

TOWN OF AURORA
PLANNING AND DEVELOPMENT SERVICES
Development Planning Division

DATE: Mar. 25, 2022

RECEIVED

CONSERVATION PLAN

Preliminary



Source: Google Street View

East and North Elevations

KNOWLES / READMAN HOUSE 15356 YONGE STREET TOWN OF AURORA, ONTARIO

March 2022

Prepared for:

2578461 Ontario Inc.

Prepared by:

WAYNE MORGAN
HERITAGE PLANNER



CONSERVATION PLAN

Preliminary

**KNOWLES / READMAN HOUSE
15356 YONGE STREET
TOWN OF AURORA, ONTARIO**

March 2022

Prepared for:

2578461 Ontario Inc.

Prepared by:

**Wayne Morgan, Heritage Planner
PO Box 1203, 21 Land's End
Sutton West, Ontario L0E 1R0
Telephone: 905-722-5398
E-mail wayne.morgan@sympatico.ca**

**Onespace Unlimited Inc.
3700 Steeles Ave W., Ste 305
Woodbridge, Ontario L4L 8K8
Telephone: 416-848-1245
E-mail: dream@onespaceunlimited.com**

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT	2
2.1 Location	2
2.2 Property Details	3
9	
3.0 CONSERVATION PRINCIPLES	3
3.1 Northeast Old Aurora Heritage Conservation District Plan	3
3.2 Standards and Guidelines for the Conservation of Historic Places in Canada	5
3.3 Documentary Evidence – Photographs	5
3.4 The Conservation Principles for the Subject Site	6
4.0 ANALYSIS OF THE CULTURAL HERITAGE RESOURCE	8
4.1 Documentation of the Heritage Resource	8
4.1.1 Building Exterior	8
4.1.2 Building Interior	13
4.1.3 Landscape	14
4.2 Cultural Heritage Value or Interest	17
4.3 Heritage Resource Condition	18
4.4 Historical, Current and Proposed Uses of the Heritage Resource	19
4.4.1 Historical Uses	19
4.4.2 Current Uses	19
4.4.3 Proposed Uses	19
5.0 RECOMMENDED CONSERVATION MEASURES	20
5.1 Demolition, Removal and Salvage	20
5.1.1 Rear Wing	20
5.1.2 Retaining Wall	21
5.1.3 Fire Escape	21
5.1.4 Front Porch	22
5.1.4 Foundation Plantings	23
5.2 Restoration / Reconstruction / Conservation - Exterior	23
5.2.1 Foundation	23
5.2.2 Masonry	24
5.2.3 Chimneys	26
5.2.4 Masonry Cleaning and Waterproofing	26
5.2.5 Roofing, Soffits, Frieze and Eaves Troughing	27
5.2.6 Roof Gables	28
5.2.7 Porches	29
5.2.8 Windows	30

TABLE OF CONTENTS

(continued)

	Page
5.2.9 Doors	31
5.2.10 Exterior Painting	32
5.3 Landscaping	32
5.4 Restoration / Reconstruction / Conservation - Interior	33
5.4.1 Staircase	33
5.4.2 Baseboards and Door and Window Casings	33
 6.0 MONITORING AND MAINTENANCE OF THE HERITAGE RESOURCE	 35
6.1 Heritage Easement Agreement	35
6.2 Tri-Annual Building Audit	35
6.3 Town Inspection	35
6.4 Do not use Salt for Snow Melt or De-icing	35
 SOURCES CONSULTED	 36
 APPENDICIES	
A Existing Building Plans	38
B Demolition Drawings	44
C Site Plan Application Drawings	50
D Conservation Plan Drawings	56

LIST OF FIGURES

		Page
Figure 2.1	Location – Streets and Property Map [Source: York Maps, 2016].	2
Figure 2.2	Subject Site in Context [Source: York Maps, image 2015].	2
Figure 3.1	c1920 East Elevation [Source: 1982 Heritage Property Report].	5
Figure 3.2	2021 Aerial Photograph of the Building and the Tail Wing	6
Figure 4.1	C1982, East Elevation [Source: 1982 Heritage Property Report, K. Anderson, author].	8
Figure 4.2	Foundation, Rear Wall.	8
Figure 4.3	Window – Ground Floor East Elevation, 2016 & 1982	9
Figure 4.4	East Elevation and North Elevations, 2016.	10
Figure 4.5	Front Door – Ground Floor, East Elevation, 2016 & 1982	10
Figure 4.6	Front Porch – East Elevation. 2016 & 1920	11
Figure 4.7	Staircase – Room 1. 2016	13
Figure 4.8	Baseboards – Rooms 1 & 2. 2016	13
Figure 4.9	Landscape of the Subject Site, 1946 – 2021. [Source: Cited in the HIA appendices].	15
Figure 4.10	Front and Side Yard Landscapes of the Subject Site, 1920s - 2021. [Sources: Cited in the HIA Appendices, except 2021, Google Street View]	16
Figure 5.1	Rear Wing – to be demolished; no salvage.	20
Figure 5.2	Retaining wall to be removed – aerial, plan & 2016 photo.	21
Figure 5.3	Fire Escape – to be removed and discarded.	22
Figure 5.4	Front Porch.	22
Figure 5.5	Plantings to be removed – East Elevation.	23
Figure 5.6	North Porch base – foundation deterioration	24
Figure 5.7	Masonry cracks – south and west walls.	24
Figure 5.8	Original masonry work, east elevation.	25
Figure 5.9	Window sill, east elevation, upper floor window.	26
Figure 5.10	Chimneys – west and south	26
Figure 5.11	Painted and plastered surfaces to be exposed following removal of the Rear Wing.	27
Figure 5.12	Existing soffits, frieze, fascia and eaves troughing and singles.	27
Figure 5.13	Recommended type and colour of Roof Single	28
Figure 5.14	East Gable, c1920 & North Gable, 2016	28
Figure 5.15	The North Elevation Porch, c1920 & 2016.	29
Figure 5.16	East Elevation Windows, c1920 & 1982.	30
Figure 5.17	Interior view of windows – ground floor, east elevation & ground floor south elevation.	31
Figure 5.18	Doors – Front, Side and Upper Floor.	31
Figure 5.19	Interior staircase – remnants at the upper floor landing.	33
Figure 5.20	Front door, interior view showing remnant casing.	34

1.0 INTRODUCTION

A Conservation Plan is:

a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but it is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.¹

This report is a preliminary Conservation Plan. The final Plan will be prepared following a more detailed inspection and review with Town staff of the conservation issues for the adaptation of the House for modern residential use within the context of the full development of property.

The Plan has been prepared consistent with:

- guidelines for the Northeast Old Aurora Heritage Conservation District Plan;
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places;
- generally accepted practices of Canadian heritage professionals; and
- the property's heritage values and attributes listed in the Heritage Impact Assessment.

The Plan addresses:

- the House exterior;
- parts of the interior of the House where original heritage fabric remains; and
- the front and south side yards landscape.

This Conservation Plan was prepared by a professional architect and by a recently retired member of the Canadian Association of Heritage Professionals with demonstrated experience in dealing with the conservation and adaptive reuse of heritage resources.

Drawings of the existing House are contained in **Appendix A** of this report. Demolition and salvage drawings will be in **Appendix B**, while drawings detailing the interventions in the House will be **Appendix D**. To provide the future context for the House and the plans for the heritage landscape component, site plan drawings of the property are included in **Appendix C**.

Cost estimates for implementing the Plan will be finalized once the Site Plan has been approved.

The work to implement the Conservation Plan will occur in the following sequence:

1. demolition and, where necessary, salvage;
2. masonry work – both brick cladding and concrete foundation;
3. exterior woodwork including window repairs and restoration of porches;
4. exterior painting; and
5. interior woodwork.

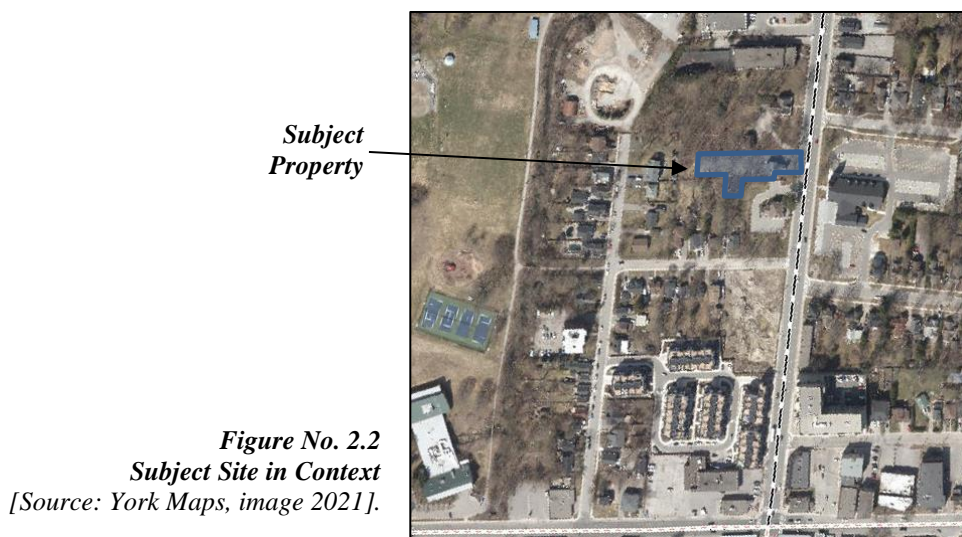
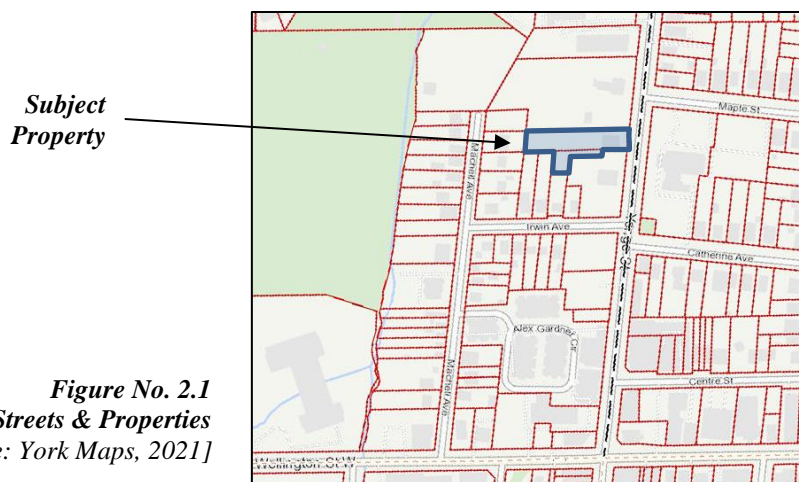
Some conservation work may be undertaken concurrently with other work on the site.

¹ Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, Infosheet No. 5, page 2.

2.0 DESCRIPTION OF THE PROPERTY

2.1 Location

The subject property is located in the Town of Aurora in the Regional Municipality (formerly County) of York in the east half of Lot 81 in the first concession west of Yonge Street (WYS). The property is bounded on the east by Yonge Street, on the west by the rear lot line of 63 Machell Avenue, and on the south, the north lot line of the property containing Hillary House (15372 Yonge Street) and the north property lines of Horton Place (15342 Yonge Street) and three properties (10, 16 and 18) fronting on Irwin Avenue. The property is part of the urban community of Aurora (**Figures 2.1 and 2.2**). It is 0.2556 hectares (0.657 acres) in size.



2.2 Property Details

The property contains the Knowles / Readman House and associated landscape features including front, rear and side yards and a driveway on the north side of the property.

3.0 CONSERVATION PRINCIPLES

3.1 Northeast Old Aurora Heritage Conservation District Plan

The Heritage Conservation District Plan and Guidelines that apply to the subject site have been used to provide guidance on the Conservation Principles used for this property.

