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ONTARIO HERITAGE TRUST

AUG 04 2020

RECEIVED

Corporate Services
Michael De Rond
Town Clerk

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

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

July 29, 2020

Via Registered Mail

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 a Property
to be of Cultural Heritage Value or Interest
15074 Yonge Street
Poplar Villa (Chateau)
LOT1, 2 and 3, Plan 39
Town of Aurora, Regional Municipality of York**

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 July 30th, 2020.

Yours sincerely,

Michael De Rond
Town Clerk

Attach.

**NOTICE OF INTENTION
TO DESIGNATE A BUILDING OF
CULTURAL HERIATGE 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.

15074 Yonge Street
Poplar Villia (Chateau)
Lots 1, 2 and 3, Plan 39, Town of Aurora, Regional Municipality of York

Description of Property

The property known municipally as 15074 Yonge Street contains a three storey residential building located on the west side of Yonge Street and north of Reuben Street.

Statement of Cultural Heritage Value or Interest

The building at 15074 Yonge Street, at one time known as "Poplar Villa" and then later as Chateau," was constructed in 1912. The building has cultural heritage design value as a fine example of the Queen Ann Revival Style. The traits that are exemplified in this house are its asymmetrical massing with multiple surfaces, its multiple rooflines, its windows of varying types, and its wrap-around verandah with round columns. The building is three storeys in height with a cottage roof punctuated by gable end dormers and a turret. The one storey wrap-around porch has a gable over the front entry stairs and a dome roof structure at the corner.

The building has physical value as a showcase for the use of concrete and in particular molded concrete blocks that were prevalent between 1890 and 1930 in a residential construction. There are at minimum five different types of molded concrete block used in the building as well as various cast and poured in place concrete elements. The North American Concrete Block and Tile Company was located in nearby Gormley, Ontario, and as a result there are other examples of molded concrete blocks used for residential construction in the area; however the use of molded concrete blocks in an elegantly designed house for an affluent individual or family is very rare.

The building has contextual value is supporting the character of the "Old Town" of Aurora, and in particular the historical neighborhood dating to the late nineteenth and early twentieth century that extends from Tyler Street at the north to Ransom Street at the South and from the west side of Yonge Street to the natural feature midblock at the east. This building is one of the grander if not the grandest heritage building of the neighborhood and serves as a landmark within it. Sitting high over Yonge Street on a park-like lot it is linked to the importance of Yonge Street as the main street of historic Aurora.

Description of Heritage Attributes

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

- The scale, form, height and massing of the building, including the rounded section on the southeast corner, on a rectangular-shaped lot;
- The division of the building into horizontal planes, rock faced masonry, smooth face masonry, cinder blocks, low roofing bands, and stucco;

- A showcase of different molded cement blocks and cast cement elements;
- The wrap-around verandah with:
 - Rock face concrete foundations and piers supporting round molded concrete columns;
 - Smooth face molded concrete block railing lattice capped with concrete coping;
 - Poured concrete flooring and steps (2) leading up to the verandah;
 - Deep wooden roof wrap around support beam;
 - Tongue and groove soffit of lower roof and gable end;
 - "Band shell" feature with doomed roof;
- The medium pitched, hip roof with a conical roof in the southeast corner, all clad in asphalt singles and having with projecting eaves, wood soffits with paired dentils; the wide, gable roofed projection with its Palladian window on the east elevation and the narrower gable roofed dormers with their Palladian windows and soffits with dentils matching the rest of the roof on the north and south elevations;
- Painted deep wood tongue and groove soffits, and paired wooden ornate brackets of the upper roof;
- All window openings, on the south, east and north elevations, with concrete lintels, slip sills and single glazed sash, horizontally aligned as one to four sash per opening;
- Multiple window types: tall and short, paired and triple, rectangular, square, square rotated, palladium, gothic arched, boxed, and curved;
- Glazed wooden doors to the verandah - one double, one single;
- Cement brick chimneys (2);
- The large size equivalent to three village lots;
- The vehicular access from the small lane to the rear;
- Views to the site from Yonge Street and from the site to the east and south;
- Lawns - south, east, and north with specie trees planted in a park-like manner;
- The pedestrian access from Yonge Street via two sets of concrete stairs and the semicircular path of concrete pavers connecting the stairs to the front entry; and,
- The placement of the building footprint at the centre of the lot.

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

Pursuant to Section 29(5) of the *Ontario Heritage Act*, any person may, before 4:30 p.m. on the **August 29th, 2020** (within 30 days of the publication of the notice in the newspaper) 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 Local Planning Appeal Tribunal for a hearing.

Further information respecting the proposed designation(s) is available from the Town Clerk's Office upon request.

DATED at Aurora this July 30, 2020

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