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February 3, 2023

Via Registered Mail and Email

Ms. Erin Semande
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Ms. Semande,

RE: Notice of Intention to Designate 30 Properties to be of Cultural Heritage Value or Interest in the Town of Aurora

Please find attached the Notices of Intention to Designate for each of the 30 properties that were resolved by the Council of the Town of Aurora on June 21, 2022, to become designated. These Notices include a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes for each property.

The 30 properties are as follows with each Notice of Intention to Designate attached:

16 Reuben Street	16-18 Mosley Street	17 Wellington Street East
19 Mosley Street	21 Machell Avenue	21 Victoria Street
31 Tyler Street	33 Mosley Street	35 Metcalfe Street
36 Wells Street	41 Wellington Street East	42 Wellington Street East
50 Mill Street	50 Tyler Street	50 Wellington Street East
53 Mosley Street	53 Wellington Street East	55 Metcalfe Street
56-58 Mosley Street	57 Mosley Street	68 Mosley Street
71 Tyler Street	73 Kennedy Street West	73 Wellington Street East
77 Wellington Street East	79 Victoria Street	81 Tyler Street
1978 Vandorf Sideroad	14314-14378 Yonge Street	15800 Yonge Street

The Town's Heritage Advisory Committee was also consulted, including through the meeting held on Monday, May 2, 2022. The Notices also outline the objection process, and pursuant to Section 29(3) of the *Ontario Heritage Act*, they will be published in a newspaper having general circulation in the municipality (The Auroran) and will also be served to each property owner.

Yours sincerely,

Michael de Rond
Town Clerk

Attach.

- c. Marco Ramunno, Director, Planning and Development Services
- c. Adam Robb, Senior Planner, Planning and Development Services

Corporate Services
Michael de Rond
Town Clerk

905-726-4771
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Town of Aurora
100 John West Way,
Box 1000, Aurora, ON L4G 6J1



**NOTICE OF INTENTION
TO DESIGNATE 41 WELLINGTON STREET EAST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

41 Wellington Street East
The Browning House
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; Town of Aurora
PIN: 036510013

Description of Property

The property known municipally as 41 Wellington Street East is located on the south side of Wellington Street East, just east of Victoria Street. The property includes a representative and highly unique example of Romanesque Revival architecture within the Town.

Statement of Cultural Heritage Value or Interest

41 Wellington Street East is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

Design and Physical Value:

The property is a representative example of a 2.5 storey Romanesque Revival building that was constructed circa 1905, over 115 years ago. This particular architectural style is highly unique and rare within the context of the Town and displays a high degree of craftsmanship through the red brick and stonework, the hipped and gable roofline, the recessed front portico, arched windows, and in particular all the Romanesque detailing including contrasting stone arches with keystones, stone window sills and lintels and the brick string courses. The building is a highly rare and well-preserved example of the architectural style with exceptional design detail and character. The heritage features of the building have also been well preserved through its adaptive re-use.

Historical and Associative Value:

The building was constructed circa 1905 by Mark Browning. Mark Browning and the Browning family constructed a number of homes for local families in Aurora. The building and its location along Wellington Street East were part of a number of fine estate homes constructed for upper class Aurora (originally called Machell's Corners) citizens between the mid-19th and early 20th century. The building is associated with the theme of Aurora's early growth and the positive outlook of its citizens as a burgeoning Town.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core and downtown Promenade area. The building provides a significant link to the early growth and development of the Aurora downtown area, where original estate homes were built in proximity to the Yonge and Wellington Street commercial downtown area as well as the railroad to the east. The building and its Romanesque style and detailed craftsmanship help tell the story of the evolution of the community and its growth and rise in prosperity. It is highly connected to the streetscape and its surrounding area, and can also be considered a landmark structure approaching the Yonge and Wellington Street downtown from the east. The building has also previously received a plaque and been recognized for its heritage value by the Aurora Heritage Committee.

Description of 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. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

Exterior Elements

- overall 2.5 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 window and door openings at the first storey 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 the contrasting stone arches with keystones, all stone window sill and lintel and brick string courses.

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond
Town Clerk
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1
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For any other inquiries, please contact:

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