The Plan defines the subject site as a ‘heritage building’ to which the following policies apply:

4.3.1 Preservation of Heritage Buildings

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace or substantially alter its intact or repairable heritage attributes*
- c) Conserve heritage value by adopting an approach involving minimal external intervention.*
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention*
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials*
- g) Replace using like material any extensively deteriorated or missing parts of heritage attributes*
- i) Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.*
- j) Respect documentary evidence.*

4.3.2 Alterations and additions to Heritage Buildings

- a) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.*
- b) Ensure that any new additional, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.*
- c) Additions and alterations to the heritage resource shall conform with the guidelines found in Section 9.3*

9.3.3.2 Masonry repointing

- Repair structural damage before repointing*
- Do not use power tools to remove all mortar*
- Use lime mortar for repairs and repoint of historic brick*
- Do not treat historic brick with silicones or consolidants.*

9.3.3.3 Painting Woodwork

- Inspect existing paint*
- Don't strip woodwork unless paint build-up is excessive. Just remove loose paint*
- Don't use chemical strippers or torches to remove paint*
- Use suitable heritage paint colours*

9.3.4.1 *Brickwork*

- *Repair structural damage before restoration*
- *Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour*

9.3.4.3 *Roofing*

In re-roofing heritage buildings, care should be taken to choose a material that relates to the original roofing. If asphalt shingles are selected, colours should be black or a dark grey, like slate or weathered cedar.

9.3.4.5 *Decorative Woodwork*

Deteriorated woodwork should be repaired, if possible, rather than replaced. ... If replacement is necessary, it should conform to the original design, and wood should normally be use, rather than modern materials

9.3.4.6 *Windows*

Repair and Restoration

Original window frames and sashes should be repaired if possible, rather than replaced. Repairs should be limited to damaged portions of the window assembly.

Replacement Windows

If original windows cannot be repaired or restored, replacement windows are an option. ... Some care needs to be taken in detailing.

9.3.4.8 *Paint Colours*

No heritage permits are required for painting. The guidelines do not contain any information on past 1900 buildings.

9.3.5 *Renovations*

- *Use authentic original materials and methods-. For example, when replacing aluminum siding, use wood siding or board and batten.*
- *Replace missing or broken elements, such as gingerbread, spindles or door and window trims.*
- *Remove items such as metal fascia and soffits that conceal original architectural detail.*

4.6 *Landscapes*

4.6.1 *Landscape Treatment*

Existing historical landscapes should be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Permits are not required for landscaping.

4.6.2 *Trees and Shrubs*

- a) Mature trees should be preserved to the greatest possible extent.*

- c) *Planting should not obscure heritage buildings or be placed so close to heritage buildings as to cause damage.*

3.2 Standards and Guidelines for the Conservation of Historic Places in Canada

Parks Canada has produced standards and guidelines for the conservation of historic places in Canada (the Standards) in 2005 with revisions made in 2010. The Standards identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The Standards were developed based on international charters for the conservation of heritage resources developed through ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In general the Standard seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

Although the City has not adopted the Standards as policy, they are used as a guide to best practice by professionals in the field.

3.3 Documentary Evidence – Photographs

A number of historic photographs of the exterior of the House and the front yard have been included in Appendix I of the Heritage Impact Assessment, with a 1920 photograph reproduced in Figure 3.1. These photographs will be used to inform the Conservation Plan.

*Figure No. 3.1
c1920, East Elevation.
Source: 1982 Heritage Property
Report.*



3.4 The Conservation Principles for the Subject Site

The Heritage Conservation District Plan for the area, together with the federal Standards and Guidelines have informed the development of the Conservation Principles for this property.

In the following discussion of Conservation Principles, the term ‘the Building’ refers to the structure excluding the west or tail wing as shown below in Figure 3.1.



*Figure No. 3.1
2021 Aerial Photograph of the
Building and the Tail Wing.*

1. Maintain and give prominence to the exterior appearance of the Building as a two and one half storey, red brick, residential structure with complex hip and gable roof and concrete base.
2. Maintain and restore the character of the two-storey front veranda and one-storey side veranda.
3. Masonry repairs and alterations should use mortar that, over the long term, will not damage the masonry or concrete units. Such mortar should replicate the colour, granularity, strength and profile of the original.
4. Masonry units should be as close in colour and size to the original units as practical.

5. No new exterior openings in the north, east and south walls of the Building will be permitted. Openings that are not original to the Building, such as the upper floor door on the north elevation, may be removed and the wall restored to the greatest extent possible.
6. Abrasive cleaning techniques may not be used on the Building.
7. Painting of brick or concrete blocks is not permitted.
8. Recreation of missing features, such as the additional corner posts on the front veranda, must be based on documentary evidence. If evidence on the Building or in photographs cannot be found for their recreation, then the alternative of examples from structure built during the period in Aurora or pattern books document the architectural style of the Building may be used.
9. Evidence of earlier features, such as the scaring on the west wall of the earlier tail wing or the use of different bricks on the west wall from other walls of the Building does not have to be disguised.
10. Earlier alterations to the exterior of the Building which are not offensive to the design of the Building such as the enlarged upper floor window on the east elevation or the addition of the dormer on the south elevation need not be removed or reversed.
11. Where original finishes have been removed, such as the cedar shingle roof, and alternative finishes have been used over an extended period of the life of the Building, modern materials that replicate or are close in appearance to the original are acceptable.
12. The health and safety of future residents to the Building is paramount. Measures to ensure acceptable levels of health and safety may have an adverse impact on the heritage fabric of the Building. Wherever possible, alternative measures that minimize impacts on the heritage fabric yet maintain health and safety should be implemented.
13. Alterations should not jeopardize the long terms conservation of heritage fabric of the Building.
14. The level of craftsmanship of new work on the Building should match or exceed the craftsmanship originally used in constructing the Building.
15. Once construction is complete, the owner of the site should conduct regular audits of the Building to identify any maintenance issues. The audit will provide an implementation program to correct those identified maintenance issues.

4.0 ANALYSIS OF THE CULTURAL HERITAGE RESOURCE

4.1 Documentation of the Heritage Resource

Photographs of the exterior, interior and landscape of the Heritage Resource are contained in Appendices E, G and H of the Heritage Impact Assessment (*HIA - Morgan, 2017*).

4.1.1 Building Exterior

The designer and builder of the House could not be determined, although since the first owner and resident of the House was James Knowles, a prominent Aurora builder, it is likely that he built (1907) and possibly designed the House.



Figure 4.1
c1982, East Elevation. [Source: 1982 Heritage
Property Report, K. Anderson, author]

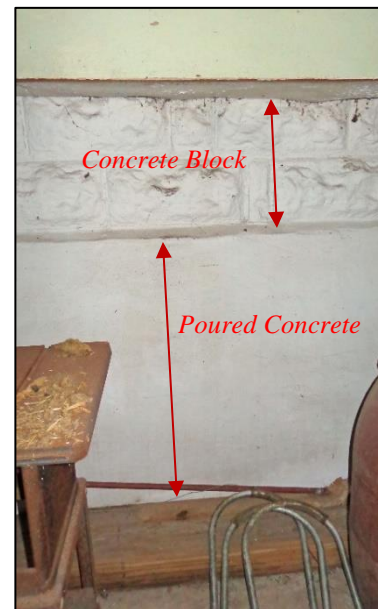


Figure 4.2
Foundation, Rear Wall.

Overview –

The House, which faces east, is setback slightly above the Yonge Street grade approximately 8.14 metres (26.7 feet) from the west edge of the Yonge Street sidewalk. The House is a single detached, two and one-half storey, solid brick structure. The plan of the House is essentially rectangular, although a projection towards the rear of the north side gives a slight ‘L’ shape to the plan. The House has a wood clad, two storey tail wing.

The brick part of the House rests on a poured concrete and concrete block foundation with the poured concrete below grade and the rock-faced blocks above grade (Figure 4.2). The tail wing

appears to rest on poured concrete, although the exterior is parged and decorated to resemble blocks.

The bricks, which measure $8\frac{1}{2}" \times 2\frac{3}{8}"$, are laid in stretcher bond. On all elevations, except most of the rear or west, the bricks are dark red; the rear bricks are gray. The tail wing is clad in horizontal clapboard siding.

The main section of the House is capped by a medium pitched, asphalt shingle clad, hip roof that projects beyond the walls of the structure. Two smaller gable roofs are on the front porch and the north projection. On the south side of the roof there is an off-centre, gable roofed dormer window. The broad, unadorned soffits are clad in modern synthetic materials. Below the soffits, there is a plain, narrow wood frieze. There is no evidence of brackets either currently or in historic photographs. The gable ends of the roof are clad in wood shingles and a decorative treatment in the gable peak. The north gable has a pair of small windows below the decorative treatment. The tail wing is capped by an asphalt shingle clad shed roof. Two red brick chimney stacks project above the roof; one on the south side west of the dormer window and the other at the rear of the brick section of the House.

The typical window opening is rectangular with a flat head. The openings have flat concrete lintels and lug sills, the facing edges of which have been fashioned to imitate sawn stone (Figure 4.3). Most window openings have been boarded. The front windows have had two sashes – a narrow upper sash above a much larger single glazed lower sash. A smaller window opening on the south elevation still contains its one over one sash.



Figure 4.3
Window – Ground Floor East Elevation. 2016 (left), 1982 (right)

East Elevation – This is the principal or front elevation of the House. It is a two bay façade, with a north door and south window on both the ground and upper floors (Figure 4.4).

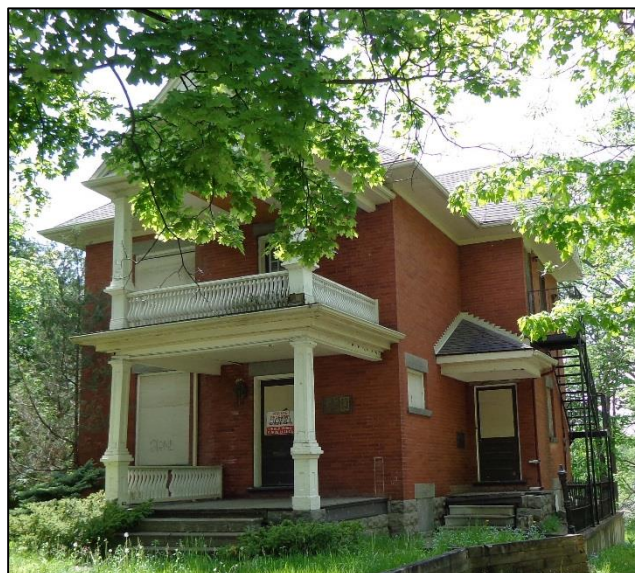


Figure 4.4
East and North Elevations
2016.

The door openings have concrete lintels, similar to those over the windows, wood thresholds and plain wood surrounds with moulded edges (Figure 4.5). The ground floor door is solid wood with three sections - an upper, four paned glazed section; a middle consisting of a line of three small square panels; and a lower with one large rectangular panel. The upper floor door opening contains a modern door. Although original there were no storm doors on the ground and upper floors, there was a wooden storm door in 1982 on both; since removed.



Figure 4.5
Front Door – Ground
Floor East Elevation.
2016 (left), 1982 (right)

The prominent feature of this elevation is the two storey porch capped by a gable roof. The porch is supported by tapered, square, paneled posts resting on square, paneled concrete piers. On the upper floor the posts are supported by wood piers. Originally there was a triple set of posts and piers on the outer corners of both levels of the porch (Figure 4.6). The balustrade has carved balusters. On the upper floor, the balustrade encloses the porch, while on the lower floor, it is limited to the north and south sides. The rock-faced concrete block porch foundation is identical to the House foundation.



