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The De La Haye House
40 Wells Street



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5050-08.R

BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "The De La Haye House", 40 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 By-laws 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:

40 Wells Street
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the De La Haye House, 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 De La Haye House
40 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 Land Registry Office.

READ A FIRST AND SECOND TIME THIS 10TH DAY OF NOVEMBER, 2008.

READ A THIRD TIME AND FINALLY PASSED THIS 10TH DAY OF NOVEMBER, 2008.

PHYLLIS M. MORRIS, MAYOR

B. PANIZZA, TOWN CLERK

**SCHEDULE "A" TO
BY-LAW 5050-08.R**

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

Plan 68, Lots 10 - 12
40 Wells Street
The De La Haye House

**SCHEDULE "B" TO
BY-LAW 5050-08.R**

Statement of Cultural Heritage Value or Interest

The De La Haye House has excellent cultural heritage value. The House is a good example of a Craftsman Bungalow House built in old Aurora at the turn of the 20th Century to house workers and management in local industries like the Sisman Shoe Company. The house is part of an intact streetscape of well-maintained early 20th Century and 19th Century homes.

Historical Value

This small Arts and Crafts-inspired bungalow has only had 3 owners throughout its 82 year lifespan. It appears to have been built circa 1925 by the De La Haye family, Orlan, Gulia, and son Stuart. Gulia was a direct descendant of Richard Machell, for whom Machell's Corners was named in the 1830's. Orlan (Orley) worked as a shoemaker at one of Aurora's most important early 20th century industries, the Sisman Shoe Factory. He also ran a small servicing garage on the side from his home at 40 Wells Street. The garage still exists at the side rear of the house.

Architectural Value

The house at 40 Wells Street is a 1½ storey Bungalow style home, influenced by the Arts and Crafts style of Architecture.

While "bungalow" came to mean any single-storey home, when used in North America in the early years of the twentieth Century, the term also encompassed one-and-a-half storey houses such as the one at 40 Wells Street.

The design of many houses of the early 20th Century was influenced by the catalogue house design books that were widely available from such companies as Sears-Roebuck. Using the same basic plan, in communities across North America, catalogue houses ultimately had some local variations based on such factors as availability of materials, lot size, economics and personal tastes. The house at 40 Wells Street has features in common with several different Arts and Crafts inspired homes described in 1920s catalogues

The De La Haye House retains many original multi-pane windows, as well as the historic garage with parapet front to the side-rear of the house.

Contextual Value

De La Haye House contributes to the historic character of the Wells Street streetscape, in its design, form, and massing, which are in keeping with the late 19th and early 20th century residences that surround it

Description of Heritage Attributes

The Description of Heritage Attributes includes the following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Attribute to be Conserved:

- Craftsman Bungalow Style House at 40 Wells Street

Exterior Elements of the Attribute to be Conserved:

- 1 ½ storey bungalow form on concrete foundation;
- Gabled roof, sloping into a slight bellcast over the verandah;
- Front verandah, including brick end piers, and wooden railing;
- Original fenestration, including multi-paned windows
- Double dormer on front façade, including shed roof, and fenestration
- Wooden window frames and surrounds;
- Cut stone lintels;
- Brick and stucco garage, including gable roof with front parapet, fenestration (2 over 2 sash), garage door, concrete lintel above door

Note:

- The inclusion of exterior elements in the designation of 40 Wells Street does not preclude normal maintenance undertaken with regard for the identified significant exterior elements.
- There is no restriction on the replacement of existing windows, with windows of like materials of an appearance which are consistent to the original arts and crafts window fenestration.
- There is no restriction on the replacement of window sills with sills of a like material and appearance.
- There is no restriction on the replacement of the wooden railing on the veranda with a railing of like material and appearance in accordance with the additions and alterations as detailed by Jane E. Cameron of Life Home Design, dated November 2007 as reviewed by the Community Planner, November 2007 and submitted in support of Minor Variance application D13(62A & B) 07
- This designation brief does not preclude the completion by the owner of additions and alterations as detailed by Jane E. Cameron of Life Home Design, dated November 2007 as reviewed by the Community Planner, November 2007 and submitted in support of Minor Variance application D13(62A & B) 07

Explanatory Note

Re: Heritage Designation By-law No. 5050-08.R

By-law Number 5050-08.R the following purpose and effect:

To designate the property at 40 Wells Street as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Part IV, Section 29.

