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Corporate Services  
Michael De Rond  
Town Clerk

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

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

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

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**

**15222, 15224 and 15226 Yonge Street  
The Faughner Building**

**15222 Yonge Street  
Part of Lot 14, W/S Yonge Street, Plan 9 as in R100290, subject to and together with R100290, if any, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0048 (LT)**

**15224 Yonge Street  
Part of Lot 14 and Part of Lot 15, W/S Yonge Street, Plan 9 as in R600337, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0047 (LT)**

**15226 Yonge Street  
Part of Lot 15, W/S Yonge Street, Plan 9 as in R393704, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0046 (LT)**

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 Auroran) 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.

15222, 15224 and 15226 Yonge Street  
The Faughner Building

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Part of Lot 14, W/S Yonge Street, Plan 9 as in R100290, subject to and together with R100290, if any, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0048 (LT)

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Part of Lot 15, W/S Yonge Street, Plan 9 as in R393704, Town of Aurora, Regional Municipality of York, being all of PIN 03652-0046 (LT)

**Description of Property**

The property known municipally as 15222, 15224 and 15226 Yonge Street contains a 2 storey brick commercial building designed in a Renaissance Revival architectural style located in the heart of Aurora's historic downtown on the west side Yonge Street.

**Statement of Cultural Heritage Value or Interest**

Built in 1875, the Faughner Building is the oldest surviving commercial building on the west side of Yonge Street within the historic downtown. The building was the location for several important businesses such as the Federal Bank, the first bank established within Aurora, a private bank, butcher, a variety of hardware merchants, and a law practice. The second storey was used by the community as a music hall, a library/reading room for Mechanics' Hall, and a meeting space for the Royal Templars of Temperance. It was later divided into professional office space. The building is associated with several prominent businessmen and former Mayors including W.J. Bassett and J. M. Walton.

**Description of Heritage Attributes**

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

**Exterior Elements**

- building features a flat roof, capped with a decorative metal cornice facing Yonge Street;
- fenestration on the front elevation features two storefronts, with entrances to three businesses on the first floor and five long, evenly proportioned windows on the second storey;
- windows are capped with metal pedimented supported by brackets at either end, a unique feature compared to other buildings within the historic downtown.

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

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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.

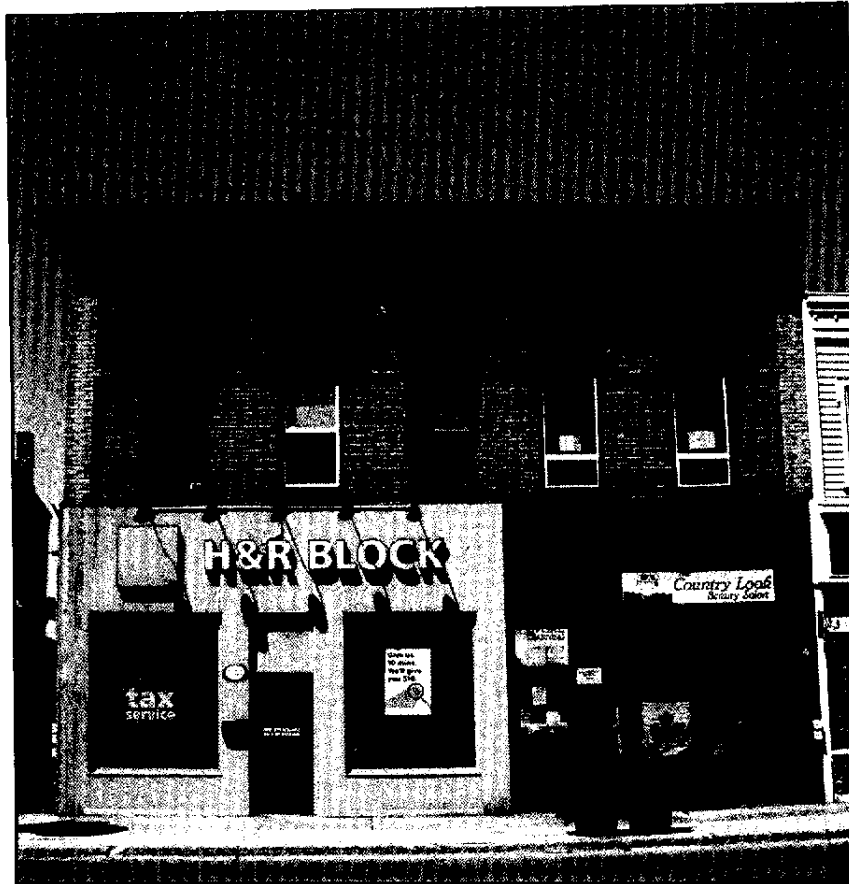
DATED at Aurora this August 9<sup>th</sup>, 2018