Figure 4.6
Front Porch – East Elevation. 2016 (left), 1920 (right)

This elevation contains a side entrance on the north side of the House. The side door is a simpler paneled version of the front door, although the large upper panel is glazed. There is a small porch for this entrance, although the balustrade and porch post are missing.

North Elevation – Excluding the front porch, this elevation has three sections – the east brick section, the centre projecting section and the tail wing. The ground floor of the east section has a small rectangular window above a basement window and the porch roof for the side entrance. The centre section contains three centrally placed and aligned windows, one on each of the basement, ground and upper floors. The upper floor of this section has a modern door opening on the east side that opens onto a modern metal fire escape that extends onto the tail wing. All window openings on the east and centre sections have typical concrete lintels and sills. The tail wing has a ground floor window and a basement door towards the west end. The ground and upper floors of the tail wing are divided by a projecting band.

West Elevation – This elevation contains the rear elevation of the tail wing and a small part of the brick section of the House. The tail wing, which is much larger than the original construction, has four rectangular window openings, two on the ground floor and two on the upper floor. The north ground floor window opening is a large glass sliding door. The brick section has a ground floor window opening which, based on evidence on the interior, has been reduced in size.

South Elevation – This elevation, excluding the front porch, has two sections - the brick part of the House and the tail wing. The brick part has five windows – three aligned towards the west end of this section on the basement and ground and upper floors; another basement window towards the front and the dormer window on the roof. All window openings, except the dormer, have typical concrete lintels and sills. A former window opening above the front basement window has been infilled with brick. The tail wing has only one window opening – in the basement.

The exterior alterations that have been made to the Building are:

1. Removal of two of the three front porch posts in each grouping of three;
2. Removal of the balustrade and post on the side porch on the north elevation;
3. Addition of the upper floor door on the north elevation;
4. Addition of a fire escape on the north elevation;
5. Removal of the original one storey tail wing and addition of a larger two storey tail wing;
6. Removal of the kitchen chimney;
7. Possible addition of the south, gable roofed dormer window; and
8. Infilling of a window opening on the south elevation.

The architectural style of this House is a vernacular variation of ‘Edwardian Classicism’):

The simplified but formal composition of the Edwardian house with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated and often eclectic compositions of the late nineteenth century, Edwardian Classicism, through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture. ... Generally, the Edwardian façade is highlighted by a frontispiece or portico imaginatively derived from Classical tradition set against a monochromatic smooth exterior brick finish. Tall chimneys are not decorated with enriched terra-cotta panels. Spindles and carved brackets of verandas are minimized in favour of short colonettes and brick piers. Dormers remained popular, but their profile reflected the simplified shape of the main roof and gone are the profusion of finials and cresting from the ridges. The extended roof eaves are supported not by carved or turned brackets but by plain elongated blocks or cantilevered brackets similar to those used in the Regency and Italian Villa styles. Flat arches made with bricks standing on end or massive but plain stone lintels span apertures. At times, oversized, Classically inspired elements, such as keystone and voussoirs, accentuate window and door surrounds. Contrasting stone trim or dressings may also be used for watertable and string courses. Rather

than wood panels, the entrance door often is a full-length panel of clear glass having beveled or cut pattern. When stained glass is employed, the designs are simpler and the colours lighter than Victorian examples.²

4.1.2 Building Interior

Although most interior finishes have been stripped, room partitions and enough decorative wood elements remain to inform the original layout and interior design of the House.

Ground Floor –

Originally this floor consisted of four rooms of similar size (the ‘Four Square’ plan) plus the tail wing. Room 1 contains the hall and staircase. Much of the staircase remains although part of the newel post, railing and all spindles, except one, have been removed (Figure 4.7).

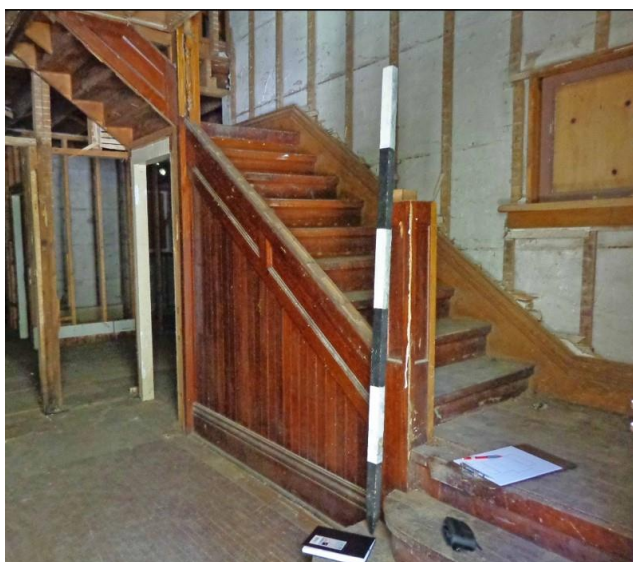


Figure 4.7
Staircase – Room 1. 2016



Figure 4.8
Baseboards – Rooms 1 & 2.
2016

The staircase window casing remains intact, but has different from casings elsewhere on the floor. Some of the front door casing remains; the base blocks of which are identical to those remaining in Room 2 suggesting the casing is original. Room 2, the parlour, retains baseboards identical to those in the hall (Figure 4.8). The exposed bricks on the south wall of Room 2 indicate removal of an earlier window. Between Rooms 2 and 3, two paneled pocket doors remain within wall partitions; the upper two panels were once glazed. Room 3, the dining room, contains baseboards identical to Rooms 1 and 2. The plain window casings remaining in this Room are the same as the front door, supporting the originality of both. Room 3 contains

² Blumenson, p 166.

remains of a fireplace on the west wall; the mantel is not extant. In Room 4, the kitchen, there is little original material, other than wall partitions. A plugged stove pipe hole in the west wall supports the kitchen use. Room 4 was later partitioned to provide a bathroom. Room 5, the original one storey tail wing used as a pantry retains remains of a stove pipe on the west wall. The original tail wing cladding, wood ship-lap siding, appears in the north wall of Room 6, which is a later addition.

The upper floor room configuration in the brick part of the House consists of 4 rooms, including a bathroom, although, unlike the ground floor, the rooms differ substantially in dimensions. Only Room 8 retains its original baseboards, which are shorter than the ground floor baseboards, suggesting that the other rooms may have been repartitioned from the original layout. The one room in the tail wing contains evidence of the gable roof of the original one storey tail wing. The east wall of Room 11, which was originally an exterior wall, also shows that most of the bricks on the west elevation were gray rather than red.

The attic room partitions are relatively recent and therefore were not documented. The roof framing consists of rafters nailed into a centre ridge board and collar-beams nailed to the rafters.

The basement consists of three rooms in the brick part of the House and one in the tail wing. The foundation walls visible in the basement (*Appendix G* – Basement – 1 & 10) show the construction with the lower part being poured concrete and the upper part concrete block with a parged finish. The basement floor is poured concrete. The east wall of Room 15 contains the poured concrete base for the ground floor fire place.

Floor plans of the House as it currently stands are contained in *Appendix F* of the 2017 HIA.

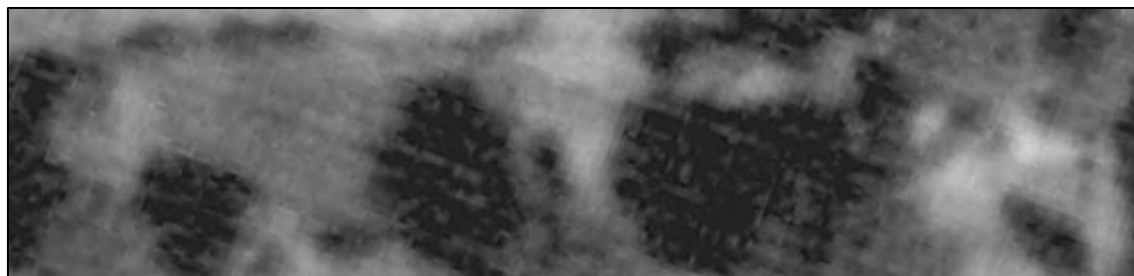
4.1.3 Landscape

Figure 4.9 provides aerial views of the property landscape from 1946 to 2021, while Figure 4.10 shows the front and side yards over the past 100 years. The Heritage Impact Assessment described the development of the landscape noting that the cultural heritage value of the landscape was limited to the front and south side yards for their association with the House and for their contextual value.

The front and side yards consist of a lawn, a concrete walkway and steps, two Norway maples on either side of the walkway, the driveway, a line of overgrown cedar trees on the south property line, since removed, trees on the north property line, foundation plantings and concrete retaining walls along Yonge Street and the south limit of the driveway.

Historic photographs of the front and side yards show that:

- there were no trees immediately in front of the House until the 1970s;
- the foundation plantings were modest and are currently overgrown; and
- there were posts on either side of the walkway at Yonge Street and usually no fencing along the Yonge Street frontage.



1946



1978



2002

Knowles / Readman House



2021

Figure 4.9 *Landscape of the Subject Site, 1946 - 2021*
[Source: Cited in the HIA Appendices]



1920s



1920s



1982



1985?



2016

2021



Figure 4.10
Front and Side Yard Landscapes of
the Subject Site, 1920s - 2021
[Source: Cited in the HIA Appendices, except
2021, Google Streetview]

4.2 Cultural Heritage Value or Interest

The cultural heritage values of the property were identified in the 2017 Heritage Impact Assessment and repeated below.

Description

The property at 15356 Yonge Street warrants conservation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, association and contextual values. Located on the west side of Yonge Street north of Irwin Avenue, the Knowles / Readman House (1907) is a 2 ½ storey house form building.

Statement of Cultural Heritage Value

The Knowles / Readman House is a well preserved, representative example of a ‘Four Square’, Edwardian Classicism style house form building in the Northeast Old Aurora Heritage Conservation District. It was constructed for the prominent Aurora builder and municipal politician, James Albert Knowles. The House was likely built by James Knowles. Still in its original location facing east onto Yonge Street, the House retains much of its original exterior architectural detailing. The House, together with its front and side yards, contributes to the streetscape of this part of Yonge Street and illustrates the evolution of architectural styles from the flanking Victorian houses to the much simpler detailing of an early twentieth century House. James Knowles and family lived in the House until 1913. It was later the residence of the Readman family, a former Vaughan farm family that lived in the House from 1924 until 1950.

Heritage Attributes

The heritage attributes of the property at 15356 Yonge Street are:

- The 2 ½–storey house form building
- The scale, form, height and massing on a rectangular-shaped lot
- The rock-faced concrete blocks above the poured concrete foundation, the moulded concrete lintels above all openings and the moulded concrete lug window sills.
- The red brick walls on the front (east) and side (north and south) elevations
- Window openings on the ground and upper floors of the front and side elevations containing one over one window sashes
- The front and side entrances with their paneled wood doors and the upper floor east door opening
- The two storey porch with its gable roof; square, paneled wood porch posts on paneled concrete piers (ground floor) and wood piers (upper floor); balustrade with carved balusters and the rock-faced concrete block foundation

- The medium pitched, asphalt clad hip roof with projecting eaves, plain soffits and narrow wood frieze; the two smaller gable roofs with their wood shingle siding and decorative trim over the porch and on the north elevation; the latter gable includes a pair of small attic windows
- The dormer window on the south elevation
- The two red brick chimneys
- The placement of the house form building on the lot
- The front yard with its green space in front of the House and walkway to Yonge Street and the north and south side yards
- On the interior, the staircase and remaining door and window casings and baseboards

The two storey tail wing is not a heritage attribute.

4.3 Heritage Resource Condition

Overall, the Knowles / Readman House is in good condition. The brick walls appear to be plumb, exhibiting no bowing or failure. As of 2016, the roof is intact and shows no signs of bowing or water leakage. The foundation is generally sound and the basement dry. However, there are some minor, repairable condition issues that do not detract from the conclusion that the House should be conserved.

