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Corporate Services  
Michael De Rond  
Town Clerk

905-727-3123 ext.4771  
mderond@aurora.ca

Town of Aurora  
100 John West Way,  
Box 1000, Aurora, ON L4G 6J1

August 9<sup>th</sup>, 2018

Via Registered Mail

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

ONTARIO HERITAGE TRUST

AUG 10 2018

RECEIVED

Dear Ms. Semande,

**RE: Notice of Intention to Designate a Property to be of Cultural Heritage Value or Interest**

**15210 Yonge Street  
The Andrews Block  
Part of Lot 13, W/S Yonge Street, Plan 9, R422075, except easements  
therein, Town of Aurora, Regional Municipality of York, being all of PIN  
03652-0064 (LT)**

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Please find attached a Notice of Intention to Designate, which includes a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes of the above-noted property.

Pursuant to Section 29(3) of the *Ontario Heritage Act*, this Notice will be published in a newspaper having general circulation in the municipality (The Auran) on August 9<sup>th</sup>, 2018.

Yours sincerely,

Michael De Rond  
Town Clerk

Attach.

c. Marco Ramunno, Planning and Development Services

**NOTICE OF INTENTION  
TO DESIGNATE A BUILDING OF  
CULTURAL HERITAGE VALUE OR INTEREST**

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, Chapter O.18, as amended. A brief statement of reasons is included.

15210 Yonge Street  
The Andrews Block  
Part of Lot 13, W/S Yonge Street, Plan 9, R422075, except easements therein, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0064 (LT)

**Description of Property**

The property known municipally as 15210 Yonge Street contains a 2 storey brick commercial building designed *in an Italianate architectural style* located in the heart of Aurora's historic downtown on the east side Yonge Street.

**Statement of Cultural Heritage Value or Interest**

In 1887, a fire destroyed many commercial structures on the west side of Yonge Street. After the fire, the Andrews Block was built in conjunction with the Odd Fellows and Clift Block to the north. The building was constructed in 1887 for Walter Y. Andrews, who operated a general and hardware store on the lands prior to the fire. The building is historically associated with the Caruso family, which first operated a fruit store in Andrews Block in 1913 and then purchased the building from Andrews in 1921. The retail space was divided and in 1933, for example, was occupied by an A&P grocery store, Norman Eade's Aurora Hardware and barber A.E. Hancock. Caruso's has been in operation for over a century and is the oldest business in this block of Yonge Street.

**Description of Heritage Attributes**

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

**Exterior Elements**

- *1800's style flat roof and brick work;*
- *extended parapet is placed above the middle third of the front elevation, defined by two brick pilasters which divide the second floor frontage into three bays;*
- *fenestration on the front elevation features three two over two sash windows, each capped with a brick voussoir and evenly spaced between the brick pilasters.*

**DETAILED REASONS FOR THE PROPOSED DESIGNATION CAN BE OBTAINED BY CONTACTING THE UNDERSIGNED.**

Pursuant to Section 29(5) of the *Ontario Heritage Act*, any person may, before 4:30 p.m. on the **10<sup>th</sup> day of September 2018**, (within 30 days of the publication of this notice) send by registered mail or deliver to the Town Clerk, Notice of Objection to the proposed designation, together with a statement setting out the reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the Town of Aurora will refer the matter to the Conservation Review Board for a hearing and a report.

Further information respecting the proposed designation is available from the Town Clerk's Office upon request.

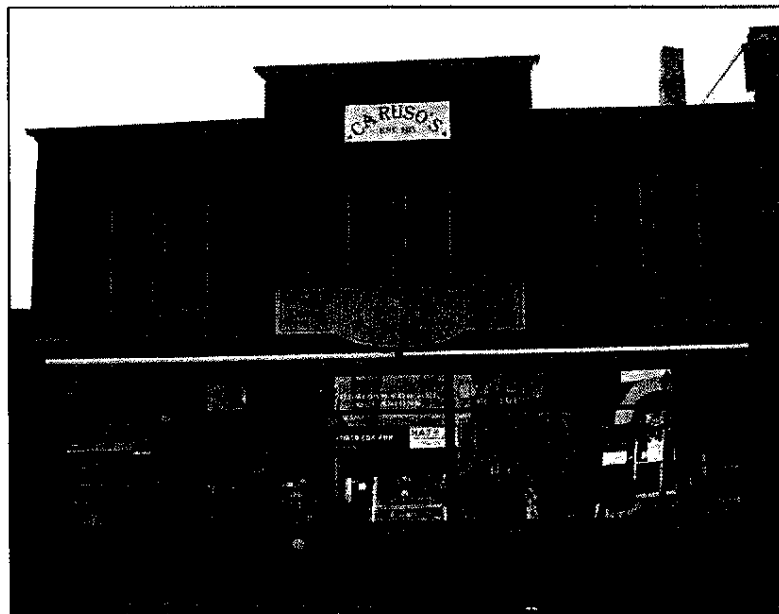
DATED at Aurora this August 9<sup>th</sup>, 2018

