevation central gable;
 - All window openings at the front (south), east and west elevations visible from the public realm as well as all wood framed arched windows;
 - Second storey balcony;
 - Front elevation central door opening with wood framed transom light; and
 - Dichromatic brick red and yellow brick quoins.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

1 STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 71 Tyler Street

Legal Description: Part Lot 28 Plan 9 Aurora As In R212998; Aurora

PIN: 036530005

The property located at 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property is of Cultural Heritage Value or Interest as it includes a 1.5 storey dwelling constructed in the Victorian architectural style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative example of a dwelling constructed in the Victorian architectural style. The building includes features which are indicative of the Victorian architectural style, including its L-shaped floor plan, cross-gabled roof, front verandah, and front entrance with transom. The dwelling was likely constructed for David Johnston between February 1886 and October 1887.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 71 Tyler Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1.5 storey scale and massing of yellow brick construction with L-shaped floor plan ;
- Cross-gabled roofline;
- All gently arched original window and door openings visible from the public realm, complete with brick voussoirs and sills viewed from the north (front) elevation, east and west (side) elevations;
- Original 2x2 wood framed windows at the front elevation;
- Covered front elevation verandah with wood support posts; and
- Front door opening with transom.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 73 Kennedy Street West, Aurora ON

Legal Description: Pt Lt 37 Pl 246 Aurora Pt 2, 65r3623; T/w R299690 & R340938 ; Aurora

PIN: 036590094

The property located at 73 Kennedy Street West is a residential lot located on the south side of Kennedy Street West, between George Street and Temperance Street. The property is of cultural heritage value or interest as it includes a dwelling constructed in the Edwardian style of architecture with Queen Anne influences, dated to the late 20th century.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 73 Kennedy Street West is of cultural heritage value or interest for the existing dwelling, which is a representative example of a building constructed in the Edwardian architectural style with Queen Anne influences. The property was likely farmed beginning in the mid. 19th century when the lot included a total of 85 acres. The property was likely farmed by John W. Stephenson by the late 19th century. At this time, the property was reduced to approximately 27 acres. By the time the property was purchased by Ada Bushell in 1920, the property was approximately 7 acres. The construction date of the house is difficult to confirm with available records. The existing house may be the second farm dwelling on the property which was likely constructed in the late 19th century or early 20th century, likely for John W. Stephenson.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 73 Kennedy Street West which contributes to the reasons for which the property is of Cultural Heritage Value or Interest.

The property is of CHVI for the existing dwelling, constructed in the Edwardian architectural style with Queen Anne influences and includes the following attributes:

- Overall 2 storey wood frame construction with hipped roof with deep overhanging eaves;
- Attic dormers at the front (north), east and west elevations;
- Horizontal cladding, which is likely not original but an accurate replication of the original cladding material;

- Red brick chimney above the roofline at the west elevation, which is visible from the street;
- All window openings within the attic dormers;
- Uniquely shaped angular bay window at the second storey at the front elevation;
- All original window openings which are visible from the street along Kennedy Street West at the north, east and west elevations, including large “parlour” style windows at the first storey of the front elevation;
- Covered verandah which is curved along the front and east elevation and supported by wood columns;
- Generous front yard setback and setting with mature trees and landscaped open space.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 73 Wellington Street East, Aurora, Ontario

Legal Description: Lt 8 S/S Wellington St, Pl 68, Aurora.

PIN:036500007

The property located at 73 Wellington Street East is situated at the south side of Wellington Street East between Wells Street and Larmont Street. The property is of Cultural Heritage Value or Interest as it includes a dwelling which is considered a representative example of a Gothic Revival Cottage.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property includes a representative example of a dwelling constructed in the Gothic Revival architectural style constructed circa 1884. Architectural details indicative of this architectural style of architecture include dichromatic brick, quoins, paired steeply pitched dormer gables with second storey Gothic lancet window openings. The property was purchased in 1874 by Seth Ashton, who was a local businessman and municipal politician serving as a Councillor on the first Aurora Village Council in 1863 and several times as a Reeve. Ashton is said to have been a prominent figure in Aurora's history. The property is also associated with Thomas Scrivener, the Town's veterinarian at the beginning of the 20th century who lived in the dwelling between 1908 and 1918. The building is also associated with the Lorne cousins, who operated a dairy business on the property between 1927 and 1944. The property and dwelling supports the character of Wellington Street East.

