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**CLERK'S OFFICE**  
John D. Leach  
Director, Customer and  
Legislative Services

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

January 12, 2012

Mr. Jim Leonard, Registrar  
Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Dear: Mr. Leonard

**RE: Notice of Passing of By-law to Designate a Property to be of Cultural  
Heritage Value or Interest**

**"The Robert Hughes House" - 70 Wellington Street East**

**Part Lot 14, First Range South of Centre Street, West of Railroad  
Plan 107 as in R680291. Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5376-11 which includes a statement explaining the cultural heritage value or interest and a description of the heritage attributes of the above-noted property.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John D. Leach", is written over the typed name.

John D. Leach  
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5376-11**

**BEING A BY-LAW to designate a property to be of cultural heritage value or interest (Robert Hughes House - 70 Wellington Street East)**

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, provides that 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 September 27, 2011, The Corporation of the Town of Aurora (the "Town") approved the recommendations of its Heritage Advisory Committee to designate the property municipally known as 70 Wellington Street East, Aurora (the "Property") to be of cultural heritage value or interest;

**AND WHEREAS** the Town Clerk of the Town 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;

**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 ENACTS AS FOLLOWS:**

1. THAT the Property described on Schedule "A" attached hereto and forming part of this By-law be and is hereby designated to be of cultural heritage value or interest.
2. THAT 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 Schedule "B" attached hereto and forming part of this By-law.
3. THAT the Town Clerk of the Town 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. THAT the Town Solicitor of the Town shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice referenced herein to be attached to and forming part of this By-law.
5. THAT this By-law shall come into full force and effect on the date of final passage hereof.

**READ A FIRST AND SECOND TIME THIS 13<sup>TH</sup> DAY OF DECEMBER, 2011.**

**READ A THIRD TIME AND FINALLY PASSED THIS 13<sup>TH</sup> DAY OF DECEMBER, 2011.**

Approved as to Form  
By Legal Services  
Signature: John D. Leach  
Date: Dec. 12, 2011

Geoffrey Dawe  
GEOFFREY DAWE, MAYOR

John D. Leach  
JOHN D. LEACH, TOWN CLERK

**SCHEDULE "A"  
BY-LAW NUMBER 5376-11**

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 70 Wellington Street East, and being composed of Part Lot 14, First Range South of Centre Street, West of Railroad, Plan 107 as in R680291 including the Robert Hughes House and all other buildings and structures thereon.

**Explanatory Note**

Re: Heritage Designation By-law Number 5376-11

By-law Number 5376-11 to designate the property municipally known as 70 Wellington Street East, Aurora, as a property of cultural heritage value or interest pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, as amended.

**SCHEDULE "B"**  
**BY-LAW NUMBER 5376-11**

Description of Property

The property known municipally as 70 Wellington Street East contains a one and a half (1½) storey framed bungalow of a mixture of styles with arts and crafts influence located on the north side of Wellington Street East between Wells Street North and Walton Drive (the "Robert Hughes House").

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property derives from its architectural, historical and contextual values. The Robert Hughes House is a good example of a cottage built in the mid 19<sup>th</sup> Century which was drastically remodelled to popular style in the early 20<sup>th</sup> Century, being the "Arts and Crafts Bungalow", by known local builder George Browning. The Robert Hughes House is also an important part of a group of significant heritage buildings that line Wellington Street East.

Physical Design Value

The Robert Hughes House is an attractive one and a half (1½) storey frame structure originally built in the late 1850's and greatly remodeled in the 1920's to reflect the new fashionable style of the time. In 1996, the stucco was replaced with narrow board siding and a sizable addition was built at the rear. The Robert Hughes House features a moderately pitched roof with end gables and front dormer. A full width covered front porch with sloping roof and four (4) pillars on cobblestone piers.

The Robert Hughes House presents a mixture of styles with Arts and Crafts Bungalow influence that conceals its mid 19<sup>th</sup> Century structural origins. It is an excellent example of the transformation of historic residential structures to reflect a popular trend in architecture.

Historical /Associative Value

The Robert Hughes House is historically associated with its first owner, Robert Hughes; and subsequent owner, known local builder George Browning, who significantly remodelled the house in the 1920's.

Contextual Value

Located on the north side of Wellington Street East, the contextual value derives from being part of a group of historical buildings that are lined on Wellington Street East between Wells Street North and Walton Drive. This group of buildings is a good representation of the pattern of 20<sup>th</sup> Century development and redevelopment in an otherwise 19<sup>th</sup> Century setting. While nearly half of the houses in the group were constructed after the year 1900, many of their neighbours continue to reflect the grandeur of a former Era.

Description of Heritage Attributes

Reasons for designation 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, their related building techniques, and landscape features.

Exterior Elements

- the overall one and a half (1½) storey mix-style bungalow with Arts and Crafts Bungalow influence;
- moderately pitched roof with end gables and wide eaves;
- front facing off-set to the west dormer window;
- all window openings on the late 1850's house including the bay window on the west elevation;
- centered front door opening; and
- full width covered front porch with sloping roof, fascia, and four (4) pillars on cobblestone piers.