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

**Heritage Property Report**

**15222/15224/15226 Yonge Street, Aurora**

**The Faughner Block**



July 2018

**Aurora Museum & Archives**

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PROPERTY	Faughner Block
ADDRESS	15222/15224/15226 Yonge Street Plan 9, part lots 14 and 15 Town of Aurora Regional Municipality of York
CONSTRUCTION DATE	1875
ORIGINAL OWNER	Matthew B. Faughner
ORIGINAL USE	shops
PRESENT USE	15222: H & R Block income tax clinic 15224: Evoke Learning educational coaching 15226: The Country Look Beauty Salon

## HISTORICAL BACKGROUND

In 1874 James Todd sold this site to Mathew B. Faughner, a merchant.<sup>1</sup> The brick building which now accommodates numbers 15222, 15224, and 15226 Yonge Street in Aurora was constructed for Mr. Faughner in 1875. By the spring of that year the local newspaper was reporting that Mr. Faughner's Dominion House was nearly completed: in addition to retail space at street level, there was a large hall was on the second floor, which within about two years became a music hall.<sup>2</sup> There was also a smaller room for the Mechanics Institute's reading room and library, the forerunner of the public library.<sup>3</sup>

Matthew Faughner sold the property to John Macdonald in 1878; Mr. Macdonald had held a substantial mortgage on the property since 1876. It remained in the ownership of the Macdonald family until 1891, when it was sold to Susan Gibson.

On April 21 in 1893 a fire which started in a neighbouring frame structure badly damaged the roof and upper storey of the Faughner Block.<sup>4</sup> Just a week later the site, with its damaged building, was sold to brothers Michael and John Naughton of Elgin Mills, near Richmond Hill. Later in May of 1893 the Naughtons announced their intention to repair the former Faughner building. They also said that there was a possibility that they would erect new stores to the north on the site of the completely burned-out buildings. Construction of that new brick building began in June of 1893.<sup>5</sup>

During the 1930s ownership of the property changed from time to time within the Naughton family when one of the first owners, Harry Naughton, was jailed for stealing money from clients of his law practice; he was also disbarred.<sup>6</sup> After the 1940s its main owners were lawyers, first Lorne C. Lee and then Thomas B. McPherson.

Some eighty years after the 1893 blaze a fire again affected the Faughner Block. At some point, possibly in the 1920s, the alleyway immediately to the south which leads to the rear of the buildings on this part of Yonge Street had been given a roof and front and rear walls and had become a shop with an apartment in the upper level. On April 14, 1972, a fire broke out in this structure.<sup>7</sup> The windows on the south side of the Faughner Block had been only flimsily boarded up when the alleyway was enclosed and the fire quickly

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<sup>1</sup> Abstract index for lots 14 and 15, 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>2</sup> *Aurora Banner*, 6 April 1877, and registered lease number 1624 in land ownership records.

<sup>3</sup> *Aurora Banner*, 30 April 1875.

