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The Corporation of the Town of Aurora

By-law Number 4851-06.R

**BEING A BY-LAW TO
Designate a certain property
As being of Historic and/or
Architectural Value or Interest
"The Walter Grice House
89 Wells Street"**

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 Bylaws 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:

89 Wells Street
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Walter Grice House at 89 Wells Street 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:

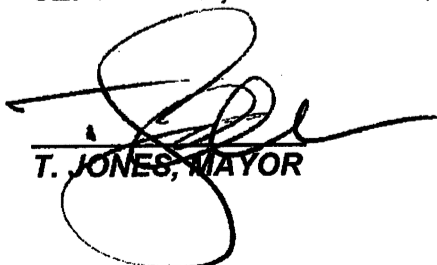
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

The Walter Grice House
89 Wells Street
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 property Land Registry Office.

READ A FIRST AND SECOND TIME THIS 12th DAY OF SEPTEMBER, 2006.

READ A THIRD TIME AND FINALLY PASSED THIS 12th DAY OF SEPTEMBER, 2006.



T. JONES, MAYOR



B. PANIZZA, TOWN CLERK

***SCHEDULE "A" TO
BY-LAW 4851-06.R***

In the Town of Aurora in the Regional Municipality of York, property
description as follows:

Plan 120 Lot 39
Town of Aurora
Regional Municipality of York

SCHEDULE "B" TO BY-LAW 4851-06.R

STATEMENT OF SIGNIFICANCE

The Walter Grice House at 89 Wells Street is recommended for designation under Part IV of the Ontario Heritage Act because of its cultural heritage value or interest.

Description of Historic Place

The Walter Grice House, at 89 Wells Street built *circa* 1923 is a good example of a Bungalow Style House, built with the influence of the Arts and Crafts movement in Southeast Aurora.

The property is recognized for its heritage value by the Town of Aurora Council which recommended designation of the house under Part IV of the Ontario Heritage Act on September 12, 2006.

Heritage Value

The heritage value of the Walter Grice House at 89 Wells Street lies in its association with Walter Grice, a carpenter, and the early Aurora subdivision known as 'Rose Mount'. Originally farmland, the subdivision known as 'Rose Mount' was subdivided before World War I. The house at 89 Wells Street was not developed until 1923, when the lot was purchased by Walter Grice, a local carpenter. He and his wife Clara both lived in the house until their respective deaths in 1947 and 1959.

The Walter Grice House is also of architectural value as a 1½ storey Bungalow style home, influenced by the Arts and Crafts style of architecture, possibly based on a design from catalogue house design books that were widely available from such companies as Sears-Roebuck. Using the same basic plan, in communities across North America, catalogue houses ultimately had some local variations based on such factors as availability of materials, lot size, economics and personal tastes. The house at 89 Wells Street has features in common with a number of examples described in 1920s catalogues.

The house at 89 Wells Street is a classic example of the bungalow style with its large, sizable veranda, roof, broad eaves, decorative windows, both art glass and 3 or 6 over 1, double hung. The exterior cladding on the house is brown brick. The veranda features a solid wood balustrade with framed lattice covering the lower half of the porch.

The Walter Grice House is of contextual significance as part of an intact neighbourhood of well maintained early 20th Century Bungalow, Arts and Crafts and Edwardian Homes built around the same time.

The heritage value and reasons for designation apply to the overall bungalow form, roof, and porch, together with historic window and door openings.

Character defining elements

Key elements that embody the heritage character of the Walter Grice House include:

- Overall Bungalow form;
- Large Roof;
- Centre Gable;
- Covered front porch;
- Solid balustrade on porch;
- Brick piers under porch;
- Decorative multi-pane windows;
- Front door;
- Historic Exterior doors