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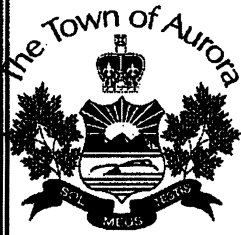
Un organisme du gouvernement de l'Ontario

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Eleanor and Ernest Robinson  
House, 96 Wells Street



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5051-08.R**

**BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "The Eleanor and Ernest Robinson House", 96 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:

96 Wells Street  
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate the Eleanor and Ernest Robinson 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:**

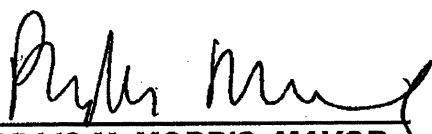
1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

The Eleanor and Ernest Robinson House  
96 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.**

  
PHYLLIS M. MORRIS, MAYOR

  
B. PANIZZA, TOWN CLERK

***SCHEDULE "A" TO  
BY-LAW 5051-08.R***

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

Plan 120, Part Lot 44  
96 Wells Street  
The Eleanor and Ernest Robinson House

**SCHEDULE "B" TO  
BY-LAW 5051.08.R**

Statement of Cultural Heritage Value or Interest

The Eleanor and Ernest Robinson House has excellent cultural heritage value. The House is a good example of an Edwardian House built in the Rose Mount Subdivision at the turn of the 20<sup>th</sup> 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 20<sup>th</sup> Century homes, many of which were built by William Lewis Stephens an active local builder.

*Historical Value*

96 Wells Street has historical value in its association with noted local builder, William Lewis Stephens, and with the owners and tenants of the home throughout its 93 years history.

William Lewis (Lew) Stephens constructed a number of homes in the Rose Mount subdivision, which opened for development in 1912. This home, constructed as a speculative build in 1914, was quickly sold to Eleanor and Ernest Robinson, who had emigrated to Canada from England in 1904. Though they originally settled in King Township, the move to Aurora was likely to be closer to Ernest's work, as he was a shoemaker with one of Aurora's shoe factories (either Sisman or Underhill). Eleanor was a nurse, and they had two children, Leonard and Ruby. Sadly, Eleanor died on December 31 of 1914, and Ernest Robinson sold the house several years later.

The house has been used as a rental investment by several of its owners, the first being Dr. G.W. Williams (namesake of an Aurora high school) from 1917 to 1918, and the second being Clifford S. Phillips, from 1928 to 1941. In between, from 1918 to 1928, the property was owned and occupied by William and Lavina Moulds and their daughter, Lulu.

Clifford Phillips sold the house to [REDACTED] in 1941, and they lived in the house until 1980, [REDACTED]  
[REDACTED]

*Architectural Value*

The house has architectural value as a local variation of the Edwardian Foursquare style. Although based on a simple 2 ½ storey square plan, 96 Wells has decorative cement quoins and a more elaborate roofline than many of its contemporaries.

In 2007 the house was restored and expanded in keeping with the original Edwardian Architectural Character of the home. Enhancements undertaken in 2007 included construction of a new rear addition, expanded veranda, new garage and upgraded interior.

*Contextual Value*

96 Wells Street is located in the historic neighbourhood of Rose Mount, a subdivision which opened for development in 1912. The Eleanor and Ernest Robinson House was one of the first properties built, as the subdivision was developed gradually over time for individuals, either for personal use or as a speculative venture. It was a spec house built by W. Lewis Stephens, a builder who constructed quite a few properties in this area.

Located at the corner of Wells and Harrison Streets, the Eleanor and Ernest Robinson House is part of an intact historic streetscape of heritage buildings, mature trees, and gardens.

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:*

- Edwardian Classicism Style House at 96 Wells Street

*Exterior Elements of the Attribute to be Conserved:*

- The Edwardian Foursquare plan, 2 ½ storeys high;
- The red brick exterior walls with cement block quoins;
- The steeply pitched truncated hip roof with front and side gables;
- The original window openings, lintels and sills.
- The front verandah form.

