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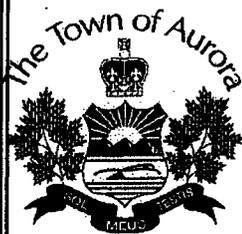


Un organisme du gouvernement de l'Ontario

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"Brooklands"
The Sheppard Estate House & Grounds
(and associated buildings and features)



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 4976-07.D

BEING A BY-LAW to designate a certain Property as being of Historical and/or Architectural Value or Interest "Brooklands" - The Sheppard Estate House & Grounds, 93 Industrial Parkway South

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S. O. 1990, Chapter o.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the municipal council of the Corporation of the Town of Aurora has cause to be served on the owners (and custodians) of the lands and premises at:

93 Industrial Parkway South
Aurora, ON

and up on the Ontario Heritage Trust (formerly the Ontario Heritage Foundation), notice of intention to designate Brooklands: The Sheppard Estate & Grounds at 93 Industrial Parkway South and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Era Banner*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "C" attached hereto and form part of this By-law;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedules "A" and "B" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Brooklands: The Sheppard Estate & Grounds
93 Industrial Parkway South
Town of Aurora
The Regional Municipality of York

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedules "A" and "B" attached hereto at the Land Registry Office.

READ A FIRST AND SECOND TIME THIS 22ND DAY OF JANUARY, 2008.

READ A THIRD TIME AND FINALLY PASSED 22ND DAY OF JANUARY, 2008.

PHYLLIS M. MORRIS, MAYOR

B. PANIZZA, TOWN CLERK

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: PT LT 79, CON 1 Whitchurch, Pt Lot 153,
PL 246, Designated as PTS 1, 2 & 3 65R227
and Part 1 65R2527, except PTS 1, 3, & 4,
65R2469
Town of Aurora, Regional Municipality of York

THIS IS SCHEDULE "A"

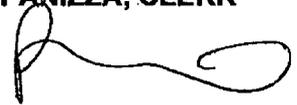
TO BY-LAW NO. 4976-07.D

PASSED THIS 22 DAY

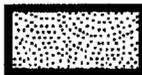
OF JANUARY, 2008.



BOB PANIZZA, CLERK



PHYLLIS M. MORRIS, MAYOR



SUBJECT LANDS



SCHEDULE "A" TO BY-LAW NO. 4976-07.D

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: PT LT 79, CON 1 Whitchurch, Pt Lot 153,
 PL 246, Designated as PTS 1, 2 & 3 65R227
 and Part 1 65R2527, except PTS 1, 3, & 4,
 65R2469
 Town of Aurora, Regional Municipality of York

THIS IS SCHEDULE "B"

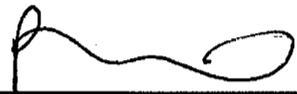
TO BY-LAW NO. 4976-07.D

PASSED THIS 22 DAY

OF JANUARY, 2008.



