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**CLERK'S OFFICE**  
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Town of Aurora  
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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 John W. Knowles House" - 68 Wellington Street East**

**Part Lot 14, First Range S of Centre Street, West of Railroad, Plan 107 and  
Part Lot 15, First Range S of Centre Street, West of Railroad, Plan 107 as in  
R442213, t/w R442213. Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5375-11 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 5375-11**

**BEING A BY-LAW to designate a property to be of cultural heritage value or interest (John W. Knowles House – 68 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 68 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;

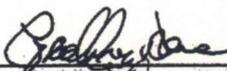
**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:**

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 Walter Ma  
Date: Dec. 9, 2011

  
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GEOFFREY DAWE, MAYOR

  
\_\_\_\_\_  
JOHN D. LEACH, TOWN CLERK

**Explanatory Note**

Re: Heritage Designation By-law Number 5375-11

By-law Number 5375-11 to designate the property municipally known as 68 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 "A"**  
**BY-LAW NUMBER 5375-11**

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 68 Wellington Street East, and being composed of Part Lot 14, First Range S of Centre Street, West of Railroad, Plan 107 and Part Lot 15, First Range S of Centre Street, West of Railroad, Plan 107 as in R442213, t/w R442213, including the John W. Knowles House and all other buildings and structures thereon.

**SCHEDULE "B"**  
**BY-LAW NUMBER 5375-11**

Description of Property

The property known municipally as 68 Wellington Street East contains a two (2) storey red brick house of Edwardian style located on the north side of Wellington Street East between Wells Street North and Walton Drive (the "John W. Knowles House").

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the property derives from its architectural, historical and contextual values. The John W. Knowles House is a good example of a residential structure built in the early 20<sup>th</sup> Century of Edwardian classic style for John W. Knowles, a butcher and a local politician. The John W. Knowles House is an important part of a group of significant heritage buildings that line the historic Wellington Street East.

*Physical Design Value*

The John W. Knowles House is a good example of residential Edwardian style which was popular from the years 1900 to 1930. It is a two (2) storey structure with smooth red brick exterior; square floor plan; hipped roof with centered dormer window and wide eaves; full width front covered porch with hipped roof; off-centre doorway; and a tall brick chimney.

*Historical /Associative Value*

The John W. Knowles House was built in 1905 for John W. Knowles, a butcher and a local politician. John W. Knowles opened a butcher shop on Yonge Street in 1881. Four (4) years later the store was relocated to the south side of Wellington Street East, just east of Yonge Street (now 9 Wellington Street East), where John W. Knowles' son and grandson operated it until 1976. John W. Knowles also had a long career in local politics, being elected as the Mayor of Aurora in 1906, Reeve from the years 1907 to 1919 and again from the years 1921 to 1922. He was also a Warden of York County in 1916.

*Contextual Value*

Located on the north side of Wellington Street East, the property 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

- overall shape of the foursquare Edwardian classic style house;
- two (2) storey structure with red brick exterior;
- hipped roof with wide eaves;

- front facing centered dormer;
- brick chimney;
- all window openings on the historic house with their radiating brick voussoir;
- off-centered front door; and
- the shape and design of the full width covered front porch with hipped roof.