3. Heritage Attributes

The following provides a description of the heritage attributes of the dwelling located at 73 Wellington Street East, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1 ½ storey massing composed of dichromatic red and buff brick with asymmetrical 2-bay facade;
- Steeply pitched paired gables at the front (north) elevation;
- Lancet window openings at the second storey within the steeply pitched gables, including window sills and buff brick voussoirs;
- Buff brick quoins at the front (north) elevation;

- All original window and door openings visible from the street, including buff brick voussoirs and window sills; and
- Asymmetrical front entrance, including existing wood framed door opening with sidelights and transom.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 77 Wellington Street East, Aurora, Ontario

Legal Description: Lt 9, Wellington St, Pl 68, Aurora.

PIN:036500008

One and half storey, wood frame detached dwelling with Gothic inspired architectural features. The dwelling is situated on a deep narrow lot with some mature trees along the periphery of the property.

2. Description of Cultural Heritage Value or Interest (CHVI)

The following provides a description of the Cultural Heritage Value or Interest of the property located at 77 Wellington Street East, Aurora, Ontario as per *Ontario Regulation 9/06*:

(i) Design/Physical Value

The one and half storey dwelling on the property is a representation of an Ontario Gothic Style house constructed circa 1877. Architectural details include: high-pitched centred gable above a lancet shaped door opening, likely an extension of an original window opening on the second storey.

(ii) Historical/Associative Value

The property is associated with James Todd Sr., who constructed the existing house c. 1877. James was born in Ireland in 1806 and immigrated to Canada and worked as a blacksmith in Aurora. The property is also associated with the historical development of the 1854 Subdivision by John Mosley (Plan 68) and buildings constructed in the mid. to late 19th century.

(iii) Contextual Value

The property supports the character of the surrounding area which includes several Gothic inspired dwellings which have a similar scale, mass orientation and setback.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 77 Wellington Street East, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Dwelling:

- Overall 1 ½ storey massing composed of a wood frame dwelling;
- All original features indicative of the Gothic architectural style which are visible from the street, including:
 - High-pitched centred gable and original roofline;
 - Lancet opening on second storey; and,
 - Front porch.
- All original window and door openings visible from the street.

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 79 Victoria Street, Aurora ON

Legal Description: Lt 1 N/s Metcalf St Pl 68 Aurora; Lt 2 N/s Metcalf St Pl 68 Aurora; Lt Trinity Church Pl 68 Aurora ; Lt 3 N/s Metcalf St Pl 68 Save & Except 1 65r9945 Aurora ; Aurora (amended 2001/01/19 By B.willson,adlr)

PIN: 036510095

The property located at 79 Victoria Street is situated at the north-east corner of Victoria Street and Metcalfe Street within the community known as Southeast Old Aurora. The property is of cultural heritage value or interest for the existing church and rectory.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest primarily for the existing church and rectory, and their visual and functional relationship to each other. The late 19th century portion of the church displays a high degree of craftsmanship and is considered an excellent example of Gothic Revival architecture in Aurora and was constructed in 1884. The rectory was constructed in 1862, at an early period of time in the context of the development of Aurora. The building was likely constructed in the Regency architectural style with a low-hipped roof, large bay windows, and verandah. The two buildings have an important contextual relationship to each other, where the pastor of the church would live in the dwelling (rectory) behind the church. The property is associated with John Mosley's plan of subdivision (Plan 68) and buildings constructed in the mid to late 19th century in the area. The Mosley family were Anglicans in Aurora that helped to facilitate the establishment of a local Anglican church. The property is a landmark in the surrounding community given its location on an intersection and high-tower in the Southeast Old Aurora neighbourhood. The church is situated at the termination of Church Street, creating a significant view of the front elevation of the historic building.

3. Heritage Attributes

The following provides a list of the heritage attributes of the property which contribute to its Cultural Heritage Value or Interest:

(a) 19th Century Gothic Revival Church:

- Overall scale and massing of yellow/buff brick construction with front-end gabled roof and bell tower;

- Bell tower, located the southwest corner of the building, including all features indicative of the Gothic Revival style including brick buttresses and pointed spires, a centrally positioned spire with gables and shutters, all decorative brickwork with arches and dentils, all lancet/arched window openings (including blind windows);
- Historic church entrance within the bell tower, with lancet (arched) opening, stained glass transom, columns inset within the brick on either side of the door, and existing wood door;
- All original window openings and windows, including lancet shaped window and door openings with trefoil windows, complete with sills and voussoirs;
- All brick buttresses;
- All stained glass windows at all elevations;
- Chimney located at the north elevation of the church;
- All windows located within angular gable windows with trefoil arches;;
- All wood trimwork, including details within the eaves and spindle brackets;
- Location in-situ with orientation of the front elevation towards Victoria Street;
- Views of the front elevation looking east along Church Street;
- Spatial, historical, and visual relationship with the Regency church rectory;
- Setting, complete with mature trees, gardens, and landscaped open space;

(b) Rectory:

- Overall two storey massing of brick construction with hipped roof;
- 3-bay façade with central front entrance;
- Front entrance wood framed door opening, complete with sidelights and transom;
- All original window and door openings visible from the public realm;
- Front elevation covered verandah, complete with wood support posts and railing;
- Generous front yard setback;
- Spatial, historical, and visual relationship with the Gothic Revival church;

Additional property attributes:

- Setting, complete with mature trees, gardens, and landscaped open space;

Note: This Statement of Significance has been drafted in accordance with the requirements for publishing Notices of Intention to Designate properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, as amended. The Description of Cultural Heritage Value or Interest has been drafted as per Provincial Policy Statement 2020 and Ontario Regulation 9/06.

STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 81 Tyler Street

Legal Description: Part Lot 37 Plan 30 Aurora As In R643438; Aurora

PIN: 036540048

The property located at 81 Tyler Street is situated at the south side of Tyler Street, west of George Street. The building is of Cultural Heritage Value or Interest as it includes an excellent representative example of a 1.5 storey dwelling constructed in the Gothic Revival style.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest primarily for its design/physical value. The dwelling is considered an excellent representative example of a dwelling constructed in the Gothic Revival style and retains the majority of its original features. The dwelling at 81 Tyler Street was originally constructed for George McConnell. The property was owned by the George McConnell family until 1915, then sold to his son-in-law, Charles Bilbrough, whose family owned the property until 1962. The dwelling is perhaps the oldest surviving house on Tyler Street. The dwelling supports the character of the neighbourhood.

3. Heritage Attributes

The following provides a description of the heritage attributes for the dwelling located at 81 Tyler Street which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

- Overall 1.5 storey scale and massing of wood frame construction;
- Original side-gabled roofline as well as rear summer kitchen addition which is visible along George Street;
- Front (north) elevation 3-bay façade with wood framed central entrance;
- Front elevation steeply pitched central gable with lancet door opening including wood frame door with lancet shaped window;
- Two large rectangular-shaped wood framed window openings at the front elevation, including wood framed window sash with 6x6 lights;
- Front elevation wood framed portico/second storey balcony, complete with wood trim and wood support posts; and
- All original window and door openings visible from the public realm at the east and west elevations.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

Address: 1978 Vandorf Sideroad

Legal Description: Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora

PIN: 036420084

The property located at 1978 Vandorf Sideroad is situated north of Vandorf Sideroad in a rural residential area. The property includes a Victorian dwelling that was constructed in 1880, locally known as "The Barber House".

2. Description of Cultural Heritage Value or Interest (CHVI)

The property located at 1978 Vandorf Sideroad is of Cultural Heritage Value or Interest (CHVI) as it includes a representative example of a building constructed in the Victorian architectural style. The building was constructed in the 1880s by Fredrick Ransom. Fredrick Ransom was a carpenter and builder who worked alongside Richard Atkinson, who built many of the homes in historic Aurora. Fredrick Ransom lived on the property with his relatives (with the surname "Smith") and inherited the property. In 1933, Fredrick Ransom's adopted daughter, Irene Barber, inherited the house with her husband, Albert E. Barber.

3. Heritage Attributes

The property is of CHVI for the existing dwelling, constructed in 1880 in the Victorian architectural style in rural Aurora. The building includes the following attributes which contribute to its CHVI:

- Overall 1 and a half storey scale and massing of yellow brick construction
- Side-gabled roof and paired yellow brick chimneys at the east and west ends of the roof; and
- All original window and door openings, visible from the public realm from Vandorf Sideroad, including a) the front (south) elevation with a 3-bay façade and central entrance, b) the 3 symmetrical window openings on the east façade.
- Existing covered verandah with wood porch which wraps around both the south and east elevations.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 15800 Yonge Street, Aurora, Ontario

Legal Description: Pt Lt 84, Concession 1, King Pt 3, 65r1463; Aurora S/t Ease in Gross Over Pt 1, 65r30756 As In Yr1261631 St/t Ease in Gross Over Pt 2, 65r30756 As In Yr1261632.

PIN: 036270792

The property addressed as 15800 Yonge Street contains numerous buildings that have been constructed in the Georgian architectural style. The property has been owned by Canada's largest all-boys boarding school, St. Andrew's College, since approximately 1924; The school was originally established in Toronto in 1899.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest for its design/physical, historical/associative and contextual values. The existing buildings and open space within the property form a unique Cultural Heritage Landscape which function together as a school complex with living quarters.

The property includes buildings of design/physical value including the Memorial Chapel, Flavelle House, Memorial House, Sifton House, Dunlap Hall, and McDonald House, which were constructed in the Georgian architectural style. The Chapel was designed by E. H. Paisley of Marani and Paisley, the School's original architects, who were well-known Toronto-based architects. The property is associated with St. Andrew's College which was originally established in Toronto in 1899. The College re-located to the Aurora location in the 1920s and has become Canada's largest all-boys boarding school. The aforementioned buildings on the property are functionally and visually connected to one another.