These minor condition issues include:

- *Water damage on the south side:* Due to the exterior grade sloping to the House, water is draining into the south side of the building (HIA, **Appendix G** - Room 15 – south wall – photo 6) causing deterioration in the foundation.
- *Heaving of part of the basement floor:* Parts of the concrete basement floor have cracked and heaved in Room 13 (HIA, **Appendix G** - photo 1).
- *Cracks in the brick walls:* A crack in the brick work of the south wall extends from the basement window to the upper floor window. The crack may be stable or may be related to the on-going water damage discussed above. There is also a crack on the west brick wall above the fire escape.
- *Soffit deterioration:* On the south elevation below the chimney and dormer window, part of the soffit is missing (visible in the photo of the west and south elevations, HIA **Appendix E**).
- *Deterioration in the tail wing siding:* Some of the siding on the upper floor of the tail wing, south and north elevations has fallen off or is in the process of falling off.
- *Mortar failure of the side porch concrete blocks:* There is a loss of mortar between concrete blocks of the side porch foundation. As a result of this deterioration, some of the blocks have shifted.
- *Loss of window glazing.* There is extensive loss of window glazing.

- *Loss of porch balustrades and post.* Some of the balustrade from the front and side porches is missing as is the corner post of the side porch. Based on historic photos, four corner posts are missing from the ground and upper levels of the front porch.

The condition of the Heritage Resource will be re-examined prior to finalizing the Conservation Plan.

4.4 Historical, Current and Proposed Uses of the Heritage Resource

4.4.1 Historical Uses

Prior to the construction of the existing Building, the property appears to have been vacant.

With the construction of the existing Building in 1907, the property was used for residential purposes until about the last decade.

4.4.2 Current Uses

The Building is currently vacant.

4.4.3 Proposed Uses

As shown in *Appendix C*, the House is to be a free standing (above grade) single detached structure. It is proposed that it be one residential unit. Although it will appear as a separate structure, it will be part of the condominium complex. Vehicle parking for residents of the House will be within the parking level of the structure to the rear of the House.

5.0 RECOMMENDED CONSERVATION MEASURES

5.1 Demolition, Removal and Salvage

5.1.1 Rear Wing

1. In accordance with Council's approval on November 23, 2021, the Rear Wing, outlined in red in Figure No. 5.1, will be demolished in its entirety except for the east wall, which is part of the main structure of the House to be conserved.



Figure No. 5.1
Rear Wing – to be demolished; no salvage.

2. Where the framing and concrete work for the tail wing attach to the Building, they should be carefully removed to minimize any damage to the Building. Workers will be required to exercise care when working near the main structure so as not to damage heritage fabric on the main structure.
3. All openings in the west wall of the Building and portion of the roof exposed by the demolition of the Rear Wing will be temporarily closed and made weather-proof to prevent damage and vandalism to the Building until such time as final finishes are applied to those openings and roof.
4. No materials resulting from the demolition of the Rear Wing need be salvaged for reuse in the Building as they are not compatible with the heritage fabric of the Building.
5. See *Appendix B* – Demolition Drawings.

5.1.2 Retaining Wall

1. Most of the existing retaining wall adjacent to the north side of the Building will be retained in the development of the property. However, a portion of the retaining wall extending beyond the west wall of the Building will be removed, a walkway built to the north of the House and a new curved portion of retaining wall built (Figure 5.2).



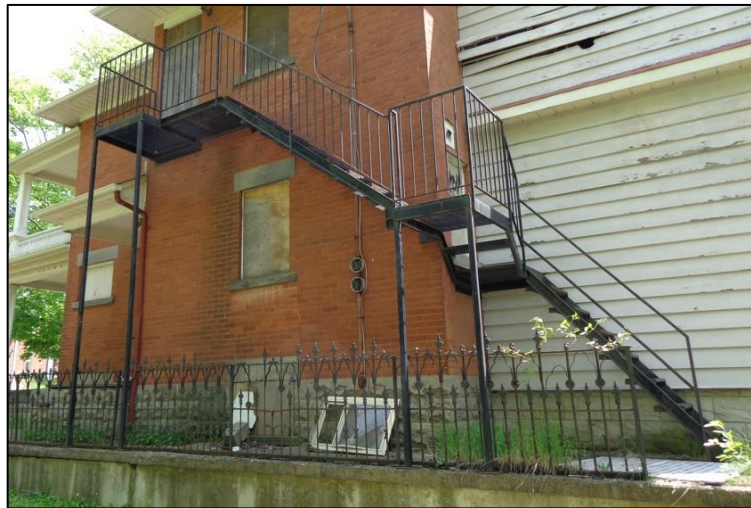
Figure No. 5.2
Retaining Wall to be removed – aerial (left), Plan (top right) and 2016 photograph.

2. In demolishing the wall, workers should ensure the Building is not damaged.
3. No materials resulting from the demolition of the wall need be salvaged.
4. See **Appendix C** – Site Plan Drawings – Landscape Plan.

5.1.3 Fire Escape

1. The metal Fire Escape attached to the Building as shown in Figure No. 5.3, will be removed in its entirety. They are not required for the adaptive reuse of the Building.
2. Workers should ensure that minimum damage is done to the Building in the removal of the Fire Escape. The Building will be repaired after their removal in conjunction with brick and mortar repairs done elsewhere on the Building in accordance with specifications in Section 5.2.3.

Figure No. 5.3
Fire Escape – to be
removed and discarded.

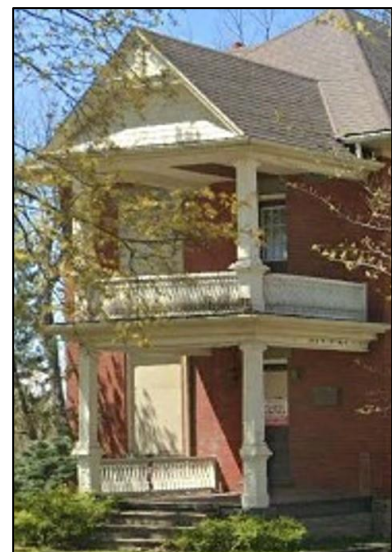


3. The metal Fire Escapes removed will be discarded.
4. All openings associated with the fire Escape will be temporarily boarded and made weather-proof to prevent damage and vandalism to the Building until such time as final finishes are applied.
5. See **Appendix D** – Conservation Plan Drawing.

5.1.4 Front Porch

1. The Front Porch (Figure 5.4) will be carefully inspected to determine whether structural elements remain sound and requires only repairs and conservation work in situ. If the porch is structurally sound than this section does not apply.
2. If the porch is not structurally, then, except for the Porch roof, it will be carefully dismantled, all elements documented, sound or repairable elements retained and unsound elements discarded. If all or part of the concrete block Porch base remains sound, requiring only minor repairs, then it shall be left in place and protected from weathering until reconstruction of the Porch proceeds.
3. Sound or repairable elements will be stored in a safe and dry place on site until required for reconstruction of the Porch in accordance with Section 5.2. ? of this Plan.
4. The gable roof of the Porch will be braced in place until reconstruction occurs.

Figure No. 5.4
Front Porch.



5.1.5 Foundation Plantings

1. All Foundation Plantings around the Building will be carefully removed so as not to damage the Building. The Plantings so removed will be discarded and the ground temporarily leveled to prevent damage to the Building until work on the foundation is initiated or final landscaping occurs.



5.2 Restoration / Reconstruction / Conservation - Exterior

5.2.1 Foundation

1. There are two sections to the foundation – the poured concrete base and the concrete block upper part as shown in as shown in Figure 4.2. 1
2. *Poured Concrete Portion:* While most of this section of the foundation remains sound, some deterioration to the south wall has occurred due to pour drainage (photos 4 and 15, Basement, **Appendix G**, 2017 Heritage Impact Assessment).

Address this by:

- a. excavating the exterior area adjacent to the south wall;
- b. removing all spauling concrete on both the exterior and interior;
- c. parging the concrete foundation on both the exterior and interior;
- d. installing weeping tiles to the base of the foundation;
- e. installing a waterproof membrane to the exterior of the poured concrete; and
- f. regrading to ensuring drainage is away from the House.

3. *Concrete Block Portion:* Most of the concrete block portion remains sound. However, some mortar joints have deteriorated as have some blocks especially on the porches (Figure 5.6).

Figure No. 5.6
North porch base –
foundation deterioration



Address this by:

- a. Matching, to the extent possible, the original foundation mortar mix in terms of strength, granularity and colour based on a chemical and visual analysis of original mortar.
- b. applying mortar to defective joints raked out by hand, not by machines.
- c. duplicating the profile and width of original mortar joints.
- d. Rebuilding sections of the north and possibly the south porch foundation where block have become dislocated.
- e. Confirm the footing for the porches remain sound; rebuild if necessary.

5.2.2 Masonry

1. While most of the masonry walls remain sound, there are several notable cracks – one on the south wall extending from the basement window to the upper floor and on west wall above the fire escape (Figure 5.7).

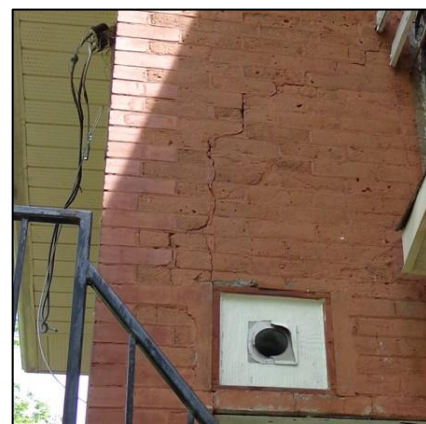
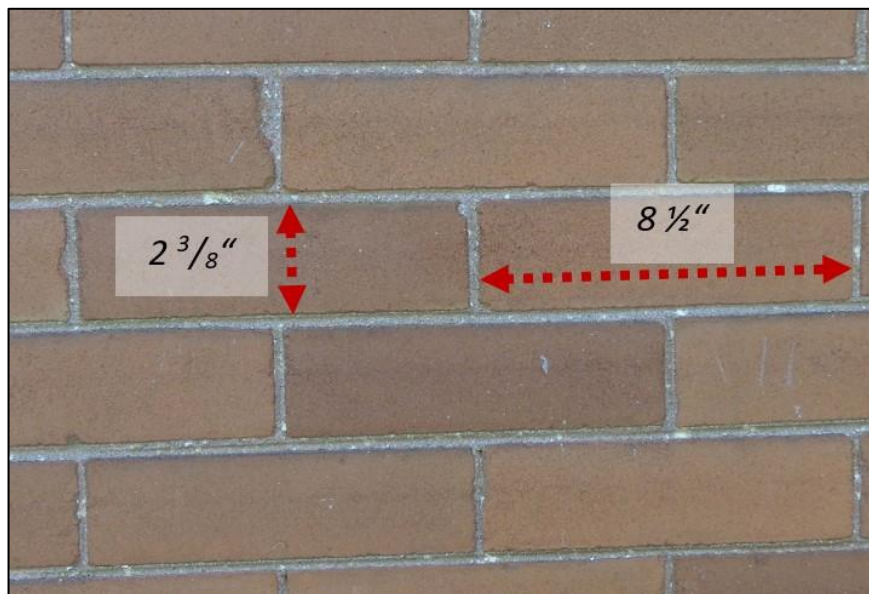


Figure No. 5.7
Masonry cracks – south wall (left and west wall (right

In addition, there are some areas of deterioration, openings that have been created and will have to be infilled with brick, masonry issues created by the removal of the fire escape and tail wing, and new window openings created on the west elevation, all identified in the **Appendix D** – Conservation Plan Drawings. It should be noted that a different brick was used on the west elevation when compared to all other elevations.

Figure 5.8 shows the existing masonry wall construction, including the profile and relative thickness of the mortar joints and the dimensions of the bricks.

