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Corporate Services
Michael de Rond
Town Clerk

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

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

NOTICE OF INTENTION TO DESIGNATE 21 VICTORIA 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.

21 Victoria Street
The Whimster House
Pt Lt Homestead Pl 68; Wellington & Victoria Sts; As In R417477; Town
Of Aurora
PIN: 036510020

Description of Property

The property known municipally as 21 Victoria Street is located on the east side of Victoria Street, south of Wellington Street East. The property includes a representative example of a Queen Anne building constructed circa 1892 by James Whimster, a prominent local merchant.

Statement of Cultural Heritage Value or Interest

21 Victoria 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 Queen Anne style building. The building was constructed circa 1892, over 130 years ago. The dwelling features an array of features that are indicative of its period of construction and high craftsmanship and detail, including the decorative red brickwork and voussoirs, the hipped roof and lowered gables, the particularly ornate wood bargeboard, large parlour window, bay windows, portico, covered porch, transom, leaded glass windows, and the front elevation second storey balcony inclusive of the rare and unique decorative lattices, spindles, bargeboard and support columns. An article published in the Aurora Banner dated April 15, 1892 describes the dwelling to be "...perhaps the finest residence in Town", which speaks to the uniqueness of the property and quality of the design and construction.

Historical and Associative Value:

The building was constructed circa 1892 by James Whimster. James Whimster was an early merchant in Aurora, who established a long-standing commercial business and grocery store in the original Machell's Corners (original name for Aurora) at 15243 Yonge Street. The "James Whimster and Company" would later expand their commercial presence by also offering clothing and other general conveniences throughout the early 1900s. 21 Victoria Street is uniquely tied to the history of its successful owner and the growth of the Town as an early centre for commercial activity and housing growth. 21 Victoria Street also received a wooden plaque from the Aurora Heritage Committee in 1991 to recognize the uniqueness and heritage value of the property.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core. The building and its proximity to Yonge and Wellington Streets provides a significant link to the early growth that occurred in and around the early Machell's Corners. The building and its detailed craftsmanship help tell the story of the evolution of the community and the new dawn that was the growth of Aurora in the late 19th century. The building can also be considered a landmark, particularly looking south down Victoria Street, due to its height, orientation and specifically the uniqueness and detail of the architecture.

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 massing constructed of red brick with a stone foundation
- All decorative brickwork, string courses, and voussoirs
- Hipped roof with two lower front/hip gables
- All decorative wood bargeboard present under the roof gables and balconies
- Front elevation two storey balcony, including all decorative lattice, spindles, bargeboard, and support columns
- Two storey wood frame portico/balcony above the recessed front entrance
- Attic gabled former with semi-circular window
- Large parlour window at front elevation, including leaded glass
- All original window and door opening visible from the public realm, including the rusticated stone sills and brick voussoirs
- Two storey bay windows at the north and south elevations
- Chimneys at the south and north elevations above the roofline, including all decorative stone and chimney work

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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