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Properties

PIN

03648 - 0108    LT

Description

PART LOT 8 S/S METCALF STREET PLAN 68 AURORA AS IN R451156 EXCEPT  
R608020; AURORA

Address

AURORA

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE TOWN OF AURORA

Address for Service

100 John West Way, Box 1000  
Aurora, Ontario, L4G 6J1

This document is being authorized by a municipal corporation Patricia De Sario, Town Solicitor, The Corporation of the Town of Aurora.

This document is not authorized    under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Nicole Marie Trudeau

100 John West Way, Box 1000  
Aurora  
L4G 6J1

acting for  
Applicant(s)

Signed

2023 08 11

Tel

905-726-4743

Fax

905-726-4730

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

TOWN OF AURORA

100 John West Way, Box 1000  
Aurora  
L4G 6J1

2023 08 11

Tel

905-726-4743

Fax

905-726-4730

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Total Paid

\$69.00

File Number

Applicant Client File Number :

EAS-01-23

**The Corporation of the Town of Aurora**

**By-law Number 6514-23**

RECEIVED  
2023/08/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Being a By-law to designate a property to be of cultural heritage value or interest (55 Metcalfe Street "The Bowman House").**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

**And whereas** on June 28, 2022, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS22-042, to designate the property municipally known as 55 Metcalfe Street, as described on the attached Schedule "A" (the "Property") to be of cultural heritage value or interest;

**And whereas** the Town Clerk caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

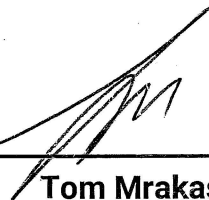
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Property, as described on the attached Schedule "A", be and is hereby designated to be of cultural heritage value or interest.
2. A statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on the attached Schedule "B".
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. A copy of this by-law shall be registered against the Property in the appropriate land registry office.

**Enacted by Town of Aurora Council this 23rd day of May, 2023.**

  
\_\_\_\_\_  
Tom Mrakas, Mayor

  
\_\_\_\_\_  
Michael de Rond, Town Clerk

**Schedule “A”**

**Description of Property**

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 55 Metcalfe Street, and being composed of Part Lot 8 S/S Metcalf Street Plan 68 Aurora as in R451156 except R608020, being all of PIN 03648-0108 (LT), including the primary building thereon.

## **Schedule "B"**

### **Statement of Cultural Heritage Value or Interest**

55 Metcalfe 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 1.5 storey brick dwelling constructed in the Gothic Revival Cottage architectural style. The dwelling includes features indicative of its period of construction and high craftsmanship and detail, including the side gabled roof and steeply pitched front elevation gable, the ornate front entrance and porch/verandah and original window openings and trim details. The building is a very early representative example of the architectural style, particularly as a corner lot with significant views from the public realm.

#### **Historical and Associative Value:**

The building was constructed circa 1875, over approximately 145 years ago. The building was originally constructed by George Harrison, who owned a local sawmill and lumber business. The property derives its name from the members of the Bowman family who owned the property from 1929 to 2019, for 90 consecutive years. Merle B. Bowman was married to Hugh A. Bowman, who was an insurance agent by trade and also served as Town Councillor in 1933. The property helps contribute to our understanding of the development of the Town post Confederation, and is also directly associated with a significant family.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Southeast Old Aurora neighbourhood. In particular, the building orientation as a corner lot at the intersection of Wells Street and Metcalfe Street, and also directly across from the historic Town Park, make the property significantly linked to its surroundings. Again due to the corner orientation the property has a significant view from the public realm and can be considered a landmark.

### **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 1.5 storey brick construction with side gabled roof and steeply pitched front elevation gable
- Original window opening within the front elevation gable
- Original window openings at the first and second storey at the east and north elevations which are visible from the public realm