Michael De Rond, Town Clerk, Town of Aurora, 100 John West Way, Box 1000,  
Aurora, ON, L4G 6J1

**Heritage Property Report**

**15210 Yonge Street**

**Andrews Block**



**Aurora Museum & Archives**

PROPERTY	Andrews Block
ADDRESS	15210 Yonge Street Plan 9, part lot 13 Town of Aurora Regional Municipality of York
CONSTRUCTION DATE	1887
ORIGINAL OWNER	Walter Y. Andrews
ORIGINAL USE	commercial
PRESENT USE	commercial



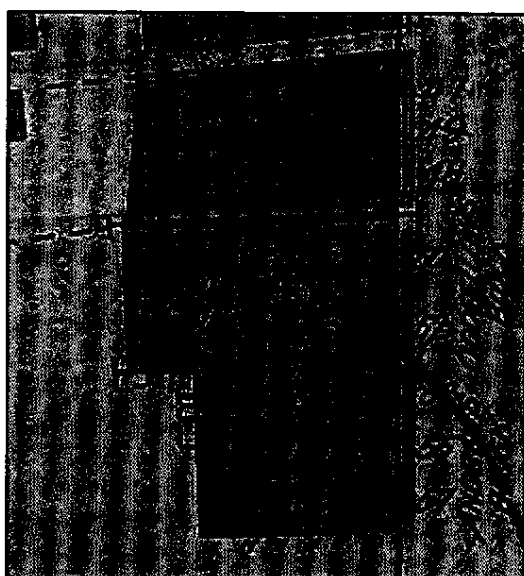
"Tony" Caruso outside his store, 1930s.  
Aurora Museum & Archives.

## HISTORICAL BACKGROUND

Like its northerly neighbours, the Oddfellows and Clift blocks, the Andrews block was constructed following the great fire of March 30, 1887 which destroyed much of the business block on the west side of Yonge Street south of Wellington Street. James Andrews & Co., general and hardware merchants, had been in business in Aurora since at least 1869.<sup>1</sup> After the fire the property was purchased by James's son Walter Y. Andrews.<sup>2</sup>

While this and the next two properties to the north, now numbers 15216 and 15218/15320, were separately owned, the construction of the replacement buildings in 1887 was a joint project by the owners. The local paper reported the decision of Mr. W. C. Clift, owner of the northernmost property, to take part, and in the same issue published an advertisement for tenders, signed by all the participants.<sup>3</sup> The main contract was awarded to Phillips & McLeod of Aurora; the brickwork and plastering contract went to Hall & Browning, also of Aurora.<sup>4</sup> Less than a month later the paper noted that "a gang of men is engaged on the Clift, Andrews, and Oddfellows block of buildings."<sup>5</sup>

At first there were three shops on the ground floor of the Andrews Block.



The "Syndicate Block" consisting of present numbers 15210, 15216, and 15218/15220 Yonge Street was made up of three attached but separately owned buildings, all completed at the same time and to a unified plan.

The southernmost building, the Andrews Block, provided for three stores at street level: numbers 53, 55, and 57 on this 1890 plan. At that point the spaces accommodated a dry goods store, a general store, and a boot store/shoemaker. The upper levels of such buildings could contain offices or residential flats.

Fire insurance plan for Aurora, August 1890 (Montreal: Chas E. Goad).

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<sup>1</sup> Business directories.

<sup>2</sup> Abstract index for lot 13, plan 9. Land Registry Office, Aurora, and online at [www.onland.ca/ui/65/books/search](http://www.onland.ca/ui/65/books/search). See notes attached to this report. Most information about land ownership in this report comes from this source.

<sup>3</sup> *Aurora Banner*, 20 May 1887, page 4.

<sup>4</sup> *Aurora Banner*, 10 June 1887.

<sup>5</sup> *Aurora Banner*, 1 July 1887.

