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ONTARIO HERITAGE TRUST

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MAR 26 2021

RECEIVED

March 24, 2021

Via Registered Mail

Ms. Erin Semande  
Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Dear Ms. Semande,

**Re: Notice of Passing of By-law to Designate a Property  
to be of Cultural Heritage Value or Interest  
28 Wellington Street West  
Alfred Love House  
LOT 2, PLAN 36**

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Please find a copy of By-law 6307-21 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,



Michael De Rond  
Town Clerk

Attach.

c. Carlson Tsang, Planner, Heritage Planning

**The Corporation of the Town of Aurora**

**By-law Number 6307-21**

**Being a By-law to designate a property to be of cultural heritage value or interest (28 Wellington Street West "Alfred Love House")**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, 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 October 27, 2020, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS20-060, to designate the property municipally known as 28 Wellington Street West, as described on the attached Schedule "A" (the "Property") to be of cultural heritage value or interest;

**And whereas** the Town Clerk 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;

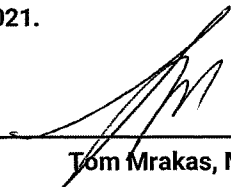
**And whereas** there were no objections to the proposed designation of the Property served on the Town;

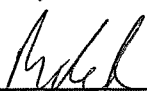
**And whereas** the Council of the Town deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

**Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:**

1. The Property, as described on the attached Schedule "A", be and is hereby designated to be of cultural heritage value or interest.
2. 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 the attached Schedule "B".
3. The Town Clerk 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. The Town Solicitor 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.

**Enacted by Town of Aurora Council this 26th day of January, 2021.**

  
\_\_\_\_\_  
Tom Mrakas, Mayor

  
\_\_\_\_\_  
Michael de Rond, Town Clerk

**Schedule "A"**

**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 28 Wellington Street West, and being composed of Lot 2, Plan 36, Town of Aurora, Regional Municipality of York, being all of PIN 03637-0337 (LT), including the primary building thereon.

### **Schedule "B"**

#### **Statement of Cultural Heritage Value or Interest**

The building at 28 Wellington Street West known as "Alfred Love House" was constructed c. 1883. For nearly seventy years it remained the residence of Alfred Love. The building has design or physical value as a fine example of the Second Empire Style of architecture for small scale residences. This style is prominently displayed along the main thoroughfare of Wellington Street. Its setting has changed little over the past century and a half, which makes it one of the finest of the five remaining examples of this architectural style in the Town of Aurora.

The traits that are exemplified in the house include its mansard roof with a slightly sloped upper section and lower steeply pitched section, providing a useable second floor instead of an attic, dormer windows complete with decorative wood window surrounds (somewhat buttress-like shaped boards), and its central brick gable complete with round-arched door opening to the former balcony atop a mansard roofed front porch.

The building has historical or associative value due to its long connection with Alfred Love. Love had the house constructed and he lived there until his death in 1943. Over his career, Love became very involved in the local community and Town life. He served on the Town Council for one year in 1893, and then as the Trustee for the local high school. He was appointed a Justice of the Peace or Magistrate in 1896 and worked for the Town in the capacity well into the 20th century. In addition to his work as the Magistrate, he performed duties as an assessor and collector for the Town's taxes. Love was noted in a county biographical record published in 1907 for his superb career as a public servant. He served on the Public School Board as its Secretary from 1916 until 1941, only two years before his death.

Love was deeply connected to the Town of Aurora and worked as a public servant for most of his life, prior to which he worked at one of the foundational industries of the Town, the Fleury Foundry, located across from his house.

The house has some contextual value because of its location within a block of the historic downtown. At one time, the house's location along Wellington Street would have made it a landmark because of the large lawn at its front and its high location across the street from the Fleury Foundry, one of the foundational industries of the Town in the late 19th century.

#### **Description of Heritage Attributes**

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

- Overall massing with main house and rear wing;
- Fieldstone foundations of the main house;
- Exterior yellow/buff brick walls with original mortar;
- Arched and flat brick lintels and masonry openings;
- Brick chimney (modified);

- Mansard roofs with slightly sloped upper sections and lower steeply pitched sections on both the main house and rear wing;
- Central brick gable on the front elevation inclusive of round arched 2nd floor brick opening and decorative wood trim (similar to dormer window wood surrounds) at the sides;
- Dormer windows (windows themselves are not original) complete with decorative wood window surrounds (somewhat buttress-like shaped boards);
- Front entrance wood screen door and inner wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges;
- Second floor wood door with double arched glazed openings in the upper half with solid wood panels below. Original hardware inclusive of rim/box locks, ceramic knobs and decorative hinges;
- Glazed semi-circular transom above second floor door complete with semi-circular wood shutter (hardware if extant);
- The prominent height of the land with views to the site from Wellington Street and from the site to the east and west along Wellington Street;
- The location and setback of the house from Wellington Street; and
- The stone retaining wall and pedestrian access from Wellington Street.