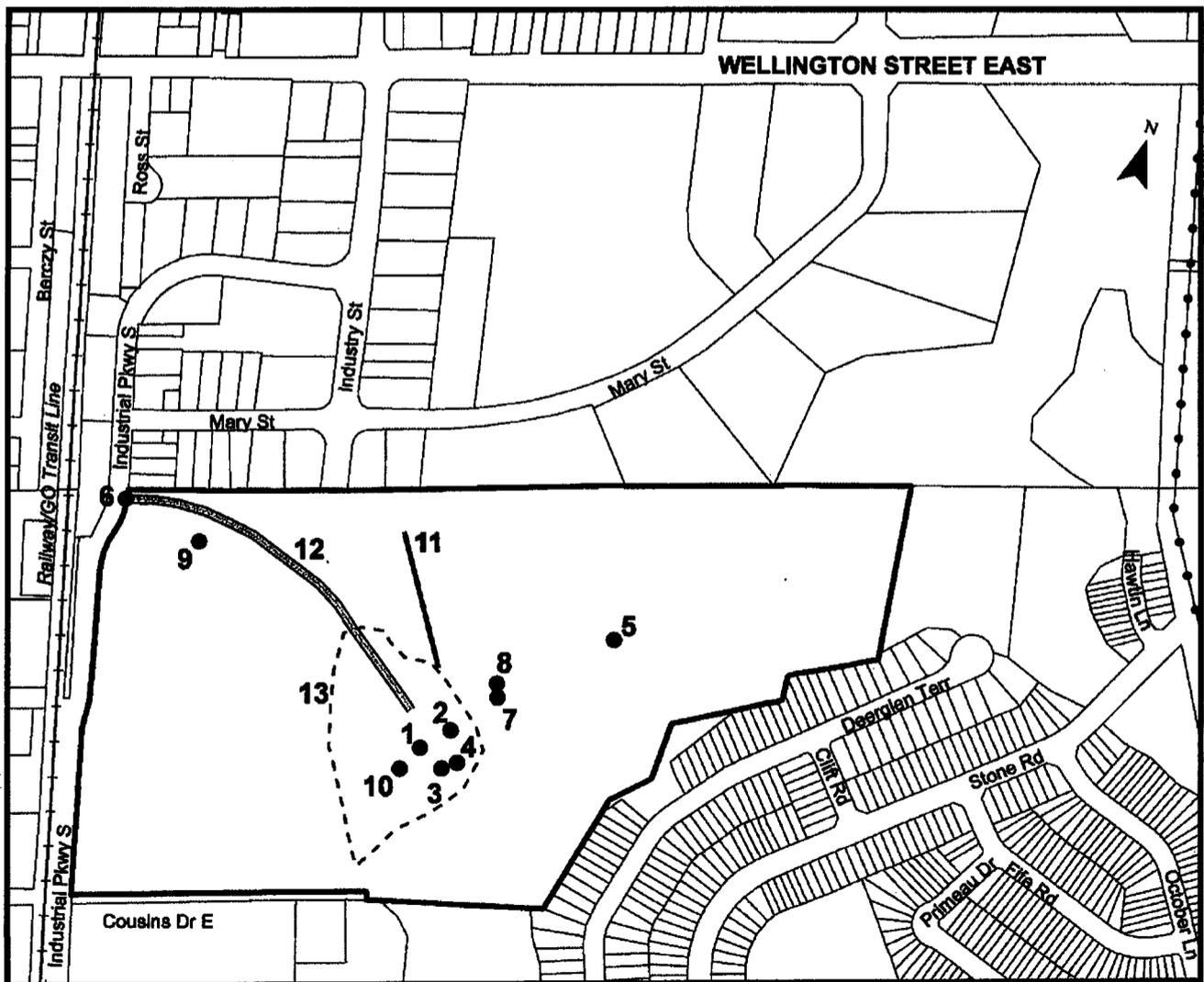
BOB PANIZZA, CLERK



PHYLLIS M. MORRIS, MAYOR

● Estate Feature

- | | | |
|-----------------------------------|-----------------------------|--|
| 1. Main House Charles H. Sheppard | 6. Main Estate Gate | 11. Avenue of Trees |
| 2. The Two Storey Frame Garage | 7. Pefferlaw Log House | 12. Driveway |
| 3. The Garden Shed | 8. 1970s Sugar Shack | 13. Original Landscape Plan (John E. Ramsdale) |
| 4. The Ice House/Root Store | 9. Farm Manager's Residence | |
| 5. The Sheppard Sugar Shack Shed | 10. Tennis Court | |



SCHEDULE "B" TO BY-LAW NO. 4976-07.D

BY-LAW 4976-07.D

STATEMENT OF SIGNIFICANCE

Brooklands: The Sheppard Estate House & Grounds at 93 Industrial Parkway South is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Historical or Associative Value

"Brooklands" The Charles H. Sheppard House and Estate, located at 93 Industrial Parkway South east has historical value as the home and estate of Charles Henry Sheppard which was established in 1920/21 and lived in by the Sheppard family until the 1970s. Charles Henry Sheppard is significant as a leading businessman in the Georgian Bay Timber Trade and as a prominent member of the Aurora community, serving as the Town Mayor in 1922. Since the 1970s, the property has been in public ownership and has attained community significance as a conservation area and park.