**Explanatory Note**

Re: Heritage Designation By-law No. 5051-08.R

By-law Number 5051-08.R the following purpose and effect:

To designate the property at 96 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 44 Plan 120 as in R581401  
Town of Aurora, Regional Municipality of York  
96 Wells Street  
(The Eleanor and Ernest Robinson House )

THIS IS SCHEDULE "A"

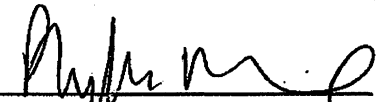
TO BY-LAW NO. 5051-08.R

PASSED THIS 10 DAY

OF November 2008.



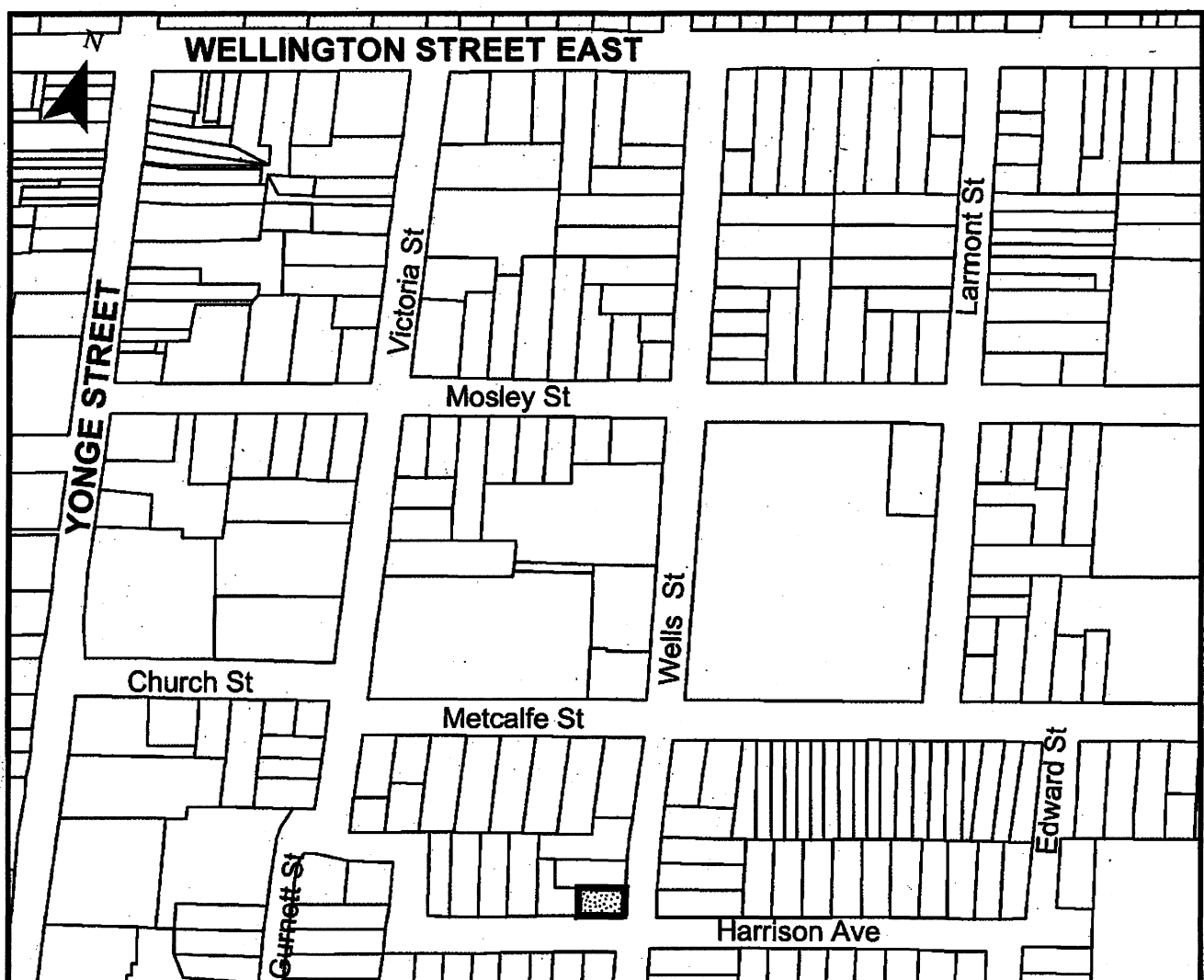
BOB PANIZZA, CLERK



PHYLLIS M. MORRIS, MAYOR



### SUBJECT LANDS



SCHEDULE "A" TO BY-LAW NO. 5051-08.R