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Properties

PIN03637 - 0778LT

DescriptionPART OF LOT 5 PLAN 36, PART 1 PLAN 65R38713; TOWN OF AURORA

AddressAURORA

PIN03637 - 0779LT

DescriptionPART OF LOT 5 PLAN 36, PART 2 PLAN 65R38713; TOWN OF AURORA

Address21 MACHELL AVENUE
AURORA

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE TOWN OF AURORA

Address for Service100 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

Tel905-726-4743

Fax905-726-4730

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

Tel905-726-4743

Fax905-726-4730

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



By-law Number 6506-23

Being a By-law to designate a property to be of cultural heritage value or interest (19-21 Machell Avenue "The Thompson 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 19-21 Machell Avenue, 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to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;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;

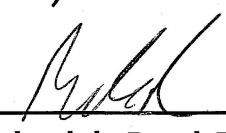
Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

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 19-21 Machell Avenue, and being composed of:

- (a) Part of Lot 5 Plan 36, Part 1 Plan 65R38713, being all of PIN 03637-0778 (LT), including the primary building thereon, and
- (b) Part of Lot 5 Plan 36, Part 2 Plan 65R38713, being all of PIN 03637-0779 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

19-21 Machell Avenue 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 the Gothic Revival architectural style and can be described as a 2.5 storey yellow brick semi-detached dwelling constructed circa 1885. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the distinct steeply pitched front elevation gable, 4-bay front façade, covered porch, ornate bargeboard, louvered shutter below the centre gable and yellow brick as part of the overall symmetrical building design. The building is a rare and well-preserved example of a Gothic Revival dwelling with exceptional design detail and character.

Historical and Associative Value:

The building was constructed circa 1885, over approximately 135 years ago. The building was home to John van Nostrand who was a timber lot and sawmill owner, and previous to that, was also the home to the notable Matthew Hind Thompson, who was the first Principal of the Church Street School located at 22 Church Street in Aurora. The construction and program development for the Church Street School, which Mr. Thompson would have been involved with, was designed to accommodate 400 students, which was a substantial size for the time period but reflective of the confidence in Aurora's future and expected growth. Mr. Thompson would have been instrumental in leading the educational development for the burgeoning Town.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora Town centre. The building and its proximity to the heart of the Aurora historic centre in and around Yonge and Wellington Streets provides a significant link to the early growth and development of the Town. As the residence for the first Principal of the Church Street School, this property is intrinsically tied to one of Aurora's most valuable heritage assets, with the Church Street School property recognized on the National and Provincial Registers and often considered one of the finest examples of late Victorian public architecture. Further, the connection to the theme of education and supporting the new dawn of the growth of Aurora cannot be underscored.

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 scale and massing composed of beige/yellow brick as part of the Gothic Revival architectural style
- Side gabled roof with steeply pitched front elevation gable

- 4-bay front façade
- Decorative wood bargeboard
- All window openings and brick voussoirs and sills visible from the public realm
- Projected portions of windows on either side of the central entrance constructed of brick with wood entablature
- Louvered shutter opening at the front elevation below the centred gable