Figure 5.8
Original Masonry
work, east elevation



2. Repointing will be addressed by:
 - a. Matching, to the extent possible, the original brick work mortar mix in terms of strength, granularity and colour based on a chemical and visual analysis of original mortar. Areas of pure white mortar joints are **not** acceptable.
 - b. applying mortar to defective joints raked out by hand, not by machines.
 - c. duplicating the profile and width of original mortar joints.
3. Where replacement bricks are required, they will match, to the extent possible, the original bricks in terms of dimensions and colour. Such bricks will be laid in a bond that duplicates the original.
4. *Sills and Lintels* – Most concrete sills and lintels, which have been moulded to imitate cut tone, are sound, exhibiting only minor chipping and the effects of weather except as followings:
 - a. The front elevation upper window sill split (Figure 5.9) and been poorly constructed. The material filling the split should be cleaned out and the void filled with a mortar coloured to match the concrete.

- b. The mortar around a number of lintels and sills, where they are integrated into the brick work, has deteriorated or is missing. They should be repointed using the mortar specified in point 2 above.



Figure 5.9
Window sill, east elevation, upper floor window

5.2.3 Chimneys

1. The two chimneys that remain on the House (Figure 5.10) are to be retained and the masonry will be inspected to ensure they are appropriately lined, and repaired and repointed in accordance with section 5.2.2 of this Plan.
2. If either or both chimneys are not functional, they will be capped with a unit that permits venting of the chimney from the top.

Figure No. 5.10
Chimneys –
west (left) and
south (right).



5.2.4 Masonry Cleaning and Waterproofing

1. Except as discussed below, there shall be no cleaning of the exterior masonry. Generally, the exterior of the building has acquired a patina consistent with its age. No attempt should be made to make the building look new or to erase differences in shading on the building because other structures, since demolished, were once attached to the building. They are all parts of the Building's history.
2. Where tars, caulking and other sealants are found on bricks, they may be removed using non-abrasive techniques, which excludes such methods as sandblasting, sanding, or hydro-blasting.

3. Where the existing Rear Wing will be removed, part of the remaining wall of the House was painted (the concrete block foundation in Room 16) or plastered (Room 5) as shown in Figure 5.11.
4. The plaster may be removed from the brick wall and the paint from the concrete blocks using non-abrasive techniques.
5. Where paint and other materials is to be removed as specified 4 above, small test patches using the proposed technique are to be prepared. The project architect shall review the results of the test patches and determine whether the removal technique is approved for use on all of the painted surfaces. Following removal, repairs to the walls will be made in accordance with section 5.2.2 of this Plan
6. No waterproof coating is to be applied to the exterior brickwork or concrete block foundation.

Figure 5.11
Painted and plastered
surfaces to be exposed
following removal of
the Rear Wing



5.2.5 Roofing, Soffits, Frieze, Fascia and Eaves Troughing

1. Existing cladding as shown in Figure 5.12 is:
 - a. Roof – brown asphalt shingles;
 - b. Soffits – vented aluminum panels
 - c. Frieze – wood
 - d. Fascia – wood and modern synthetic material (aluminum or vinyl)
 - e. Eaves troughing – paint clad aluminum



Figure 5.12 Existing soffits, frieze, fascia and eaves troughing (left), shingles (right).

2. Originally the roof would have been clad in cedar shingles and the frieze, soffits and fascia would have been painted wood.
3. *Shingles* - The existing shingle roof cladding is to be replaced with 50 year grey (the colour of weather cedar shingles) asphalt shingles more closely approximately the texture of cedar shingles as shown in Figure 5.13. Following removal of the existing shingles, existing roof boards are to be inspected and any damaged or rotting boards replaced prior to installing the new cladding.

Figure 5.13
Recommended type and
colour of Roof shingle.



4. *Soffits, Fascia, Frieze and Eaves Troughing* – The existing soffits, fascia, frieze and eaves troughing may be retained, except in the roof gables discussed in section 5.2.6 below, but must be repaired where damage has occurred, such as the soffit on the south elevation, either in the past or during restoration / renovation work. Downspouts must provide for drainage away from the Building.

5.2.6 Roof Gables

1. The gables on the east and north elevation, and, to a lesser extent, in the dormer window on the south elevation are prominent features of this House. The original and current condition of two of the gables is shown in Figure 5.14.



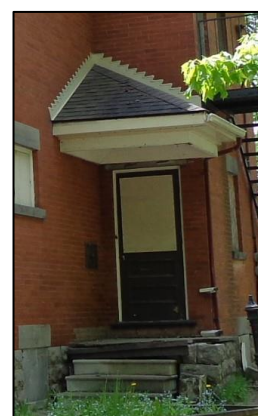
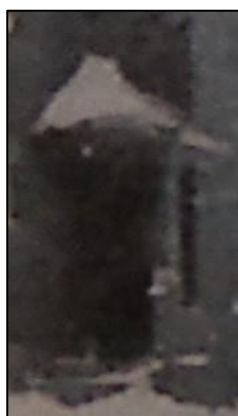
Figure No. 5.14
East Gable c1920 (left), North Gable (2016)

2. The east and north gables are to be restored to their original condition, while the south dormer gable may be left as is, but repaired where necessary.
3. Restoration of the north and east gables will require:
 - a. Removal of the paint from the cedar shingles a non-abrasive techniques approved by the project architect, and replacement of any damaged shingles with new cedar shingles of a similar dimension to the original.
 - b. Removal of all synthetic materials from the wood trim and soffits of the gables.
 - c. Removal of all loose paint from the wood trim, small window in the north elevation and soffits and repair and any damaged wood work.
 - d. Painting of only with wood trim, small window and soffits in colours approved by the project architect.

5.2.7 Porches

1. The front porch is a very prominent feature of the House. Both the front and north side porch have been altered as shown in Figures 4.5 and 5.15. Photographs of the front porch details are contained in **Appendix E** of the 2017 Heritage Impact Assessment. Due to their significance, the intent of this Plan is to restore the porches to their original appearances while recognizing that additional work will have to be undertaken on the upper level of the front porch to better comply with the Building Code.

Figure No. 5.15
The North Elevation Porch
c1920 (left) & 2016
(right)–



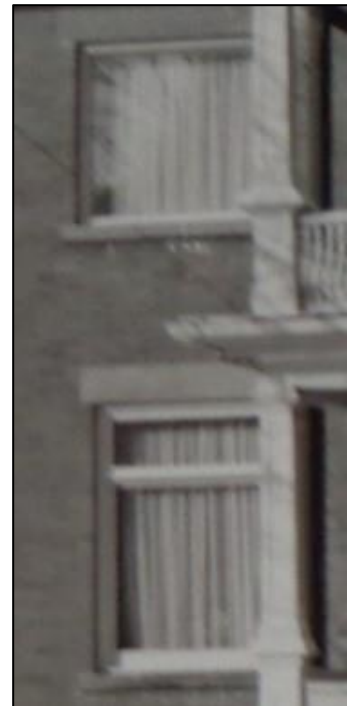
2. The front porch will be restored using salvaged material from the existing front porch and new material designed using salvaged material as templates. The restored front porch will contain the triple corner posts in both the upper and ground levels and the full balustrade as shown in the c1920 photograph in Figure 4.5. Detailed architectural plans for the restored front porch are contained **Appendix D** of this Plan.

3. In addition to the restoration of the front porch, a new, unobtrusive barrier will be installed behind the upper floor balustrade. This is detailed in *Appendix D*.
4. The north side porch will be restored as detailed in *Appendix D*. It will incorporate a single post identical in design to the posts on the front porch and a balustrade on the north side, again identical to the one on the front porch.
5. The restoration of the porch bases is detailed in section 5.2.1 of this Plan.
6. The stairs of the front and side porches may remain as concrete steps as the original construction could not be determined from photographs.

5.2.8 Windows

1. All windows have been boarded from the outside; many were visible from the interior. Photographs of the earlier appearance of the front windows are shown in Figure 5.16. The upper front window has been enlarged and altered from a one over one sash configuration to a larger, single sash. The ground floor window appears unchanged although, as shown in Figure 5.17, the lower sash is missing.

Figure No. 5.16
East Elevation
windows, c1920
(left) & 1982 (right)



2. The intent of this Plan is to restore the original appearance of all windows on the south, east and north elevations, except for the east elevation upper floor window which has previously been enlarged.

Figure No. 5.17
Interior views of windows –
ground floor east elevation
(left), ground floor south
elevation (right).



3. Restoration / reconstruction of windows on the south, east and north elevations as specified in **Appendix D** will involve:
 - a. Repairing all extant window frames and sashes.
 - b. Where window frames and sashes are not repairable; constructing duplicates to match the original.
 - c. Where window frames or sashes are missing, constructing ones which match others elsewhere on the House.
 - d. Repairing / reconstructing the upper floor window on the east elevation to match the one that appears in the 1982 photograph (Figure 5.16).

5.2.9 Doors

1. The intent of the Conservation Plan restore the front door on the east elevation, add wooden storm doors to all door openings on the east elevation and remove the door opening on the south and west elevations. The ground floor front door is original, while for the side door opening, the wooden storm door remains in plan. The upper floor door has been replaced by a modern door (Figure 5.18).

Figure No. 5.18
Doors – Front (left),
Side (middle) and
Upper Floor (right).



2. Work on the doors will involve:
 - a. Repairing and, only if necessary, reconstructing door frames and thresholds to match the original in design and material.
 - b. Restoring and repairing the ground floor front door (east elevation) and adding a wooden storm door that matches the existing storm door on the side opening (middle photograph, Figure 5.16).
 - c. Restoring and repairing the side door (if extant) and the associated wooden storm door.
 - d. On the upper floor door opening, adding a storm door that duplicates the storm door on the side opening (middle photograph, Figure 5.16).
 - e. Removing the existing door openings on upper floor of the north elevation and the west elevation (both visible in figure 5.3) and infilling the opening with masonry as specified in 5.2.2 of this Plan.

5.2.10 Exterior Painting

1. The existing exterior paint colours consist of a cream colour on all of the trim, white on the cedar cladding in the gables and a dark brown on the doors.
2. The existing colours are acceptable except for the cedar cladding in the gable which will have the paint removed as specified in 5.2.6, item 3a leaving a natural wood finish.

5.3 Landscaping

1. The intent of this Plan is retain and enhance the front and south side yard landscape features including grassed areas, the walkway to the front door, the retaining wall adjacent to the sidewalk and the existing trees flanking the entrance to the walkway as shown in Figure 4.9
2. The landscape plan that achieves this intent is contained in Appendix C.
3. The one modification to the Landscape Plan is to remove all proposed plantings of small shrubs adjacent to the foundation of the House. Foundation plantings came later in the century than this House as they were meant to disguise the sterile appearing foundations of later house. In the case of the Knowles / Readman House, the use 'rock faced' concrete blocks meant that the owner was proud of the foundation and wanted to show it off and not disguise it.

5.4 Restoration / Reconstruction / Conservation - Interior

5.4.1 Staircase

1. Remnants of the staircase are shown in this Plan in Figure 4.7 and in the Heritage Impact Assessment, **Appendix G** – Ground Floor Photographs 1 to 4 and Upper Floor Photographs 1 to 3.
2. The intent of this Plan is to retain the existing parts of the staircase in situ and recreate the missing parts based on existing elements (e. g., newel post, spindles, profile of the hand rail as shown in Figure 5.19). Where existing elements are insufficient to complete the staircase, the design of features of interior staircases typical of the era may be used.
3. The same type of wood must be used in reconstruction missing elements
4. Drawings detailing the reconstructed staircase are contained in **Appendix D**.



Figure No. 5.19
Interior staircase –
remnants at the upper
floor landing.