Among the earliest tenants in the shops in the new building were Wells & Terry, butchers, who soon became by Terry & Conover.<sup>6</sup>

By 1905 Andrew Yule, the former manager of the Fleury agricultural and now the customs collector and an insurance agent, had his office in the Andrews block and remained there for more than ten years: he moved across the street to the new post office and customs office building when it was completed in 1916. T.H. Lennox, a lawyer and a longtime member of first the provincial legislature and then the federal parliament for this riding, had established an office in the Andrews building by 1910.<sup>7</sup>

The building remained in the ownership of Andrews family members – Annie, Walter Andrews's widow (Walter died in 1913) and their daughter, Mrs. Frankie Davidson – until 1921. It was then sold to Antonio Caruso who, as a tenant, had been operating a fruit store here since 1913.<sup>8</sup>

In 1933 there were big changes in the tenancies: the Carusos moved out and an A&P store was opened and Norman Eade's Aurora Hardware and barber A.E. Hancock moved in.<sup>9</sup> (The Caruso fruit and vegetable store went to number 15243 on the east side of Yonge, just south of Wellington.)

The A&P closed during 1939 (it would return to Aurora in the 1960s) and Caruso's moved back to the Andrews block. The retail business had become Mary's Fruit Store in 1937 and was operated by Mr. Caruso's daughters, Mary and Rose. A wholesale business was carried on by Mr. Caruso and, later, his son, Frank.

In 1961 Mary's Flower Shop was opened in the smaller southern unit. The whole block continues to be occupied by the Caruso business today, now as Caruso & Company, with an opening in the partition between the southern and northern portions. Fruits and vegetables are no longer sold but the floral business continues and home furnishings are also handled. There is a display area in part of the basement which can be accessed at ground level from the rear as well as from inside the store. There is residential accommodation on the upper floor.

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<sup>6</sup> *Aurora Banner*, 23 March 1888.

<sup>7</sup> Assessment rolls, Town of Aurora.

<sup>8</sup> *Aurora Banner*, 19 December 1913: first appearance of advertisement for "A. Caruso."

<sup>9</sup> *Aurora Banner*, 24 January 1933. Assessment rolls, Town of Aurora.



## HISTORICAL SIGNIFICANCE

The late nineteenth century commercial buildings on the west side of Yonge Street in the block south of Wellington Street are the result of disasters, hard business sense, and a high level of community spirit. Fires in 1887 and 1893 provided the necessity and opportunity to replace the old buildings which had grown up, piece-meal, during Aurora's early history. Brick buildings replaced wood.

Joint building projects reduced costs for all concerned, and the resulting dignified uniformity merited the approving comments of the Aurora-boosting local press. It has been pointed out that most of the businessmen concerned were part of the community, living in it and often running it. The builder of an inappropriate building was not protected from criticism by distance or bureaucracy.<sup>10</sup>

The Andrews Block houses the oldest family business on Aurora's Yonge Street. Under various names it has been operated by the Caruso family since 1913, with a brief departure from this particular building – but only to the east side of Yonge – from 1933 until 1939.

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<sup>10</sup> R.A.J. Phillips, *Up the Streets of Ontario* (Ottawa: Heritage Canada, c.1976), p. 24

## ARCHCITECTURAL DESCRIPTION

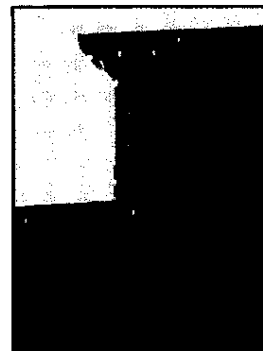
The Andrews Block is the southern section of a three-property structure built to a uniform design. Superficial alterations to the three façades have only slightly reduced the visual unity of the grouping.

The first alteration, however, was not so superficial. Originally the Yonge Street frontage, which pilasters divided then, as now, into three sections at the second story and roofline, had an especially high central section in the parapet wall along the roofline. In 1925 it was reported that Mr. Caruso was having the front of his store torn out and a new brick front put in.<sup>11</sup> The new appearance was in line with that of the Odd Fellows Block immediately to the north, at number 15216, which had altered its frontage in 1923,<sup>12</sup> and also mirrored that of number 15218/15210 although the second floor windows of the latter structure have since been altered.



Original appearance of front of 15210 Yonge, early 1920s or earlier. The building at the extreme left, Banbury's Livery, has since been demolished and replaced. To the right of that is the Andrews block, with a high central portion to its roof parapet. The Odd Fellows block (now number 15216) follows, with its original central parapet topped by a triangular pediment. The Odd Fellows façade was changed in 1923, that of the Andrews block in 1925. Aurora Museum & Archives photo.