Architectural Value

"Brooklands" The Charles H. Sheppard House has architectural value an important example English Arts and Crafts architecture from the early 20th Century, which was designed by prominent Toronto architect Alvan Sherlock Mathers. The outbuildings on the estate such as the garage, ice house, Sheppard sugar shack, frame shed, and entry gate also have architectural value, as do the Pefferlaw log house and 1978 sugar shack, introduced to the site in the 1970s, which serve as rare reminders of the early pioneer buildings and industries in Aurora. Historic landscape features associated with the former estate residential use of the property, such as paths, plantings and tennis court as implemented from the circa 1920s landscape plan for the property as completed by John E. Ramsdale of the Horticulture Department, University of Guelph are of value as elements of landscape architecture.

The interior of Brooklands is one of the most outstanding and intact architecturally designed interiors of this period of home in Aurora if not the region. The house features elements of the Arts and Crafts and Edwardian influences. Since the building was an estate house, built for a wealthy individual and designed by a prominent architect, the features at Brooklands are of a higher quality and more innovative design than interiors of other houses of the period in Aurora.

Contextual Value

"Brooklands": The Sheppard House & Estate has contextual value as a significant cultural heritage landscape and reminder of the estate of a prominent Ontario businessman located on the edge of the historic old town of Aurora. The 2.2 acres of deciduous woodland (including sugar bush) and fields, and elements relating to the John R. Ramsdale landscape plan (including planting schemes, placement of buildings, and gateposts) contribute to the site's significance.

Description of Heritage Attributes

The Description of Heritage Attributes includes the following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements

Main House:

- Historic roofline
- Historic stucco exterior;
- Historic porches and sleeping porches;
- Historic exterior doors;
- Historic brick foundation exterior;
- Historic soffits and fascia located beneath modern aluminium;
- Historic window openings;
- Historic metal roof vent;
- Historic wood windows;
- Historic wood window storms (only remaining in the main floor and second storey sleeping porches, and small square windows in the main floor living room)
- Historic chimney
- Datestone on chimney
- Note: The inclusion of exterior elements in the designation does not preclude normal maintenance undertaken with regard for the identified significant exterior elements. Normal maintenance may include: painting, stucco repair, repair of soffits, fascia, re-shingling in the existing or historic materials, restoration of exterior stairs, etc.

Interior Elements

Overall

- Historic floor plan;
- Historic trim;
- Historic doors;
- Historic windows;
- Historic built in cabinetry;
- Historic hardware;
- Historic staircase;
- Historic ceilings;
- Historic fireplaces;
- Historic fixtures;
- Note: The inclusion of interior elements in the designation does not preclude normal maintenance undertaken with regard for the identified significant interior elements. Normal maintenance may include: electrical, plumbing, heating, and painting of interior plaster walls.

Entrance Hall/Stairway

- Wood front door;
- Secondary front door
- Hardwood door;
- Dark wood finish baseboard;
- Historic radiators;
- Paneled oak staircase with Arts and Crafts detailing
- Dark wood door surrounds;
- Dark wood window surrounds;
- Historic wood windows;
- Pocket doors into the living room
- Historic door hardware;
- Historic plaster walls and coved ceilings;
- Historic wood hand rails;
- Historic newel posts;
- Historic railings;

First Floor Living Room –Dining Room

- Hardwood floor
- Dark wood finish base board
- Dark wood finish pocket doors to living room (1) and dining room (2)
- Period radiators
- Brown brick fireplace with decorative dark wood mantle and tiled hearth;
- Built-in dark wood book cases flanking the fire with crystal handles
- Built-in dining room cabinets made of dark wood with leaded glass doors;
- Dark wood picture rail
- Historic door hardware
- Historic multi-paned glazed doors;
- Historic radiator cover;
- Historic wood windows with Historic wood window storms;
- Historic plaster walls and coved ceilings;
- Iron fireplace guard
- Note: The metal Arts and Crafts hanging lamp fixture (currently detached) is also Historic and should be retained in the house;

First Floor Kitchen

- Historic wood built in kitchen cabinetry, honey coloured and hardware (excluding modern counter and sink);
- Historic wood faced, built in ice box with Historic hardware;
- Historic wood baseboard (honey coloured)
- Historic window and door surround;
- Historic servants call box;
- Historic radiator;
- Historic wood ladder door and hardware;
- Historic dumb waiter
- Historic windows;