5.4.2 Baseboards and Door and Window Casings

1. Some baseboards, two window casings and one door casing remain on the ground floor of the Building as shown in this Plan in Figure 4.8 and in the Heritage Impact Assessment, **Appendix G** – Ground Floor Photographs 2 to 16.
2. The intent of this Plan is to have the same baseboards and window casings in the ground floor rooms and to recreate missing period casings for the front door and any other doors that may be installed on the ground floor.
3. Existing baseboards may be retained in situ or carefully removed and reinstalled as the rooms are finished. Any missing parts of a baseboard may be recreated provided the profile matches the original.
4. Window casings will be recreations that match the profile of the one remaining in Room 3. The except is the small window in Room 1 where the casing is different but part remains which will provide the profile for recreating the missing elements.

5. Part of the door casing with base corner blocks remains on the front door as shown in Figure 5.20. Based on this evidence, the original was close to the design of that shown in Figure 5.4 of the Heritage Impact Assessment, although with the addition of plain corner blocks. This design should be used as a basis for recreating interior ground floor door casings.



Figure No. 5.20
Front door, interior view showing remnant casing

6.0 MONITORING AND MAINTENANCE OF THE HERITAGE RESOURCE

6.1 Heritage Easement Agreement

As a condition of approval, the owner will be required to enter into a Heritage Easement Agreement (HEA) with the Town as provided under Section 45 of the *Ontario Heritage Act*. This HEA will bind the existing and future owners to the terms of the agreement.

Standard HEAs require an owner to maintain a property, including its heritage attributes, in a state of good repair. The property's heritage attributes are specified in Section 2.2 of this Plan.

Through the HEA the Town may enforce maintenance of the property's heritage values in a state of good repair, including, if necessary, the Town taking action to repair the Building.

6.2 Tri-Annual Building Audit

It is recommended that the Building owner (the condominium corporation), once construction is complete, undertake an tri-annual audit of the Building prepared by an independent consultant with knowledge of heritage buildings. The audit will:

- a. assess the existing condition of the Building,
- b. identify deficiencies, and
- c. specify a program to address those deficiencies.

The audit will be submitted to the Town for its information and will be the basis for a program implemented by the owner to correct deficiencies.

6.3 Town Inspection

It is recommended that, due to the heritage significance of this Building together with the HEA and the Building Audit specified above, the Town's heritage staff inspect the Heritage Building at least once every three years and advise the Heritage Committee accordingly.

6.4 Do not use Salt for Snow Melt or De-icing

Salt can cause damage to the masonry when it dissolves in water and penetrates masonry. It is recommended that salt not be used in proximity to the Knowles / Readman House to melt snow or for de-icing. Alternatives which do not damage masonry units should be used.

SOURCES CONSULTED

Publications

Aurora Banner, 1905 – 1911.

Aurora Heritage Committee. *Heritage Property Report – 64 Yonge Street North*. Written by Kathryn Anderson. Aurora. 1982.

Blumenson, John. *Ontario Architecture, A Guide to Styles and Building Terms 1784 to the Present*. Toronto: Fitzhenry & Whiteside. 1990.

Carter, Phillip H. et al. *Northeast Old Aurora Heritage Conservation District, The Plan 2006*. OMB approval November 9, 2006.

Duncan, George W. J. *York County Mouldings from Historic Interiors*. Architectural Conservancy of Ontario. Toronto. 2001.

Fitzgibbon, Meaghan. *The Mississaugas: The Treaty Period*. Mississauga: Heritage Mississauga. 2007.

Gentilcore, Louis; Donkin, Kate. *Land Surveys of Southern Ontario, Supplement No. 2 to the Canadian Cartographer*, Vol. 10, 1973.

Gentilcore, R. Louis; Head, C. Grant. *Ontario's History in Maps*. Toronto: University of Toronto Press. 1984.

Gillham, Elizabeth McClure. *Early Settlements of King Township Ontario*. Published by the author. King City, Ontario. 1975.

HPI Nomination Team, *Ontario Architectural Styles*. Heritage Resource Centre, University of Waterloo. January 2009.

McIlwraith, Thomas. F. *Looking for Old Ontario*. Toronto: University of Toronto Press. 1997.

McIntyre, W. John. *Aurora A History in Pictures*. The Boston Mills Press. Erin, Ontario. 1988.

Morgan, Wayne, Heritage Planner. *Heritage Impact Assessment, Knowles Readman House, 15356 Yonge Street, Town of Aurora, Ontario*. Prepared for 2578461 Ontario Inc. Sutton, Ontario. July 2021.

Morgan, Wayne, Heritage Planner. *Addendum - Heritage Impact Assessment, Knowles Readman House, 15356 Yonge Street, Town of Aurora, Ontario*. Prepared for 2578461 Ontario Inc. Sutton, Ontario. April 2021.

Ontario Regulation 9/06 made under the *Ontario Heritage Act, Criteria for Determining Cultural Heritage Value or Interest*, January 25, 2006.

Ontario Heritage Act, R.S.O. Chapter 0.18.

Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process*. Toronto: Queen's Printer for Ontario. 2006.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition. Ottawa: Queen's Printer. 2010.

Maps

York Maps - [General Interactive Map \(york.ca\)](http://york.ca)

Websites

<http://www.historicplaces.ca> – Canadian Register of Historic Places

Appendix A

Existing Building Plans

East Elevation



EAST ELEVATION - EXISTING

0 2' 4' 8'



KNOWLES / READMAN HOUSE
15356 YONGE ST, AURORA, ONT
EAST ELEVATION

North Elevation



NORTH ELEVATION - EXISTING

0 2' 4' 8'



KNOWLES / READMAN HOUSE
15356 YONGE ST., AURORA, ONT
NORTH ELEVATION

West Elevation



South Elevation



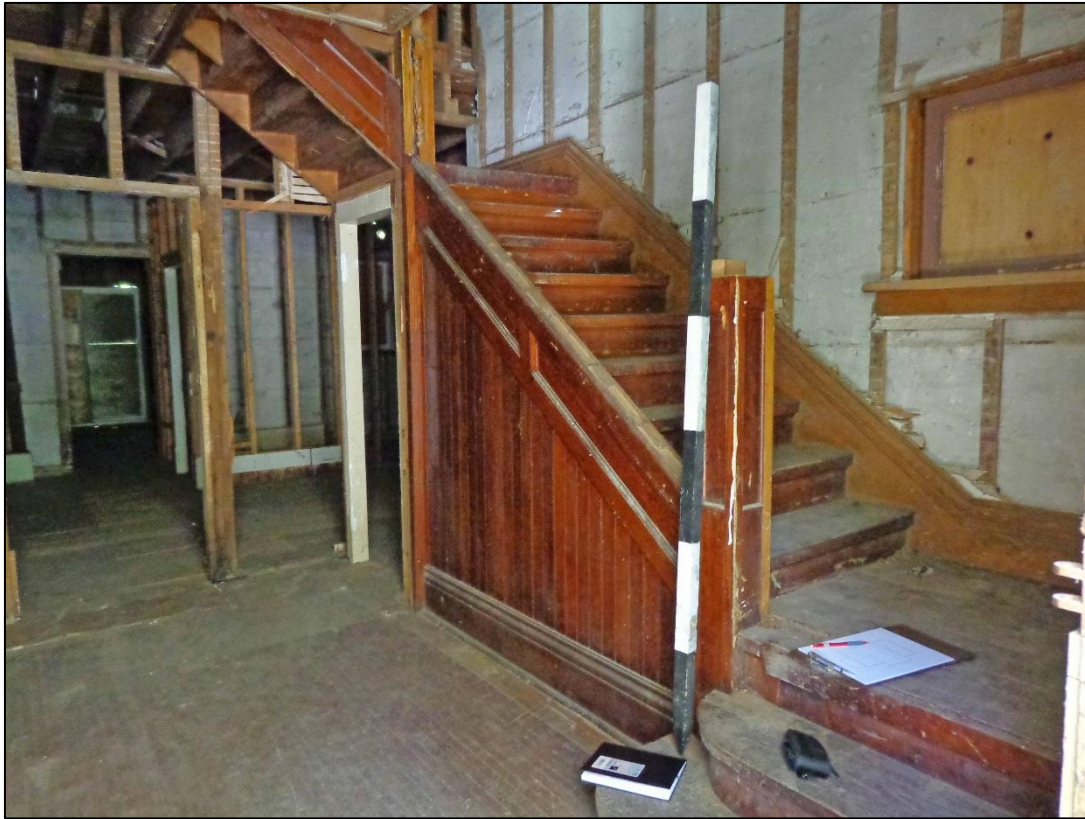
SOUTH ELEVATION - EXISTING

0 2' 4' 8'