Present parapet detail. Small white objects are Christmas-style lights.



<sup>11</sup> *Aurora Banner*, 13 November 1925 and 4 December 1925.

<sup>12</sup> *Aurora Banner*, 14 September 1923.

The Andrews block is a two-storey, rectangular solid brick building with a flat roof. The brick is currently painted a maroon-brown.

Today's parapet wall on the Yonge Street façade adds some height to the building. The parapet is divided into three almost equal sections by shallow brick pilasters: the centre section is slightly wider and quite a bit higher than the other two, but not as high as originally constructed. A cornice, probably of metal, runs along the top of this stepped wall; it is supported by a shallow brick frieze. The original buff brick of the parapet and second storey frontage has been painted over for many years. It is possible that underneath all the layers of paint there is at the lower edge of the parapet frieze the two rows of alternating buff and red bricks which can still be seen at the counterpart building at number 15220 Yonge.

The three divisions of the parapet are continued down into the second storey by the same pilasters. In each section is a pair of sash windows, divided by a fluted wooden mullion. The window openings have segmentally arched heads and radiating brick voussoirs and rusticated stone sills.

A simple wooden or metal entablature separates the first and second storeys and heads the display windows beneath. The soffit of the entablature is panelled, and these panels continue across the tops of the windows and into the recesses containing the entrance doors, providing a 'ceiling' for these recesses. While this may all be relatively new, the work has clearly been done with some thought for the original appearance of the building. The entablature supports two retractable awnings.

The arrangement of display windows and entrances has changed from time to time over the years with the various configurations of the ground floor commercial space. At present, and probably since the 1930s, the impression of two stores is given, with the smaller, southern unit being slightly less than half the size, as gauged by window width, of the northern unit. The entrance to the southern shop is at its north end but is not currently in use. It is immediately adjacent to the entrance to the larger store. Access to the stairs leading to the upper floor is provided by a doorway at the north end of the building. The doors themselves are ageless: each is a plain wooden door containing one long glass light taking up much of the area of the door. The main entrance door has a diagonal push bar.

While the shop windows may not be original, they are of a style very common in the late nineteenth and early twentieth centuries and it was used in this building by that time: large fixed panels of glass with broad transom lights across the top. The larger section of the now unified store has three glass panels across the front, with a further panel at each end, angled in toward the recessed doors to the store at one end and to the second floor at the other. The smaller shop has one glass panel at the front, and another angled in toward its door (unused at present). There are also double transom lights above the three doors. The windows rest on stone sills about two feet above sidewalk level.

Between the window sills and sidewalk are further plain brick friezes, as in the parapet wall up at the roofline, but those at the foundation level are aligned to the divisions of the display windows.

All the brickwork at the ground floor level is of combed brick, suggesting that it is not so old as that in the second storey and parapet.

A painted mural on the south wall at the second storey level, visible above the single-storey building next door, shows an image of the building along with Caruso's current operating name.

At the rear of the building a wide, deep verandah at the second storey level is an indication of the use of that floor for residential purposes during most if not all of the Carusos' ownership of the building.

Within the store spaces are features worth noting: pressed tin ceiling tiles, art deco lighting fixtures said to have been installed in the 1930s,<sup>13</sup> and wooden floors.

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<sup>13</sup> See Caruso & Company website at <http://www.carusoandcompany.ca/aboutus.asp#1> .

## CONTEXTUAL SIGNIFICANCE

Much of the west side of Yonge Street between Wellington Street and Tyler Street represents a formal, co-ordinated, late nineteenth century approach to commercial development.

At the north end the Lloyd, Ashton, and Ough (now much reduced) buildings were constructed as one in 1882. In the centre, the Naughton brothers carried out in-filling in the 1890s which blended with the existing structures. At the south end, three property owners co-operated with each other after a great fire in 1887 to produce the Clift, Oddfellows, and Andrews blocks, originally designed as a unit. Individual initiative was less important than a dignified and impressive whole – and may well have reduced the costs of construction.

The Andrews Block, along with its attached neighbours, plays a significant role in the visual continuity of this part of the west side of Yonge Street. The Andrews Block itself not only fits into the business block as a whole, it is an essential part of a unified group of three buildings.

The Andrews block is one of the very few in the central business district to retain something like its original shop-front at the ground floor level. It is also notable for having original – not necessarily to the earliest days of the building, but probably at least eighty years old – interior features.