<sup>4</sup> *The Globe* [Toronto], 22 April 1893, p. 15, "The Fire Record;" *Aurora Banner*, 28 April 1893

<sup>5</sup> *Aurora Banner*, 19 May 1893 and 23 June 1893.

<sup>6</sup> *Toronto Daily Star*, 24 February 1938, page 12; *Globe and Mail*, 30 September 1938, page 23; *Liberal* [Richmond Hill], 10 October 1940, page 7.

<sup>7</sup> *Aurora Banner*, 19 April 1972, p. 1.

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spread into the brick building, which was gutted but, obviously, survived. (The alleyway became an alleyway again.)

Over the years the tenants who have occupied the Faughner Block have offered a variety of goods and services.

### *15222*

The first tenants of the southern space, now number 15222, were Smith & Richardson, hardware and crockery merchants.<sup>8</sup> This shop was to be occupied by hardware merchants for some sixty years: Eli Braund's Sheffield House from 1885 until about 1905, then Norman Eade's Aurora Hardware until the early 1930s. Nixon Fisher opened a "five-and-ten" variety store at number 15222 from about 1933. The business ultimately grew to consist of six stores, five of which (including the Aurora location, which had moved from this site) were sold to the much larger Stedman chain in 1961. Mr. Fisher served as a town councillor from 1941 to 1946.

By the time of the fire in 1972 a branch of the Maher shoe store chain occupied number 15222.

Nature's Paradise, a health foods store, was in the southern section for several years in the 1980s and 1990s. H & R Block, providing income tax services, have occupied number 15222 since at least 2009.

### *15224*

A single doorway provides access to number 15224 Yonge Street. A flight of stairs leads up to what was built as a meeting hall on the second floor. In 1877 this was leased to Alex Graham for use as a music hall; it was a ten-year lease. This became the home of the Royal Templars of Temperance, who left in 1909.<sup>9</sup> As mentioned at the outset, the Mechanics Institute also rented premises for its reading room and library on the upper floor.

In later years this upper floor was further divided to provide office space of various sorts. In the 1920s, for example, it was home to the law firm of Naughton, Jenkins & Gillanders. The Naughton (Harry) was owner of the building.

At the time of the 1972 fire Dr. Wilfred Black operated his dental practice at this location.

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<sup>8</sup> *Aurora Banner*, 14 May and 28 May 1875.

<sup>9</sup> Town of Aurora Council minutes, 16 March 1909.



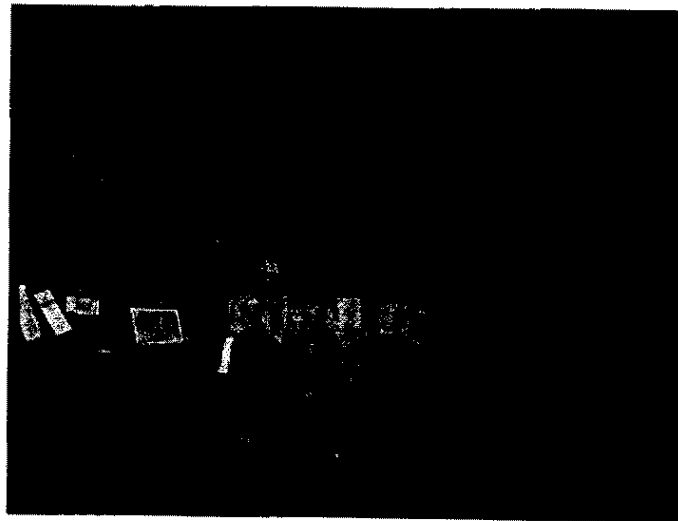
## 15226

The northern ground floor unit at number 15226 was in 1875 the location of a branch of the Federal Bank, Aurora's first bank. The Federal Bank was absorbed by the Ontario Bank in 1888 and in that same year the Aurora branch moved up to the north-west corner of Yonge and Wellington: its successor, a branch of the Bank of Montreal, stands there still.