3. Heritage Attributes

The following provides a description of heritage attributes for the property located at 15800 Yonge Street, Aurora, Ontario which contribute to the reasons for which the property is of Cultural Heritage Value or Interest:

(a) Memorial Chapel:

- Overall massing and brick construction with a steeple;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - A portico with stone pillars;

- Circular windows;
- Cornice with return;
- Architrave around main entrance; and
- Arched window openings on the north elevation.

(b) Flavelle House:

- Overall 2 – 2.5 storey massing and brick construction;
- Archways to the south;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Centered main entrance with architrave, transom and side lights;
 - Shed dormers;
 - Semi-circular bay windows with belt course;
 - Polychromatic brick voussoirs;
 - A northern portion of building that has a belt course and parapet with classical balusters.

(c) Memorial House:

- Overall 2-2.5 storey massing and brick construction;
- Archways to the north;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Centered main entrance with architrave, transom and side lights;
 - Shed dormers;
 - Semi-circular bay windows with belt course;
 - Polychromatic brick voussoirs;
 - A building portion to the south with parapet, classical balusters, and a centered entrance with fanlight and side lights.

(d) Sifton House:

- Overall 2.5 storey massing and brick construction;
- Archways to the south and north;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Shed dormers;
 - Polychromatic brick voussoirs;
 - Roundels;
 - Rounded arches over first storey window/door openings.

(e) Dunlap Hall:

- Overall 2 storey massing and brick construction;

- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Main entrances with transom light, frontispiece, and entablature with pilasters;
 - Polychromatic brick voussoirs;
 - A centered clock with pediment above;
 - Parapet with classical balusters;
 - Belt course and entablature;
 - Roundels;
 - Rounded arches around the windows on the northern and southern portions of the building with keystones.

(f) McDonald House:

- Overall 2 – 3 storey massing and brick construction;
- All original features indicative of the Georgian architectural style which are visible from the internal street, including:
 - Main entrance with transom light, frontispiece, entablature, belt coursing, roundels, and parapet with classical balusters;
 - Shed dormers;
 - Semi-circular bay windows with belt coursing;
 - Polychromatic brick voussoirs.

Note to staff: It is strongly recommended that a site visit occur in order to take stock of the heritage attributes of the site, which are located on private property and could not be fully assessed as part of the Review of the Aurora Register project.

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STATEMENT OF SIGNIFICANCE (SOS)

1. Description of Property

(Address): 14314/14378 Yonge Street, Aurora ON

Legal Description: Pt Lt 75 Con 1 King Pt 25 65r35315 Town Of Aurora

PIN: 036700962

The property located at 14314/14378 Yonge Street is of Cultural Heritage Value or Interest as it includes a rare and unique example of a pet cemetery in the context of Aurora as well as Ontario.

2. Description of Cultural Heritage Value or Interest (CHVI)

The property is of Cultural Heritage Value or Interest for the existing Aurora Pet Cemetery, referred to locally as “Happy Woodlawn Pet Cemetery”, which began in 1933 under the ownership of the Blochin family. The property was formerly owned by Victor P. Blochin and his wife Anne. Victor was a major in the Russian Red Army. He was captured and became a Prisoner of War in Germany. He befriended a man who kept West Highland Terriers (Westies). After the war, Blochin worked as a gardener for Campbell and brought home dogs of his own when he moved to Canada in the 1920s. Blochin settled on the property and constructed a stone house named Silverdale Farm and opened Bencruachan Kennels in 1927. Anne Blochin (nee Wilson) was successful in her own right as the founding editor of Chatelaine magazine, a position she resigned from in 1929. Victor and Anne buried their own beloved pets in the cemetery and over time, others began to add their pets as well. The burials are marked by gravestones of all different sizes and materials. Elizabeth Blochin wrote a book called “That Dog of Yours” in 1941 about raising and caring for dogs. The cemetery is set within a forested area which was set away from the former Blochin house. Happy Woodlawn is said to be the first Pet Cemetery in Canada. The property was later sold and became part of the Kennell Inn after 1978.

3. Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest.

Happy Woodlawn Pet Cemetery:

- All grave stones and markers, including any existing built features, such as fences, ornamentation or commemorative features in their existing location in-situ;
- All burials and interred remains in their existing location in-situ;
- Location set within a forested area which includes naturalized vegetation and mature trees, devoid of any paths and manicured gardens; and
- Distance between graves, markers and burials, and their spatial relationship to each other.

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