



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

Properties

PIN

03652 - 0146    LT

Description

PT LOT 1 PLAN 30, PT 1 65R34850; TOGETHER WITH AN EASEMENT OVER PT LT 1  
PL 30, PT 4 65R34850 AS IN YR2143815; TOWN OF 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**

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

**By-law Number 6510-23**

**Being a By-law to designate a property to be of cultural heritage value or interest (50 Tyler Street "The Conover 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 50 Tyler 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;

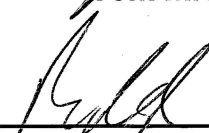
**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**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 50 Tyler Street, and being composed of PT Lot 1 Plan 30, PT 1 65R34850 together with an easement over PT LT 1 PL 30, PT 4 65R34850 as in YR2143815, being all of PIN 03652-0146 (LT), including the primary building thereon.

## **Schedule "B"**

### **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 20<sup>th</sup> 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 time 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