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The Morley Andrews House  
92 Wells Street



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5079-08.R**

**BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "The Morley Andrews House", 92 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:

92 Wells Street  
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Morley Andrews House, and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the 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 Morley Andrews House  
92 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 10<sup>th</sup> DAY OF NOVEMBER, 2008.**

**READ A THIRD TIME AND FINALLY PASSED THIS 10<sup>th</sup> DAY OF NOVEMBER, 2008.**

A handwritten signature in black ink, appearing to read 'Phyllis M. Morris'.

**PHYLLIS M. MORRIS, MAYOR**

A handwritten signature in black ink, appearing to read 'B. Panizza'.

**B. PANIZZA, TOWN CLERK**

**SCHEDULE "A" TO  
BY-LAW 5079-08.R**

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

The Morley Andrews House  
92 Wells Street  
Part Lot 43, Plan 120 as in R544239  
Town of Aurora, Regional Municipality of York

**SCHEDULE "B" TO  
BY-LAW 5079-08.R**

Statement of Cultural Heritage Value or Interest

The Morley Andrews House has excellent cultural heritage value. The House is a good example of an Edwardian Classicism Style Home built on the Rosemount Survey in the early 20<sup>th</sup> Century. The House has historical or associative value for its association with Morley Andrew's a prominent businessman and politician in the first half of the 20<sup>th</sup> Century in Aurora.

*Historical or Associative Value*

The house at 92 Wells Street has historical value in its association with Morley Andrews a successful local businessman in the lumber business, Member of Council and Town Clerk in the first half of the 20<sup>th</sup> Century.

*Architectural Value*

The house at 92 Wells Street has architectural value as a significant local variation of the Edwardian Foursquare Style of Architecture, with influences of the Queen Anne Style.

*Contextual Value*

The house at 92 Wells Street has contextual value as an important feature of the historic Rose Mount neighbourhood which was developed during the early 20<sup>th</sup> Century.

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:*

- The Morley Andrews House, 92 Wells Street

*Exterior Elements of the Attribute to be Conserved:*

- The Edwardian Foursquare Style home
- Brick exterior walls.
- Steeply pitched truncated hip roof with front and side gables faced with wood shingles.
- Original window openings, lintels and sills.
- Front veranda form.

**Explanatory Note**

Re: Heritage Designation By-law No. 5079-08.R

By-law Number 5079-08.R the following purpose and effect:

To designate the property at 92 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

LOCATION: Part Lot 43, Plan 120 as in R544239  
Town of Aurora, Regional Municipality of York  
92 Wells Street  
(The Morley Andrews House)

THIS IS SCHEDULE "A"

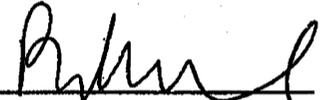
TO BY-LAW NO. 5079-08.R

PASSED THIS 10 DAY

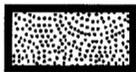
OF November 2008.



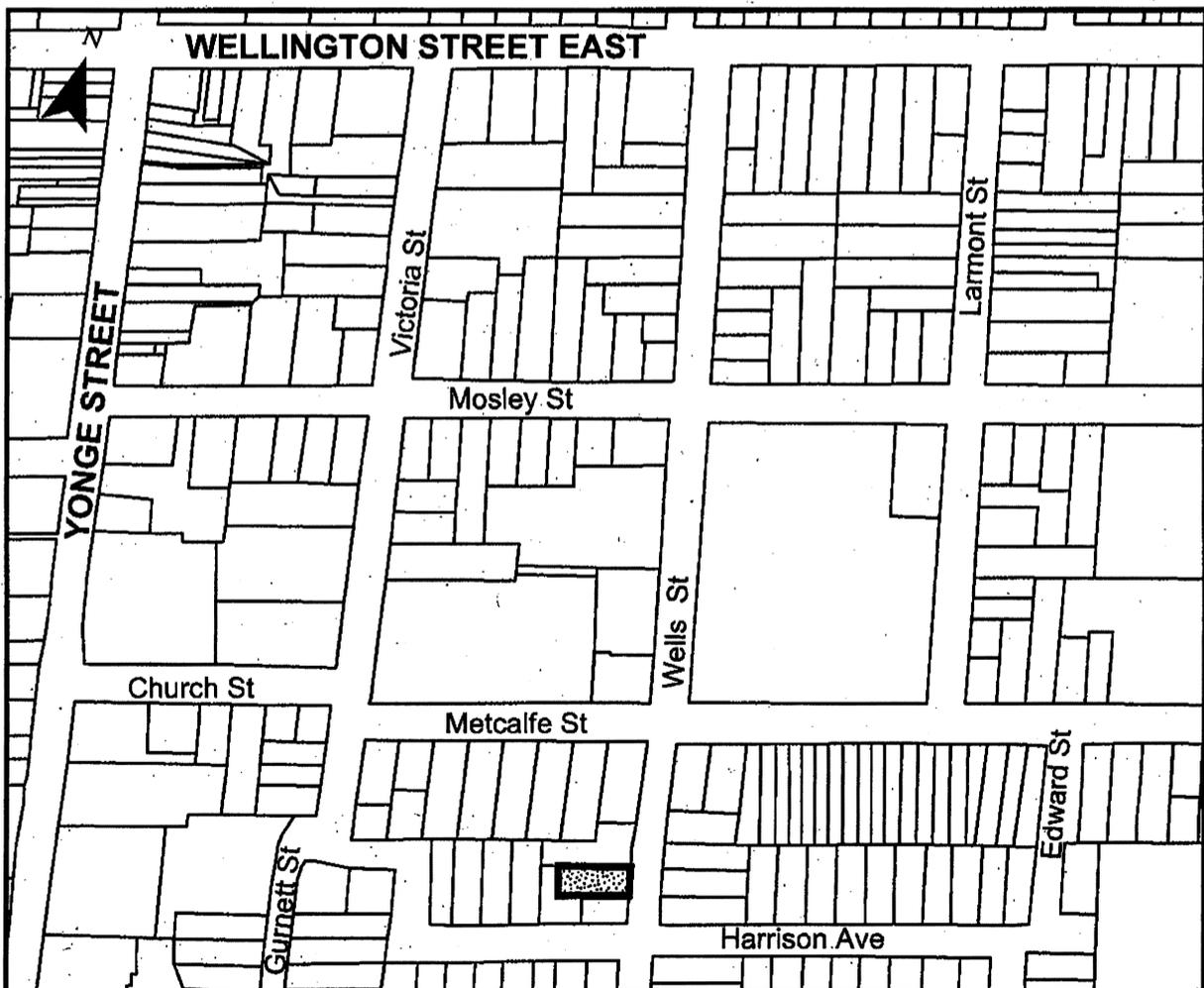
BOB PANIZZA, CLERK



PHYLLIS M. MORRIS, MAYOR



### SUBJECT LANDS



SCHEDULE "A" TO BY-LAW NO. 5079-08.R