TOWN OF AURORA

THE REGIONAL MUNICIPALITY OF YORK

THIS IS SCHEDULE "A"

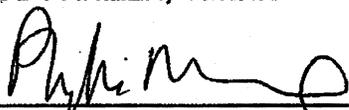
TO BY-LAW NO. 5050-08.R

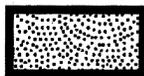
PASSED THIS 10 DAY

OF November, 2008.

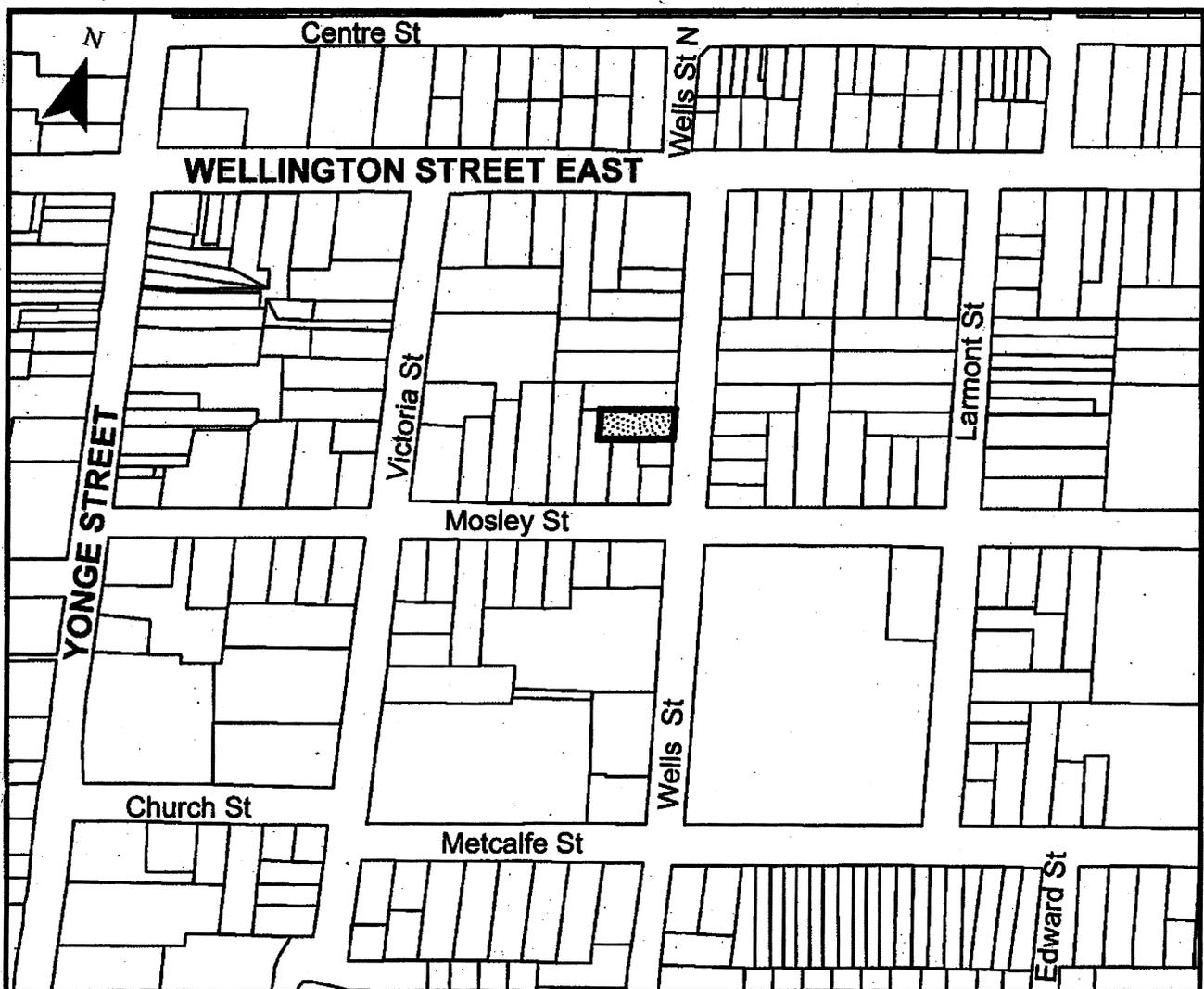
LOCATION: Part Lots 10 & 11 N/S Mosley St, Plan 68
Part Lot 12 N/S Mosley St, Plan 68 as in R711712
Town of Aurora, Regional Municipality of York
40 Wells Street
(The De La Haye House)


BOB PANIZZA, CLERK


PHYLLIS M. MORRIS, MAYOR



SUBJECT LANDS



SCHEDULE "A" TO BY-LAW NO. 5050-08.R