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**The Corporation of the Town of Aurora**

**By-law Number 4849.06.R**

**BEING A BY-LAW TO  
Designate a certain property  
As being of Historic and/or  
Architectural Value or Interest  
"The Pugh House  
106 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:

106 Wells Street  
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Pugh House at 106 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:**

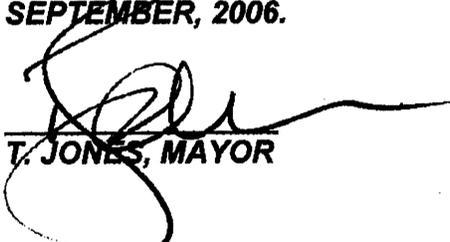
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

The Pugh House  
106 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 12<sup>th</sup> DAY OF SEPTEMBER, 2006.**

**READ A THIRD TIME AND FINALLY PASSED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2006.**

  
T. JONES, MAYOR

  
B. PANIZZA, TOWN CLERK

**SCHEDULE "A" TO  
BY-LAW 4849.06.R**

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

Plan 120 Lot 70  
Town of Aurora  
Regional Municipality of York

## **SCHEDULE "B" TO BY-LAW 4849.06.R**

### **STATEMENT OF SIGNIFICANCE**

The Pugh House, at 106 Wells Street built in 1916 is a good example of the Edwardian Classicism style and is recommended for designation under Part IV of the Ontario Heritage Act because of its cultural heritage value.

### **Description of Historic Place**

The Pugh House, at 106 Wells Street is a four-square Edwardian house, with an enclosed verandah and gable roof.

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 Pugh House at 106 Wells Street has historical value in its connection to W. Lewis Stephens, and Mr. Percy Pugh. W. Lewis Stephens was a local builder who constructed a number of houses in the 'Rose Mount' subdivision, an area of farmland divided up before WWI. Mr. Stephens was also the brother-in-law of Mr. Percy Pugh, the first owner of the house. Percy and Clara Pugh lived in the house for only two years before both they and their un-named baby died in the influenza epidemic of 1918.

The house at 106 Wells Street is a classic example of an Edwardian Style or American Foursquare home, with its uncomplicated rectangular shape, and a generous veranda (now enclosed). The house also has features in common with a number of examples described in early 20<sup>th</sup> Century catalogue house design books produced by companies such as Sears Roebuck.

The Pugh House is of contextual significance as part of an intact neighbourhood of well maintained early 20<sup>th</sup> Century Bungalow, Arts and Crafts and Edwardian Homes built around the same time.

The heritage value and reasons for designation apply to the overall four-square brick form, enclosed verandah, 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;