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The Corporation of the Town of Aurora

By-law Number 4848-06.R

**BEING A BY-LAW TO
Designate a certain property
As being of Historic and/or
Architectural Value or Interest
"The Roderick and Ethel Smith House
88 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:

88 Wells Street
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Roderick and Ethel Smith House at 88 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 Roderick and Ethel Smith House
88 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 4848-06.R**

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

Plan 120 Lot 42
Plan 68 Part Lot 8
Town of Aurora
Regional Municipality of York

SCHEDULE "B" TO BY-LAW 4848-06.R

STATEMENT OF SIGNIFICANCE

The Roderick and Ethel Smith House, at 88 Wells Street built *circa* 1941 is a good example of a Colonial Revival Style House, built to an architectural quality design during the Second World War and is recommended for designation under Part IV of the Ontario Heritage Act because of its cultural heritage value.

Description of Historic Place

The Smith House at 88 Wells Street is part of an intact neighbourhood of well maintained early 20th Century Bungalow, Arts and Crafts, Colonial Revival and Edwardian Homes built around the same time.

The house at 88 Wells Street is a 1½ storey Colonial Revival Style home. In recent years the house has received a number of embellishments which are in keeping with the historic Colonial Revival Styling of the house.

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

Heritage Value

The heritage value of the Smith House lies in it being part of an intact neighbourhood of well maintained early 20th Century Bungalow, Arts and Crafts, Colonial Revival and Edwardian Homes built in the 1930's and 1940's.

The house was built circa 1941 for the Smith Family, in the Colonial Revival Style of Architecture. Although of relatively recent vintage, the house, now 65 years old is a rare example of an architecturally designed house, built in Aurora during the Second World War. As a well maintained house of a high quality of design, which blends in well with the surrounding neighborhood of mostly pre-war homes, the Roderick and Ethel Smith House at 88 Wells Street, exhibits sufficient cultural heritage value to merit designation under the Ontario Heritage Act.

The Smith House is also of architectural value as a classic example of a modest Colonial Revival Home with its symmetrical 3-bay façade, dormer windows and 1 ½ storey form. The house is well maintained and recent architectural embellishments such as the dentil-work, portico, siding and window enhancements are in keeping with the original architectural style of the house.

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

Character defining elements

Key elements that embody the heritage character of the Smith House include:

- Overall 1 ½ storey form;
- Front dormers;
- Symmetrical façade;
- Window openings and surrounds;
- Dentils;
- Portico;
- Siding;
- Chimney