KNOWLES / READMAN HOUSE
15356 YONGE ST, AURORA, ONT
SOUTH ELEVATION

Details - Interior



Staircase



Baseboard



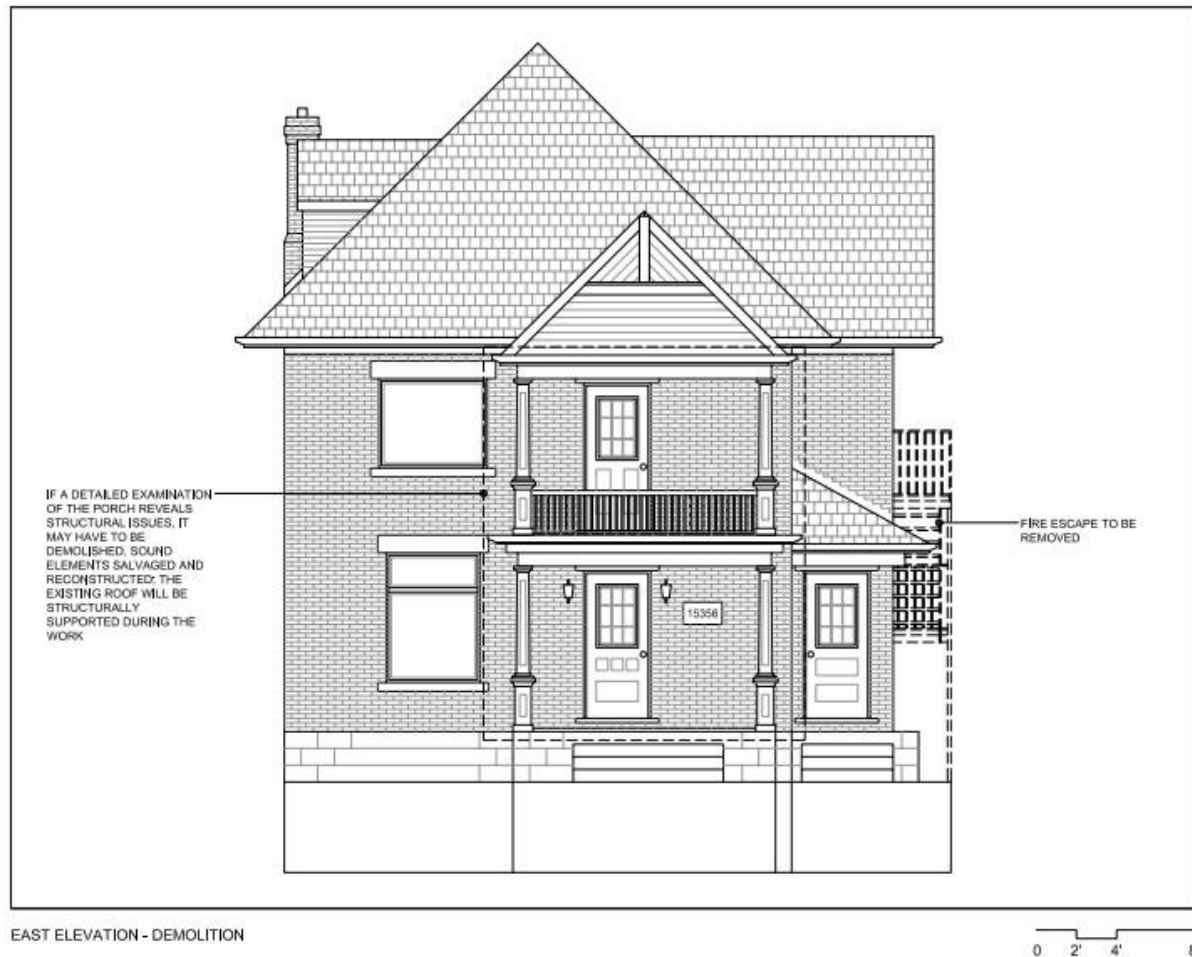
Window casing

Photographs are to be replaced by drawings, which are in preparation

Appendix B

Demolition Drawings

East Elevation

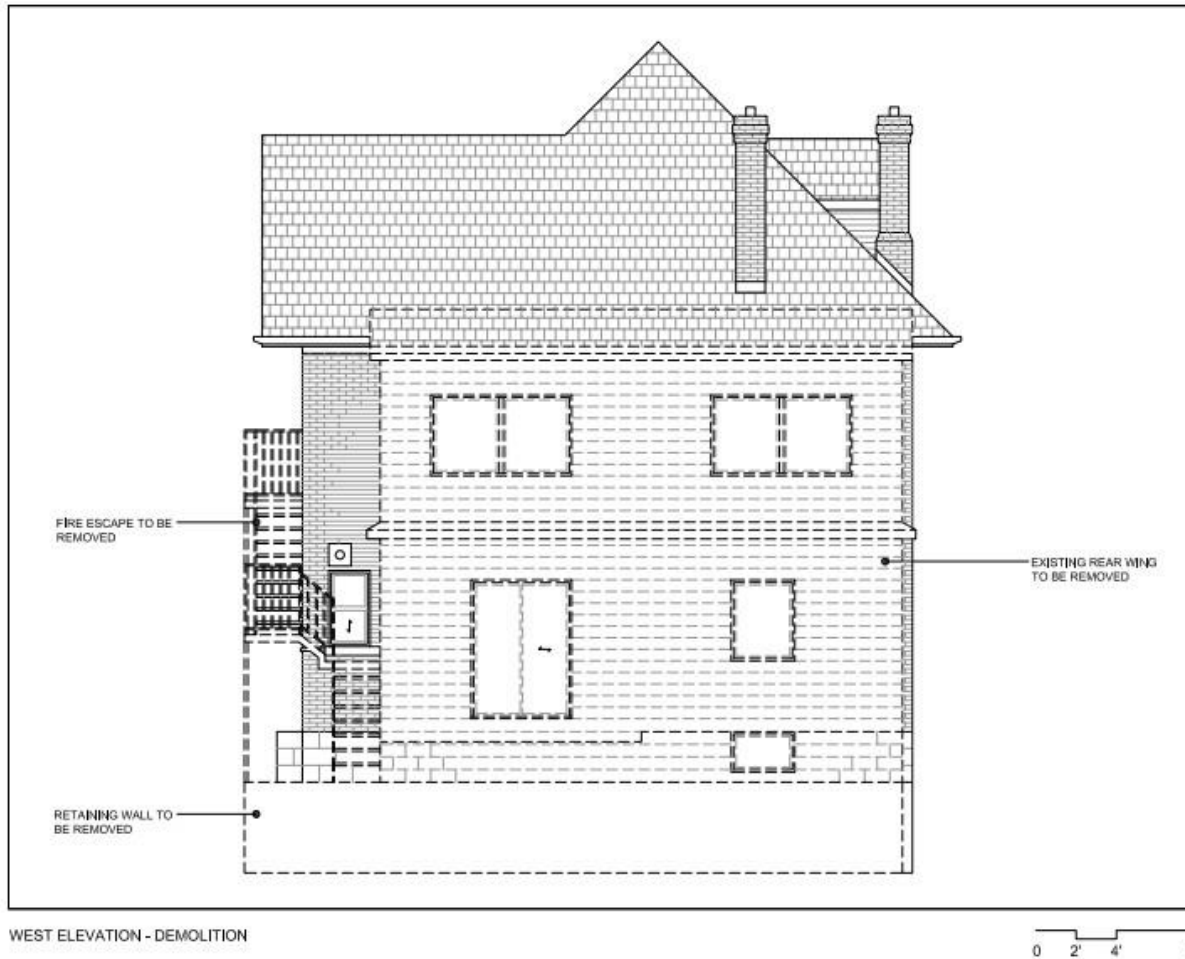


KNOWLES / READMAN HOUSE
15365 YONGE ST, AURORA, ONT
EAST ELEVATION DEMOLITION

North Elevation



West Elevation



South Elevation



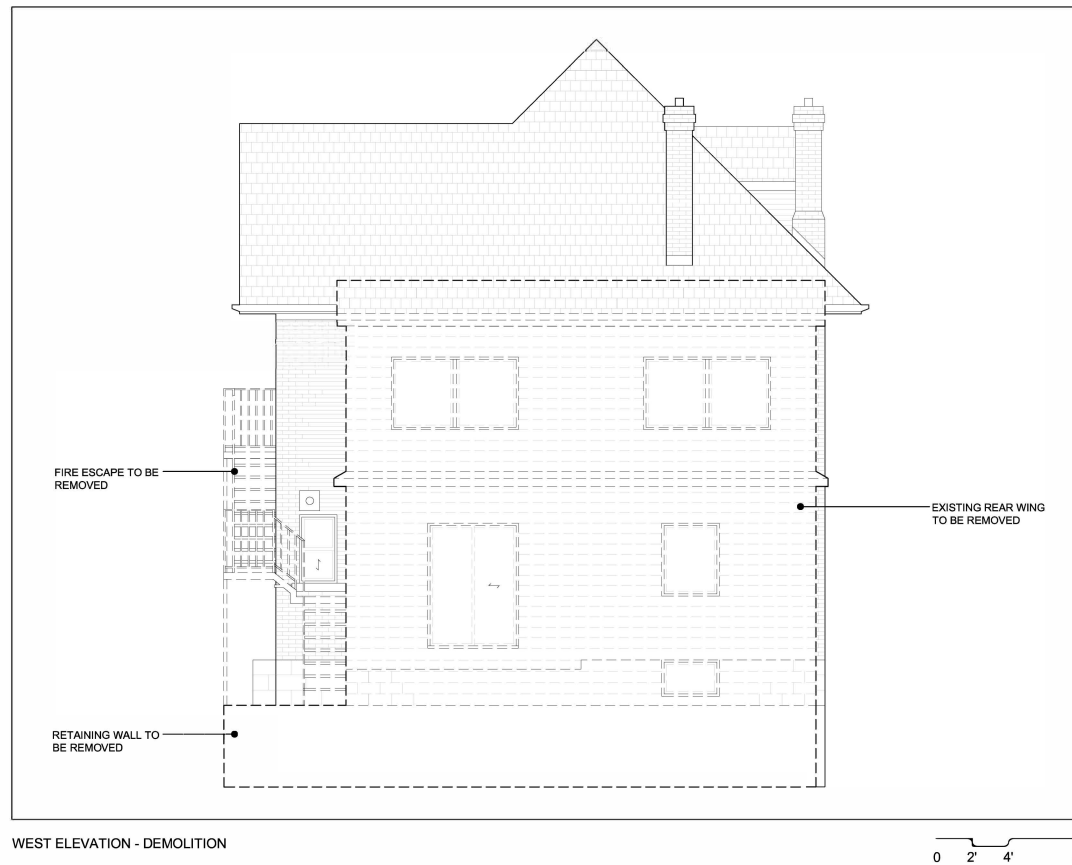
SOUTH ELEVATION - DEMOLITION

0 2' 4' 8'



