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**CLERK'S OFFICE**

John D. Leach  
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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**

**"Oliver Judd House" - 29 Larmont Street**

**Part Lot 5, E/S Larmont Street, Plan 68 and Part Lot 6, E/S Larmont Street,  
Plan 68 as in R568864, t/w & s/t R568864.  
Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5353-11 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,

  
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 5353-11**

***BEING A BY-LAW to designate a  
property to be of cultural heritage  
value or interest (Oliver Judd  
House – 29 Larmont Street)***

**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 June 21, 2011, The Corporation of the Town of Aurora approved the recommendations of its Heritage Advisory Committee to designate the property municipally known as 29 Larmont Street, Aurora (the "Property") to be of cultural heritage value or interest;

**AND WHEREAS** the Town Clerk of The Corporation of the Town of Aurora 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 Corporation of the Town of Aurora;

**AND WHEREAS** the Council of The Corporation of the Town of Aurora 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 Corporation of the Town of Aurora 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 Corporation of the Town of Aurora 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.

**READ A FIRST AND SECOND TIME THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2011.**

**READ A THIRD TIME AND FINALLY PASSED THIS 27<sup>TH</sup> DAY OF SEPTEMBER, 2011.**

Approved as to Form  
By Legal Services  
Signature Wade, Ma  
Date: Sept 15, 2011

  
**GEOFFREY DAWE, MAYOR**

  
**JOHN D. LEACH, TOWN CLERK**

**Explanatory Note**

**Re: Heritage Designation By-law Number 5353-11**

By-law Number 5353-11 to designate the property municipally known as 29 Larmont Street, 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 "A"**  
**BY-LAW NUMBER 5353-11**

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 29 Larmont Street, and being composed of Part Lot 5, E/S Larmont Street, Plan 68 and Part Lot 6, E/S Larmont Street, Plan 68 as in R568864, t/w & s/t R568864, including the Oliver Judd House and all other buildings and structures thereon.

**SCHEDULE "B"**  
**BY-LAW NUMBER 5353-11**

**Description of Property**

The property known municipally as 29 Larmont Street contains a two-storey residential building located on the east side of Larmont Street in the southeast quadrant of Old Aurora.

**Statement of Cultural Heritage Value or Interest**

The cultural heritage value of the property derives from its character, being an example of residential architecture of the early 20<sup>th</sup> Century in Old Aurora and its historical association with Oliver Judd, a tanner, then a shoemaker at the nearby T. Sisman Shoe Company. It has contextual value for its location on the historic Larmont Street where most houses were built between the years 1875 and 1920.

***Physical Design Value***

This frame house offers typical elements of Edwardian Classicism style which is a simplified version of the Edwardian style popular from the years 1900 to 1930. The Oliver Judd House features a simple square floor plan two-storey in height; a hipped roof with projecting eaves; a full-width front covered porch with slim square columns; and rectangular one-over-one double-hung windows; and which is devoid of exterior ornaments. A two-storey rear addition was added in 2001.

***Historical /Associative Value***

The house is a good example of the residential development in the early 20th Century that grew in response to the need for housing skilled workers, many of whom worked at nearby industries. Built in 1912 by Murdock McLean, the house was first sold to John William Stubb and Selina Stubb. In 1920 the property was purchased by Oliver Judd, a tanner, then a shoemaker at T. Sisman Shoe Company. The Judd family lived at the property until 1972, which is the longest recorded tenure of the house.

***Contextual Value***

Located on the east side of the historical Larmont Street, the property is part of the well preserved heritage houses built between the years 1875 and 1920. It is also a good representation of modest residential architectural styles of the 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**

- overall shape of the foursquare, Edwardian Classicism style house;
- two-storey frame structure;
- hipped roof;
- all window openings;
- front door opening; and
- full-width covered porch with posts and projecting eaves.