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Town of Aurora

Memorandum

Planning and Development Services

Re: Heritage Permit Application HPA-2024-02 – 40 Spruce Street

To: Heritage Advisory Committee

From: Adam Robb, MPL, MCIP, RPP, CAHP
Manager of Policy Planning and Heritage

Date: April 8, 2024

Recommendation

1. That the memorandum regarding Heritage Permit Application HPA-2024-02 – 40 Spruce Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2024-02 – 40 Spruce Street be received and referred to staff for consideration and further action as appropriate.

Background

40 Spruce Street is a designated heritage property located within the Town's Northeast Old Aurora Heritage Conservation District. The dwelling was constructed circa 1880 and is a representative example of the Victorian architectural style.

Analysis

The owner of the property is proposing to replace three doors that are visible from the public realm. No significant alteration to the primary structure is otherwise occurring. The owner has stated that the new doors will improve the energy efficiency of the property and have been selected on the basis of being a compatible pine wood material. The current doors being replaced are also generally considered incompatible "stock" aluminum doors. The proposed work qualifies for delegated staff approval under the Town's Delegation By-law, with the proposed work being presented to the Heritage Advisory Committee for information purposes and for any comment prior to delegated approval being granted.

Attachments

Attachment 1 – Labelled Elevation

Attachment 2 – Door Spec Sheets

Attachment 3 – Location Map