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THE CORPORATION OF THE TOWN OF AURORA

By-law Number 4993.08.D

BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "The Pines", 78 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 By-laws 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:

78 Wells Street
Aurora, ON

and up on the Ontario Heritage Trust, notice of intention to designate the Pines at 78 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 Pines
78 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 Land Registry Office.

READ A FIRST AND SECOND TIME THIS 12TH DAY OF FEBRUARY, 2008.

READ A THIRD TIME AND FINALLY PASSED 12TH DAY OF FEBRUARY, 2008.

A handwritten signature in black ink, appearing to be "Phyllis M. Morris".

PHYLLIS M. MORRIS, MAYOR

A handwritten signature in black ink, appearing to be "B. Panizza".

B. PANIZZA, TOWN CLERK

***SCHEDULE "A" TO
BY-LAW 4993-08.D***

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

Pt Lt 4 n/s Metcalf St Pl 68, Pt Lt 5 n/s Metcalf St Pl 68, Pts 1 & 2,
65R2442 except pts 3 & 4, 65R9455; ; Town of Aurora, Regional
Municipality of York (78 Wells St)

**SCHEDULE "B" TO
BY-LAW 4993-08.D**

STATEMENT OF SIGNIFICANCE

The Pines at 78 Wells Street is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Historical or Associative Value

The dominating feature of the property is the stand of large pine trees. Dendrochronology from previously removed trees and historical evidence suggests that some of the oldest trees on the property may have been in existence at the time that the original Town Plan of Aurora was established in 1854, and may date as far back as the 1820s.

The property was originally part of the gardens for the house now located at 70 Wells Street, which was built circa 1868. The first long term owner of this house, George Harrison, named his property "The Pines" for the large stand of trees on the property. The Pines passed through several owners until it was purchased by Dr. Claude Gunton in the 1940's. Around the same time, it was reported that Dr. Gunton was building a new house on the property in the front garden of 70 Wells Street, which he had converted to apartments in the years following the end of the Second World War. The new house, now encircled by the stand of pine trees, took on the historic name 'The Pines'.

Architectural/Physical Value

The distinctive feature of The Pines is the large stand of pine trees, some of which are thought to date as far back as the 1820s. Through the 19th Century, subsequent owners enhanced the landscaping on the property with additional plantings.

The house at 78 Wells is a 1½ storey brown multi-toned brick house built in the immediate post Second World War period in the Colonial Revival Style with a Cape Cod style emphasis. The house is highly compatible with the surrounding trees. A feature of the house is the heating system which was built as hot water radiant heat.

To accommodate this type of heating all floors in the house are made of cement with large copper pipes running through them to carry the heated water.

Contextual Value

Contextually, the house and trees at The Pines are an important contributor to the Wells Street Streetscape and provide an important backdrop to the Town Park. The property is adjacent to other significant heritage buildings, including the Wells Street Public School, the Trinity Anglican Manse, and the Bowman House. The trees are an extremely rare and significant reminder of the early settlement of the Aurora town site.

Description of Heritage Attributes

The Description of Heritage Attributes include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- 1 ½ storey Colonial revival dwelling;
- Brick exterior
- Wood multi-paned windows;
- Front door
- Original roof shape;

- 16 Pine Mature Trees (ranging from approximately 185 to 125 years as of the year 2008) including 2 White Pines located in the northeast quadrant of the property and 14 Red Eastern Pines.

Note: The designation of the mature pine trees, which are living features, does not preclude normal and reasonable forest management practices undertaken at the sole discretion of the owner of the property to which this by-law applies.

Explanatory Note

Re: Heritage Designation By-law No. 4993.08.D

By-law Number 4993.08.D the following purpose and effect:

To designate the property at 78 Wells Street as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Part IV, Section 29.