For a few years after the departure of the Federal Bank number 15226 was occupied by W. J. Bassett's butcher shop. After the fire of 1893 Mr. Bassett and his neighbours Eli Braund in the hardware store and the Royal Templars upstairs had to find temporary accommodation elsewhere while repairs were made.<sup>10</sup> It seems likely that the Bassett meat store never returned but moved up the street to number 15240.

Once the damage caused by the fire in 1893 had been dealt with the northern section of the block, number 15226, was once again used as a bank when a private bank was established in this space. Private banks were operated by individuals – a single person or small partnership – and were not regulated by any level of government. Aurora's new bank was operated by J. L. Ross & Co.. When Mr. Ross moved to Coldwater in Simcoe County in 1900 he sold his Aurora business to Jesse M Walton.

Mr. Walton was an ambitious businessman from the village of Kettleby, to the west of Aurora. There he had been operating his father's general store, but he had taken business courses while attending Pickering College and had been serving as the treasurer of King township for some time.



Interior of J. M Walton & Co. bank, 15226 Yonge Street. The man leaning against the counter, toward the rear of the space, is almost certainly Mr. Walton. Aurora Museum & Archives photo.

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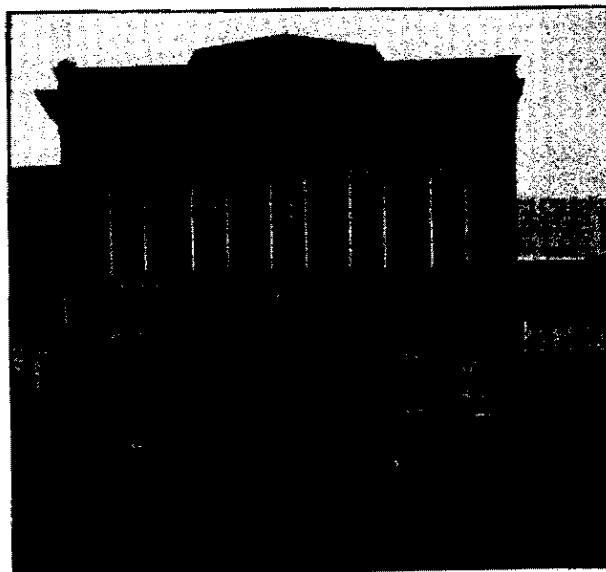
<sup>10</sup> *Aurora Banner*, 28 April 1893.

J. M Walton & Co. (although no owner other than Mr. Walton has been identified) operated a bank in the Faughner Block until 1909. At that time he moved across the street to what had been used as the location for a branch of the Bank of Toronto for a few years. Like many other private bankers Mr. Walton saw the beginning of the end for this type of bank and he sold his banking business to the Imperial Bank in 1917. He moved back to the Faughner Block where he dealt in real estate, handled investments, and in many ways worked as an unofficial lawyer.

Away from the bank Mr. Walton was involved in many organizations, with a special interest in the temperance movement. He served as mayor of Aurora from 1923 until 1928 and again in 1939 and 1940. His collection of artifacts became an important part of the Aurora Museum's holdings in the museum's early days.

At the time of the 1972 fire the McPherson & Binnington law practice occupied number 15226.

For some years number 15526 was occupied by Tallyman Books. They kept their mystery book collection in the old bank vault in the basement: "the mystery vault." Since 1986 the tenant of the northern section of the block has been The Country Look hair styling salon.



Faughner Block, 1960s Closed-up alleyway can be seen at left. Aurora Museum & Archives photo.

## **HISTORICAL SIGNIFICANCE**

The late nineteenth century commercial buildings on the west side of Yonge Street in the block south of Wellington are the result of disasters, hard business sense, and a high level of community spirit.

The businesses which have occupied the Faughner Block at numbers 15222 to 15226 Yonge Street have provided a range of services over the years. During the decades when this block was "downtown," the only place to shop in Aurora, such essentials as banks and hardware stores were accommodated here.

