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The Corporation of the Town of Aurora

By-law Number 4846-06.R

**BEING A BY-LAW TO
Designate a certain property
As being of Historic and/or
Architectural Value or Interest
"The W. Lewis Stephens House
97 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:

97 Wells Street
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the W. Lewis Stephens House at 97 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:

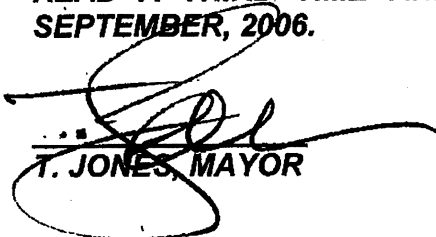
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

The W. Lewis Stephens House
97 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 4846-06.R***

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

Plan 120 Lot 41
Town of Aurora
Regional Municipality of York

SCHEDULE "B" TO BY-LAW 4846-06.R

STATEMENT OF SIGNIFICANCE

The W. Lewis Stephens House at 97 Wells Street is recommended for designation under Part IV of the Ontario Heritage Act because of its cultural heritage value or interest.

Description of Historic Place

The W. Lewis Stephens House, at 97 Wells Street built *circa* 1912 is a good example of an early 20th Century home built with the influence of the Edwardian Classicism or American Foursquare style out of pre-cast concrete block, a relatively new and innovative building material at that time.

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

Heritage Value

The heritage value of the W. Lewis Stephens House at 97 Wells Street lies in its association with W. Lewis Stephens, a local builder who built several homes in the 'Rose Mount' subdivision. Originally farmland, the 'Rose Mount' subdivision was divided before World War I.

The W. Lewis Stephens House is also of architectural value as a classic example of an Edwardian Style or American Foursquare home, with its uncomplicated rectangular shape, and a generous veranda (now enclosed). In many ways it resembles a number of other homes in the Wells Street neighbourhood and elsewhere in Aurora. It is distinguished, however, by its block, rather than red brick, construction. The blocks used are of a higher quality than those seen elsewhere in Aurora, as they were finished with crushed white marble. The result of this additional expense and effort has left the face of the house at 97 Wells Street in a much better condition than other concrete block houses in Aurora.

The W. Lewis Stephens House is of contextual significance as part of an intact neighbourhood of well-maintained early 20th century bungalow, Arts and Crafts, and Edwardian homes built in the same era.

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

Character defining elements

Key elements that embody the heritage character of the W. Lewis Stephens House include:

- Overall Edwardian House form;
- Crushed white marble faced concrete block exterior walls, which resemble ashlar;
- Large Roof;
- Centre Dormer;
- Covered front porch form (originally open);
- Original window openings;
- All original sash;
- Window sills;
- Chimney.