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THE CORPORATION OF THE TOWN OF AURORA

By-law Number 4953-07.R

BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "The Allen Brown House", 14425 Bayview Avenue.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S. O. 1990, Chapter o.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the municipal council of the Corporation of the Town of Aurora has cause to be served on the owners of the lands and premises at:

14425 Bayview Avenue
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Allen Brown House at 14425 Bayview Avenue and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Era Banner*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

The Allen Brown House
14425 Bayview Avenue
Town of Aurora
The Regional Municipality of York

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

READ A FIRST AND SECOND TIME THIS 14TH DAY OF AUGUST, 2007.

READ A THIRD TIME AND FINALLY PASSED THIS 14TH DAY OF AUGUST, 2007.

PHYLLIS M. MORRIS, MAYOR

B. PANIZZA, TOWN CLERK

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part Lot 15, Concession 2 (Whitchurch)
as in R134152, Except Pt 2, 65R16877
and Pt 7 65R16878 T/W R134152 Aurora
14425 Bayview Avenue
Allen Brown House

THIS IS SCHEDULE "A"

TO BY-LAW NO. 4953-07.R

PASSED THIS 14 DAY

OF August, 2007.



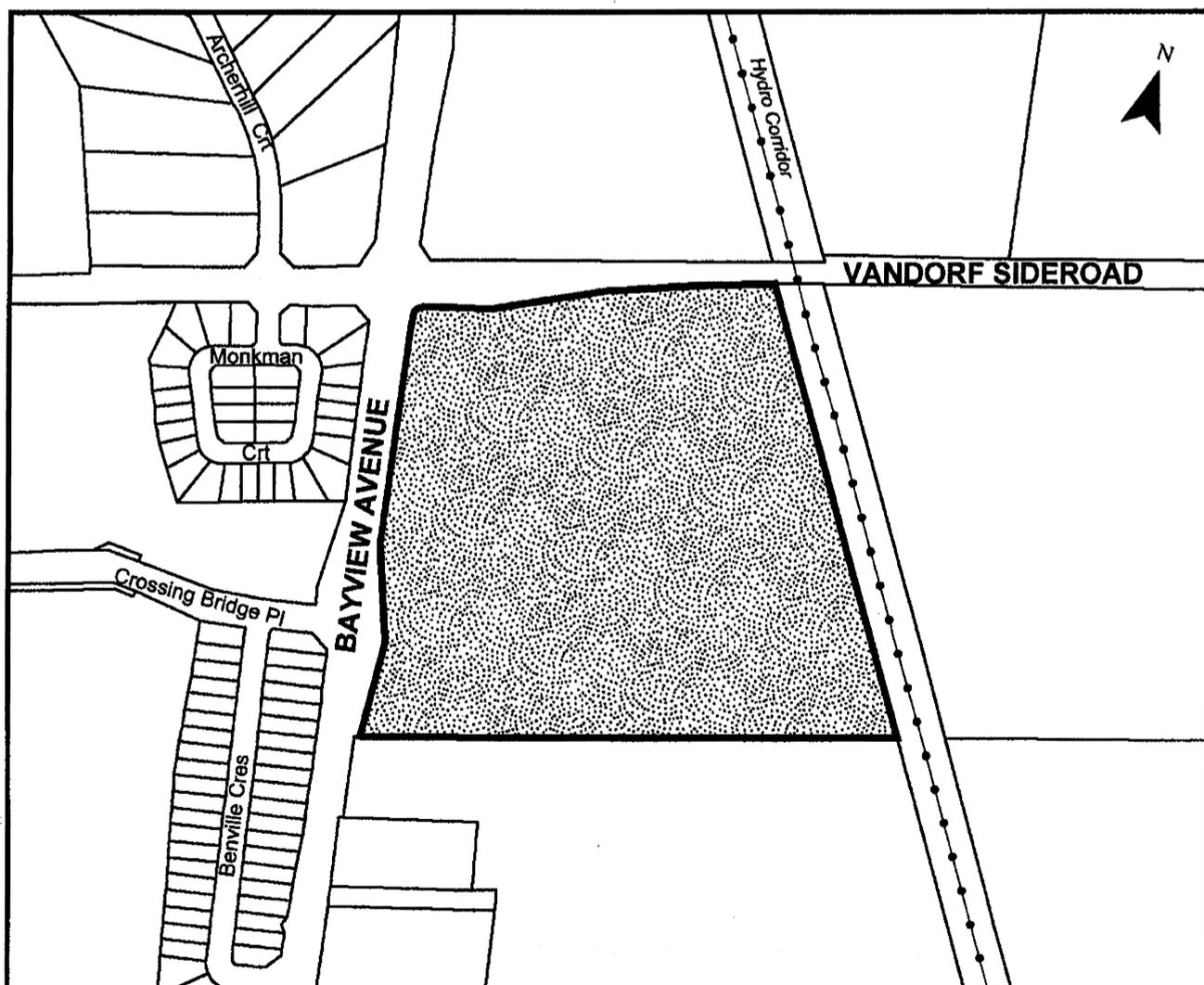
BOB PANIZZA, CLERK



PHYLLIS M. MORRIS, MAYOR



SUBJECT LANDS



SCHEDULE "A" TO BY-LAW NO. 4953-07.R

**SCHEDULE "B" TO
BY-LAW 4953-07.R**

STATEMENT OF SIGNIFICANCE

The Allen Brown House at 14425 Bayview Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Historical or Associative Value

Built circa 1860, The Allen Brown House has historical value for its association with the Brown family where were prominent farmers for a number of decades in this part of the former Whitchurch Township.

Architectural Value

The Allen Brown House has good architectural value as a good example of a transitional styled farmhouse building illustrating influences of the earlier Georgian/Neo Classical styles and the later Gothic Revival.

The house is 1 1/2 storeys in height with a 3-bay façade. The house is distinguished by large returned eaves, a central front doorway with sidelights and transom and Gothic Gables with peaked Gothic Revival windows with ornate tracery. The house was clad in stucco at some point in the mid 20th Century

Contextual Value

The Allen Brown House has contextual value as one of the best examples of a mid 19th Century farmhouse in Aurora and as a significant reminder of the former agricultural industry in the area.

Description of Heritage Attributes

The Description of Heritage Attributes include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- Historic Roof Shape with Gables and Peaks
- Returned Eaves
- Wood Soffits and Facia
- Wood gingerbread trim on the front and side gables
- Wood front door with sidelights, transom and side panels and partial Doric columns;
- Wood side door with glazing and decorative trim;
- 19th Century wood windows 2/2 pane division
- Decorative Gothic Revival windows;

Explanatory Note

Re: Heritage Designation By-law No. 4953.07.R

By-law Number 4953.07.R the following purpose and effect:

To designate the property at 14425 Bayview Avenue as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Part IV, Section 29.