## ARCHITECTURAL DESCRIPTION

The Faughner Block at numbers 15222 through 15226 Yonge Street is the oldest of the commercial buildings on the west side of Yonge Street between Wellington and Tyler Streets, dating back to 1875. It is also the most elaborately decorated.

There are two retail units in the ground floor, the southern (15222) being the larger, and access to the offices in the second storey is by means of a doorway and stairs between these stores.

From the adjacent alleyway and the rear of the building one can see portions of a rubble stone foundation, and also a rusticated concrete block two-storey addition.

The roof of the tall two-storey structure is flat, with a parapet wall at the front. This parapet originally had a brick triangular pediment at its centre, giving the building the appearance of even greater height (see 1960s photograph earlier in this report). This feature may well have been a victim of the 1972 fire. The parapet is edged with an elaborate metal cornice supported by a pair of brackets at each end and a row of modillions or abbreviated brackets across the width.

The Italianate and Classical Revival nature of the roof cornice ornamentation is repeated in the metal pediments over the five tall, rectangular window openings in the second storey of the Yonge Street façade. Each pediment is supported by two brackets. The upper portions of the openings have been boarded up, probably to more easily accommodate modern windows. However, the top edge of the present glazing is in line with a brick string course, making this significant alteration less conspicuous. The southernmost opening in the second floor appears to be a non-opening light, while the next two are single-hung windows. In the northern portion of the building the two windows have horizontal sliding openings at the bottom

It is unfortunate that its situation mid-block means that the Faughner building is generally obscured in old photographs of Yonge Street, which were usually taken from near Wellington or near Mosley, the north and south ends of the block. We do not know what the Yonge Street frontage looked like in the early- to mid-twentieth century.

The original brickwork can still be seen at the second storey level. Most of the wall is in red brick, encompassing the windows. A border of buff or yellow brick, slightly raised above the red, runs up each side of the building and across the top below the roof cornice. The inner corners of the rim are somewhat rounded. A string course of this same buff brick runs across the building just below the brackets supporting the window pediments, and likely in line with the bottom of transom lights in those windows, now boarded over..

The present façade at the ground floor is stark in its simplicity and clean-cut lines. The brickwork has been covered with metal sheeting with narrow ribs; it rises to meet the sills of the second floor windows. In the southern portion this has been painted a buff colour

which is close to the colour of the bricks visible above. The entrance door is between the two display windows.

The metal front in the northern portion, including the central entrance to the second floor, is black. The doorway to number 52226 is now on the north side of a single display window; the 1960s photograph reproduced earlier in these notes shows this door to be adjacent to the door leading upstairs.

## CONTEXTUAL SIGNIFICANCE

Much of the west side of Yonge Street between Wellington and Tyler represents a formal, late nineteenth century approach to commercial development. At the north end the Lloyd (15244), Ashton (15240) and much reduced Ough (15238) buildings were constructed as one in 1882. In the centre, the Naughton brothers carried out infill at the future number 15228 infill after a fire in 1893 (the replacement was in turn destroyed by fire in 1954) which matched the existing structure: the Faughner Block at 15222–15526. At the south end, the Andrews, Odd Fellows, and Clift buildings (15210 through 15220) were built as one after a fire in 1887.

Despite the alterations to each of the buildings, particularly at ground level, and the removal of one and partial removal of another by fire in 1954, the general sense of unity has been retained. There are shared characteristics such as placement at the sidewalk edge, two-storey height, parapet walls, and tall rectangular windows in the second floor. They also have decorative features in common, such as relatively elaborate roofline cornices and brackets.

The Faughner Block, older than the others, is distinguished by the extent of its decorative details, including the structural polychromy or patterned brick in the second storet frontage. Alterations to its windows, whose pediments are unique in the old commercial core, have been carried out with sensitivity.

