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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

Corporate Services
Michael de Rond
Town Clerk

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



NOTICE OF INTENTION
TO DESIGNATE 36 WELLS 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.

36 Wells Street
The Tustian House
Pt Lt 9 N/s Mosley St Pl 68 Aurora; Pt Lt 10 N/s Mosley St Pl 68 Aurora; Pt
Lt 11 N/s Mosley St Pl 68 Aurora; Pt Lt 12 N/s Mosley St Pl 68 Aurora As
In R674361; Town of Aurora
PIN: 036510059

Description of Property

The property known municipally as 36 Wells Street is located on the west side of Wells Street, south of Wellington Street East and north of Mosley Street. The property features a unique dwelling constructed of the Craftsman architectural style.

Statement of Cultural Heritage Value or Interest

36 Wells 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 1.5 storey dwelling constructed circa 1921 in the Craftsman architectural style. The building is highly unique and notable for the use of cobblestones in its construction. The dwelling also features a slanted side gabled roofline, front elevation shed dormer, and full width porch contained under the extension of the roof at the front elevation. The first storey exterior walls as well as the bottom half of the porch and exterior chimney are constructed of or clad with large cobblestones, making the property highly unique and displaying a high degree of craftsmanship.

Historical and Associative Value:

The building was constructed circa 1921, over 100 years ago, for Richard Tustian. Richard Tustian was a notable figure for his position as Chair at the Aurora Public School Board, and he was also a volunteer firefighter. The building was also constructed for Richard Tustian by George Browning, a very well-known local architect and builder that specialized in unique builds displaying a high degree of craftsmanship. Some of Mr. Browning’s other design and build work includes the Collis Leather Company building that was located on Tyler Street and other historic residential properties within the Aurora centre.

Contextual Value:

The property defines, maintains and supports the historic character of the Southeast Old Aurora neighbourhood. The property is highly unique in the public realm and is important in supporting the built fabric of the 19th and early 20th century for the area. The building is highly connected to the immediate neighbourhood area, with proximity to Town Park, and is also highly rare and a defining contribution to the public realm due its unique and unmatched architectural style and detail.

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 1.5 storey massing
- All original features indicative of the Craftsman architectural style, including the full width covered porch with extended roofline towards the street, the cobblestone half pillars with stone slabs, wood support posts, and wood trim below the roofline including the arched entranceway.
- The front elevation bay window, including all wood frame and window openings
- Large parlour window at the first storey front elevation
- Cobblestone chimney
- Front elevation dormer with window opening
- All exterior cobblestone cladding visible from the street
- All original window openings visible from the street, including stone sills and lintels

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

mderond@aurora.ca

For any other inquiries, please contact:

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