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ONTARIO HERITAGE TRUST

JAN 31 2011

RECEIVED

CLERK'S OFFICE
John D. Leach
Director, Customer and
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Town of Aurora
1 Municipal Drive,
Box 1000, Aurora, ON L4G 6J1

February 1, 2011

Mr. Jim Leonard, Registrar
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear: Mr. Leonard

RE: Notice of Intention to Designate a Property of Cultural Heritage Value or Interest and to Repeal a Previous Heritage Designation By-law

**100 Old Yonge Street (Alloa Lea House)
Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809
Town of Aurora, Regional Municipality of York**

Please find attached a Notice of Intention to Designate and to Repeal a previous heritage designation for 100 Old Yonge Street (Alloa Lea House).

The Notice includes reasons for designation, a statement of cultural heritage value or interest, a description of the heritage attributes; and, reasons for repeal By-law Number 5082-08.R.

Yours sincerely,

John Leach
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



**NOTICE OF INTENTION
TO DESIGNATE A PROPERTY OF
CULTURAL HERITAGE VALUE OR INTEREST
AND TO REPEAL A PREVIOUS HERITAGE DESIGNATION BY-LAW**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to enact By-law Number 5302-11, being a by-law 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.

100 Old Yonge Street (Alloa Lea House)
Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809
Town of Aurora, Regional Municipality of York

The purpose of enacting this By-law is to replace By-law Number 5082-08.R, being a By-law to designate 100 Old Yonge Street 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, as the lands set out therein were severed into the following three (3) separate parcels of land and the Alloa Lea House was relocated to the following property described as 100 Old Yonge Street, Aurora:

Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809 (100 Old Yonge Street)
Part of Lot 84, Con. 1 EYS, Part 2, 65R-31809 (6 Hollingshead Drive)
Part of Lot 84, Con. 1 EYS, Part 3, 65R-31809 (8 Hollingshead Drive).

Statement of Cultural Heritage Value or Interest

The property located at 100 Old Yonge Street, including the "Alloa Lea House", is a good example of a Colonial Revival Style home built in the 1930s and is a significant contributor to the character of Old Yonge Street.

Historical or Associative Value

The Alloa Lea House has historical value in its association with Mrs. Edith Winnett, a long time occupant and resident of Aurora, and Dr. Kenneth B. Ketchum, a Headmaster at St. Andrew's College.

Architectural Value

The Alloa Lea House has architectural value as an excellent local variation of Colonial Revival Architecture with influence of the Georgian Style. The Alloa Lea House is a classic example of a modest Colonial Revival dwelling with its symmetrical 3-bay façade, dormer windows and 1½ (one & a half) storey form.

Contextual Value

The Alloa Lea House has contextual value, as the southernmost of a number of historical buildings located on Old Yonge Street, a historical diversion of Yonge Street.

Description of Heritage Attributes

Important to the preservation of the property located at 100 Old Yonge Street are the original key attributes that express its value, which include:

Exterior Elements

- the Colonial Revival house, 1½ (one & a half) storey;
- side gable roof with front and rear dormers and shallow eaves;
- horizontal siding;
- recessed central doorway with sidelights;
- six panel front door;
- Colonial revival doors surround; and
- coach lights.

Interior Elements

- centre hall plan;
- six panel wood doors with crystal hardware throughout;
- hardwood floors throughout;
- baseboard trim;
- Arts and Crafts influenced metal staircase railing;
- Colonial Revival fireplace with wood mantels, trim, and hearth;
- geometrical patterned ceiling;
- crown moulding;
- French doors;
- second floor Art Deco bathtub; and
- Art Deco radiator covers.

AND TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora, pursuant to section 31 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, intends to enact By-law Number 5303-11, being a by-law to repeal heritage designation By-law Number 5082-08.R, being a by-law to designate the property at 100 Old Yonge Street, Aurora (the "Alloa Lea House"), as being of cultural heritage value or interest.

By-law Number 5082-08.R will no longer be required after the proposed enactment of By-law 5302-11, being a By-law to designate the newly described property known as 100 Old Yonge Street to be of cultural heritage value or interest, as noted above.

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

Notice of Objection to the designation of the new property and the repeal of By-law Number 5082-08.R may be served on the Town Clerk within thirty (30) days of the first date of this publication. Notice of Objection may be sent by registered mail or delivered to the Town Clerk, together with a statement of 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.

DATED at Aurora this 1st day of February, 2011.

John D. Leach, Director, Customer and Legislative Services, Town of Aurora, 1 Municipal Drive, Box 1000, Aurora, ON, L4G 6J1