1984  
rev July 2018

15222/15224/15226 Yonge Street, Aurora: Plan 9, part lots 14, 15

Notes from land ownership records (1874–1992)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
547	Bargain & Sale	9 Sep 1874	20 Oct 1874	James Todd	Matthew B. Faughner	1,800	part lot 14
606	Mortgage	6 Mar 1875	8 Mar 1875	Matthew B. Faughner	Farmers & Mechanics Loan & Savings Co.	1,000	part lot 14 (int. al.)
730	Mortgage	3 Apr 1876	12 May 1876	Matthew B. Faughner	John Macdonald	14,195	part lots 14 & 15
946	B&S	5 Apr 1878	9 May 1878	Matthew B. Faughner	John Macdonald	19,000	part lots 14 & 15
1624	Lease	28 Nov 1877	5 Dec 1884	Matthew B. Faughner	Alex Graham et al.	85	music hall for 10 years
2411	B&S	31 Jan 1891	7 Feb 1891	Annie Macdonald et al., executors	Susan Gibson	ex + 1	part lots 14 & 15
2615	B&S	30 Apr 1893	13 May 1893	Susan Gibson	Michael Naughton & John Naughton	premises + 800	part lots 14 & 15
<i>many transactions within Naughton family, 1931 through 1940</i>							
7821	Lease	16 Nov 1932	8 Dec 1934	members of Naughton family	A. Nixon Fisher	50 monthly	part lot 14: 21 ft 7½ in front on W limit of lot 14 x 275 ft 2 in, commencing 35 ft 7 in S from NE limit
8453	Grant	15 Jul 1940	2 Aug 1940	Trustee for creditors of John H. Naughton	Lorne C. Lee	3,625	part lots 14 & 15: 16 ft 1 in front on Yonge, commencing 157 ft 8 in S from

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
							Wellington; subject to rights
9681	Option	27 Nov 1947	1 Dec 1947	members of Naughton family	A. Nixon Fisher	v.c. + 5	part lot 14: 21 ft 8 in front x 195 ft, commencing 173 ft 9 in S from Wellington
16504B	Grant	25 May 1965	1 Oct 1965	executors, etc., of Lorne C. Lee	Thomas B. McPherson	13,500 + v.c. + 2	part lots 14 & 15: 16 ft 1 in front on Yonge, commencing 157 ft 8 in S from Wellington; subject to rights
30526B	Agreement	30 Nov 1966	14 Dec 1966	A. Nixon Fisher	Thomas B. McPherson	v.c. + 1	part lot 14: 21 ft 8 in on W limit Yonge x 173 ft 9 in S from S limit Wellington, running S
100290	Grant	8 Dec 1970	12 Jan 1971	Charles E. Naughton	Pamela McPherson	v.c. + 2	part lot 14: 21 ft 8 in on W limit Yonge commencing 173 ft 9 in S from S limit Wellington
236878	Grant	14 Mar 1979	26 Mar 1979	Thomas B. McPherson & Pamela McPherson	Allan Warren & Eleanore Warren	v.c. + 2	part lots 14 & 15: commencing in west side Yonge 157 ft 8 in S from S limit Wellington & running W 192 ft, S 15 ft
305125	Grant	-	3 Dec 1982	Thomas B. McPherson	Eric Basciano	v.c. + 2	as above; under Power of Sale
377766	Agreement	-	5 Sep 1985	Pamela McPherson	Eric Basciano		part lots 14 & 15, as



instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
							in 100290; re right of way over stairway & washrooms; maintenance, heating costs
387641	Grant	-	3 Jan 1986	Eric Basciano	Pamela Fry & Jane Fraser, partnership property		part lots 14 & 15 as in 305125
600337	Transfer	-	31 Jul 1992	Jane Fraser & Pamela Fry as partnership property	Keith Allan Watson & Shirley Ann Watson	232,000	part lots 14 & 15 as in 387641

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

int. al.: inter alia: among other [parcels of property]

transfer: usually normal sale transaction

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