1984  
rev July 2018

**15210 Yonge Street, Aurora: Plan 9, part lot 13****Notes from land ownership records (1887–1991)**

Notes start from time of fire, 20 March 1887, which destroyed any existing building on the land; at least two parcels of land are involved.

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
1955	Bargain & Sale	4 Jul 1887	8 Jul 1887	Abigail Andrews	Walter Y. Andrews	543	4,134 sq ft: SE part; half interest
1962	B&S	4 Jul 1887	21 Jul 1887	William Wilson	James Andrews	350	NW part lot 13
2727	B&S	4 Jul 1894	25 Sep 1894	Abigail Andrews	Walter Y. Andrews	premises + 1	4,134 sq ft, SE part; half interest
2759	B&S	2 Mar 1895	3 Mar 1895	James Andrews	Abigail Andrews	NLA + 1	W part & r.o.w.
2922	Mortgage	16 Apr 1898	22 Apr 1898	Abigail Andrews	Lydia Wells	600	W 165 ¼ ft less r.o.w.
2992	Deed	22 Dec 1899	26 Dec 1899	Lydia Wells	James P. Wells	premises + 685	,
2993	B&S	12 Dec 1899	26 Dec 1899	James P. Wells	Lydia Wells	685	W 165¼ ft less r.o.w.
3124	B&S	4 Jan 1902	7 Jan 1902	Lydia Wells	Ellen Peacock	325	NW part & r.o.w.
4131	B&S	31 Aug 1911	26 Sep 1911	Ellen Peacock	William Proud	700	NW part & r.o.w.
4822	B&S	30 Mar 1914	15 Apr 1914	executors of William Proud	Reginald W. Proud	1	NW part
5853	Deed Appointing	14 Jun 1920	27 Jul 1920	executors of Walter Y. Andrews	Trusts & Guarantee Co. Ltd.	premises	SE part of lot

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
5951	Deed	2 Jan 1921	20 Jan 1921	Trusts & Guarantee Co.	Antonio Caruso & Salvatora Caruso	7,000	SE part & right of way
6748	Grant	19 Nov 1925	23 Nov 1925	Reginal W. Proud	Antonio Caruso	925	NW part
11936	Grant	14 Apr 1955	26 Apr 1955	executors of Antonio Caruso	Mary Caruso & Rose Caruso	2	4,134 sq ft SE part, 110 ft on S limit lot 13, commencing at SE limit, and r.o.w. over lane & grantor's interest in party wall
11937	Grant	14 Apr 1955	20 Apr 1955	executors of Antonio Caruso	Mary Caruso & Rose Caruso	2	NW part lying N of right of way, 12 ft width
74928B	Grant	9 Sep 1969	8 Jan 1970	Town of Aurora	Mary Caruso & Rose Caruso	v.c. + 1	part lot: 33.93 ft on E limit Temperance St, commencing at NWL, & r.o.w. over 12 ft lane
111731	Grant	7 Sep 1971	14 Oct 1971	Town of Aurora	Mary Caruso & Rose Caruso	v.c. + 1	part lot: 39 ft 7 in on W limit Yonge commencing at SEL & r.o.w. over 12 ft lane
422075	Grant	-	22 Jan 1987	Estate of Mary Elizabeth Caruso	Rose Caruso ¼ interest Michael Caruso ¼ interest		part lot as in 111731
422076	Grant	=	22 Jan 1987	Estate of Mary Elizabeth Caruso	Rose Caruso ¼ interest Michael Caruso ¼ interest		part lot as in 74928B

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
506270	Transfer	-	1 May 1989	Rose Caruso & Frank Michael Caruso	Stephen Caruso $\frac{1}{3}$ interest; Michael Caruso $\frac{1}{3}$ interest; Catherine Dahmer $\frac{1}{3}$ interest		part lot, commencing NWL, then E 110 ft, S 33.93 ft & r.o.w. over 12 ft strip
574666	Transfer	-	25 Aug 1991	Stephen Caruso, Michael Caruso, Catherine Dahmer	Stephen Caruso $\frac{1}{2}$ interest Michael Caruso $\frac{1}{2}$ interest	58,333.33	part lot 13 & r.o.w. over 12 ft strip as in 506270

B&S: Bargain & Sale: normal sale transaction

consideration: amount paid; at some periods actual amount shown, at other times only words "value of consideration" and nominal amount of \$1 or \$2 required

grant: usually normal sale transaction

instrument: legal document

NLA: Natural Love & Affection: a transaction within the family transfer: usually normal sale transaction

v.c.: value of consideration: actual sale price, which has not been revealed