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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 50 TYLER STREET

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.

50 Tyler Street
The Conover House
Pt Lot 1 Plan 30, Pt 1 65r34850 Together With An Easement Over Pt Lt 1
PI 30, Pt 4 65r34850 As In Yr2143815; Town Of Aurora
PIN: 036520146

Description of Property

The property known municipally as 50 Tyler Street is located on the north side of Tyler Street, west of Mill Street and east of George Street. The property includes a dwelling constructed circa 1913 in the Queen Anne architectural style.

Statement of Cultural Heritage Value or Interest

50 Tyler Street 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 dwelling constructed in the Queen Anne architectural style. The building is a rare and unique example of the style in Aurora, and features a high degree of design detail and craftsmanship, particularly through the pyramid hipped and gable roofline, large curved verandah with support columns and decorative trim, front elevation bay windows with larger central parlour style windows, the second storey open balcony as well as the rusticated stone sills and brick voussoirs. The building is a rare and well-preserved example of the architectural style with exceptional design detail and character.

Historical and Associative Value:

The building was constructed circa 1913, in the early 20th century. The land was originally part of a 210 acre lot granted to William Tyler in 1805. Thomas Caster purchased the property in 1909, and then sold it in 1913 to Albert A. Conover, a local speculator, who began construction on the dwelling. Albert A. Conover sold the property to Rolph Case, a local butcher, in 1927. By 1985, the property served as the home to the Rose of Sharon Services for Young Mothers of York Region, a charitable organization providing support and educational services to prenatal and parenting young women in the community. The property helps contribute to our understanding of the development of the Town, but is also recognized in its association with a number of important civic uses over time.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora downtown area and neighbourhood around the former tannery. The building and its orientation on Tyler Street provides a significant link to the early growth and development of the community. The building is also prominently set upon a hill, making it a distinguishable and easily recognizable landmark. The building is highly important as a rare and unique architectural style in Town that is adjacent to a number of other historically significant properties and contributes to our understanding of Aurora's second wave of residential development prior to World War I.

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 construction with combination pyramid hipped and gable roofline, with deep eaves and attic gables at the front, east and west elevations
- Large curved verandah at the first storey with support columns, decorative trim under the eaves and overhang roof at the front 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
- All original windows and door openings, including leaded/stained glass windows at the front elevation and windows at the attic gables
- Rusticated stone sills and brick voussoirs visible from the public realm
- Second storey open balcony and balcony entrance

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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