KNOWLES / READMAN HOUSE
15365 YONGE ST, AURORA, ONT
SOUTH ELEVATION DEMOLITION

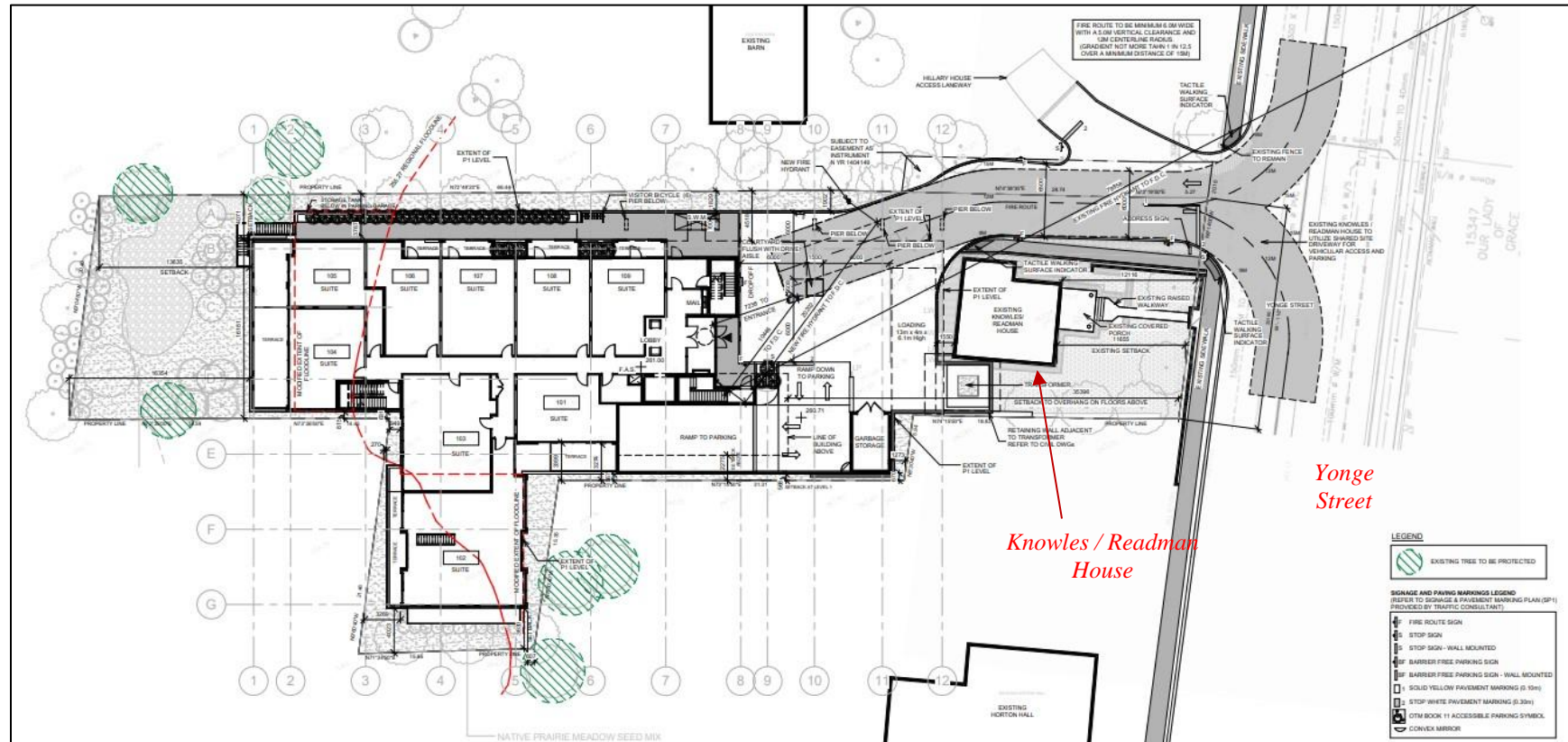
West Elevation



Appendix C

Site Plan Application Drawings

Site Plan

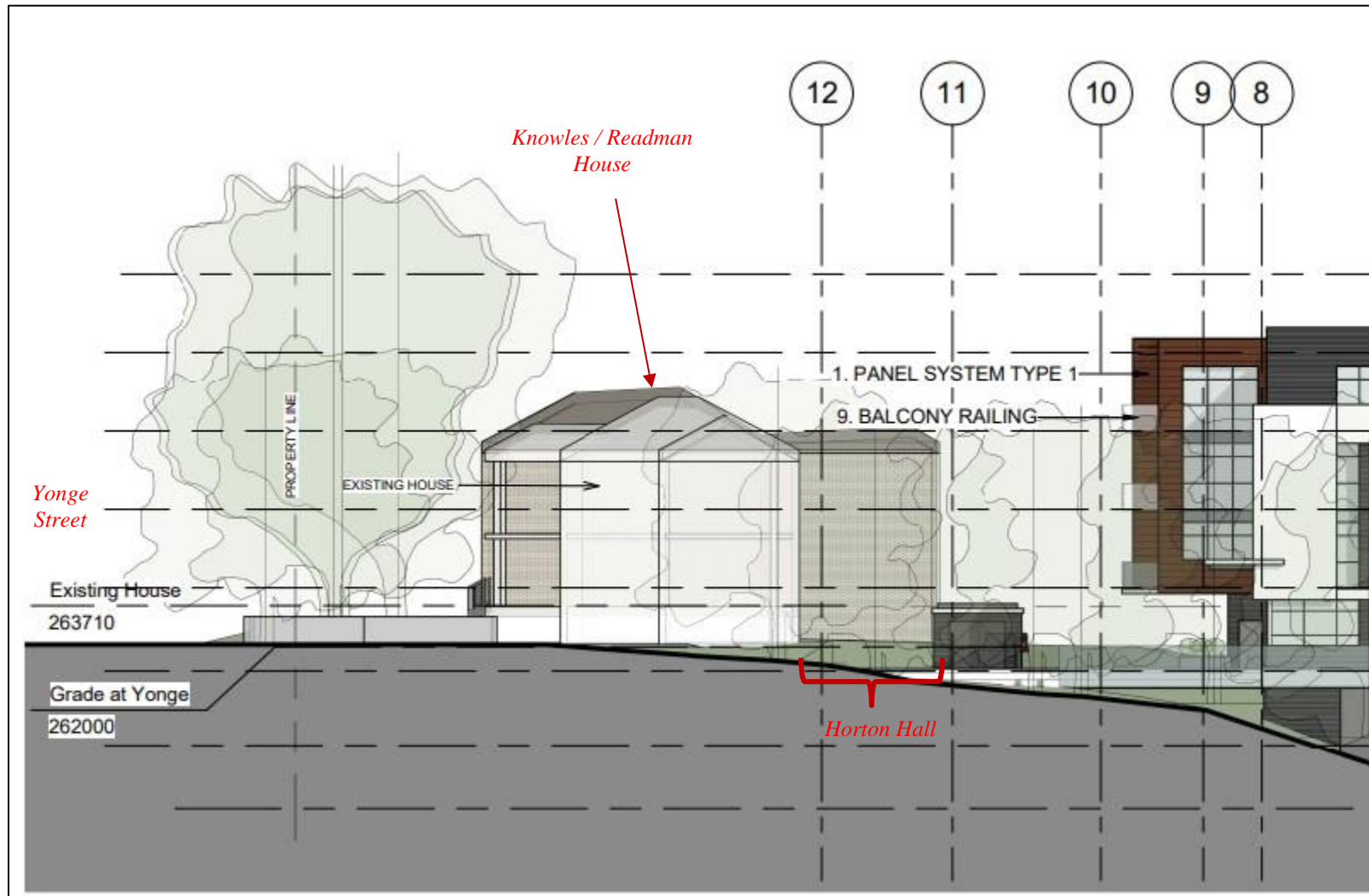


Source: Drawing A003, onespace unlimited inc.
 Date: 2021-03-22

[illegible]

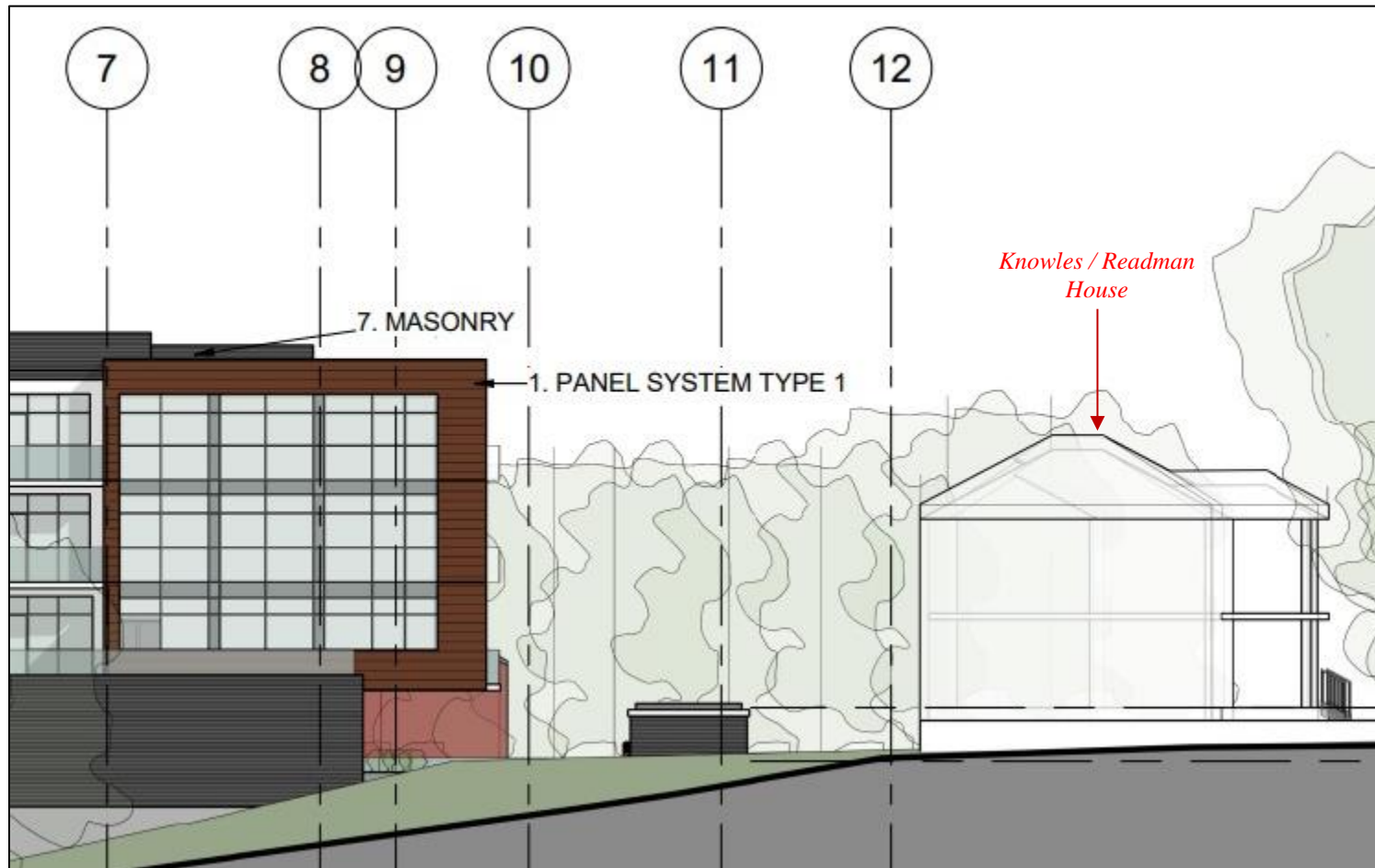
Onespace Unlimited
Architects

Site Plan – North Elevation



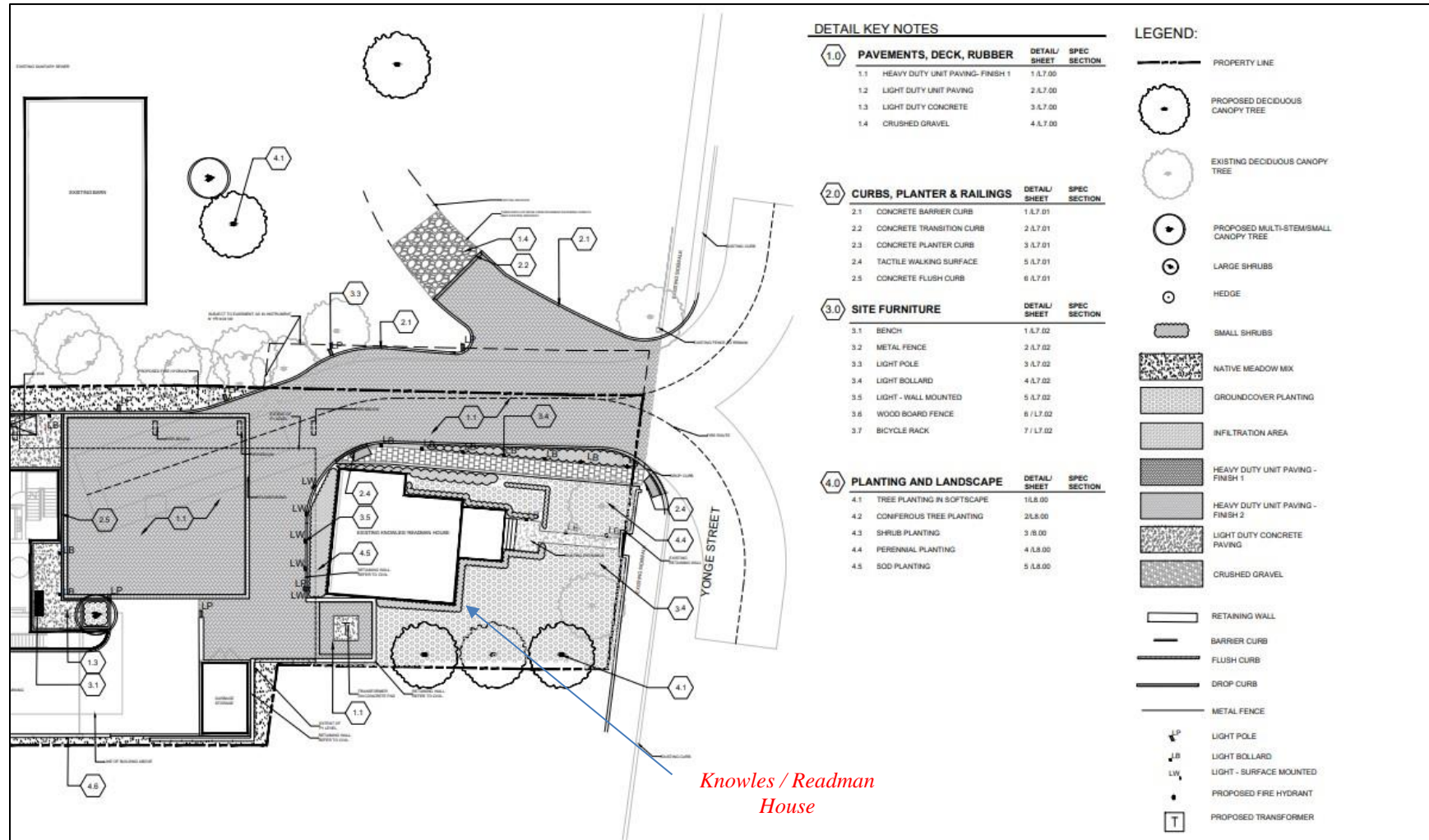
Source: Drawing A300, onespace unlimited inc.
Date: 2021-03-22

Site Plan – South Elevation



Source: Drawing A301, onespace unlimited inc.
Date: 2021-03-22

Landscape Plan



Source: Drawing L2/01, The Planning Partnership
 Date: 2021-03-01

Appendix D

Conservation Plan Drawings

East Elevation