First Floor Sleeping Porch

- Historic wood sash multi-paned windows and Historic wood storms and screens;
- Historic door;
- Historic wood panels and trim;
- Historic wood floor;
- Historic wood ceiling

Second Floor

- Hardwood floor
- Stair rail and pickets
- Wood base board
- Brown brick fireplace with decorative dark wood mantle;
- Historic door hardware;
- Historic doors;
- Historic multi-paned glazed doors;
- Historic radiator;
- Historic wood windows and surrounds;
- Historic plaster walls and coved ceilings (excepting the modern drop replacement ceiling in back bedroom);
- Historic picture rail;

Second Floor Sleeping Porches

- Historic wood sash multi-paned windows and Historic wood storms and screens;
- Historic door;
- Historic wood panels and trim;
- Historic wood floor;
- Historic wood ceiling

Third Floor

- Hardwood floor
- Stair rail and pickets
- Wood base board
- Brown brick fireplace with decorative dark wood mantle;
- Historic door hardware
- Historic doors;
- Historic radiator;
- Historic wood windows and surrounds;
- Historic and restored plaster walls and ceilings;
- Historic picture rail;

Basement

- Historic built-in root cellar;
- Staircase;

Other Elements of the Property worthy of Conservation

- The Two Storey Frame Garage;
 - Wood exterior;
 - Historic windows;
 - Historic garage doors;
 - Historic roof shape;

- The Garden Shed
 - Historic windows;
 - Historic door;
 - Historic wood exterior
 - Historic roof shape;

- The Ice House/Root Store
 - Historic form;
 - Historic wood exterior
 - Historic openings;
 - Note: This building is in need of considerable repair, replacement with like materials to facilitate repair is supported

- The Sheppard Sugar Shack Shed & Evaporator
 - Historic door;
 - Historic wood exterior
 - Historic roof shape;
 - Interior apparatus for maple syrup production, including evaporator, cast iron pans, pulley system, brick base;

- Main Estate Gate
 - Brick piers;
 - Historic wood railing;
 - Note: This feature is in need of considerable repair, replacement with like materials to facilitate repair is supported.

- Pefferlaw Log House
 - Placement in the Sheppard's Sugar Bush (Note: Although a historic building, it is not Historic to this location)
 - Historic log exterior;
 - Historic openings;
 - Historic shape;

- 1970s Sugar Shack & Historic shed
 - Placement of this modern wood frame building in the context of the Sheppard Estate & Grounds;
 - Remaining features of historic portion of the Historic shed, including wood frame and cladding underneath current wood exterior

- Farm Manager's Residence
 - Historic 1 ½ storey form;
 - Side gable roof;
 - Bracketed entrance hood;
 - Multi-pane upper sash windows;

- Historic Landscape Plan (John E. Ramsdale)
 - Evidence of the Historic landscape plan as completed by John E. Ramsdale of the Horticulture Department, University of Guelph, c.1922.
 - Plantings
 - Beds
 - Tennis Court
 - Pathways
 - Driveway

 - Note: The designation of the elements of the Historic landscape plan does not preclude normal landscape management practices undertaken at the sole discretion of the Lake Simcoe Region Conservation Authority, nor does it preclude efforts to restore the Historic landscape plan as designed by John E. Ramsdale, based on thorough research including species of trees, pergolas, plantings, pathways, etc. nor does it preclude the location of alternative energy devices beneath the tennis court subject to restoration of the tennis court.

- Avenues of Trees
 - The avenue of spruce trees along the north pathway from the site;
 - Note: The designation of the avenue of trees does not preclude normal forest management practices undertaken at the sole discretion of the Lake Simcoe Region Conservation Authority

- Sugar Bush
 - Mature trees influenced and utilized by human activity.
 - Note: The designation of the bush does not preclude normal forest management practices undertaken at the sole discretion of the Ontario Heritage Trust and Lake Simcoe Region Conservation Authority

Explanatory Note

Re: Heritage Designation By-law No. 4976.07.D

By-law Number 4976.07.D the following purpose and effect:

To designate the property at 93 Industrial Parkway South as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Part IV, Section 29.

