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ONTARIO HERITAGE TRUST

OCT 27 2011

RECEIVED

CLERK'S OFFICE  
John D. Leach  
Director, Customer and  
Legislative Services

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Town of Aurora  
100 John West Way,  
Box 1000, Aurora, ON L4G 6J1

October 27, 2011

Mr. Jim Leonard, Registrar  
Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Dear: Mr. Leonard

**RE: Notice of Intention to Designate a Property to be of Cultural Heritage Value  
or Interest**

**70 Wellington Street East  
"Robert Hughes House"  
Part Lot 14, First Range South of Centre Street, West of Railroad  
Plan 107 as in R680291  
Town of Aurora, Regional Municipality of York**

Please find attached a Notice of Intention to Designate, 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,

John D. Leach  
Director of Customer & Legislative Services/Town Clerk

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



**NOTICE OF INTENTION  
TO DESIGNATE A BUILDING OF  
CULTURAL HERITAGE VALUE OR INTEREST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended. A brief statement of reasons is included.

70 Wellington Street East  
"Robert Hughes House"  
Part Lot 14, First Range South of Centre Street, West of Railroad  
Plan 107 as in R680291  
Town of Aurora, Regional Municipality of York

**Description of Property**

The property known municipally as 70 Wellington Street East contains a one and a half (1½) storey framed bungalow of a mixture of styles with arts and crafts influence located on the north side of Wellington Street East between Wells Street North and Walton Drive (the "Robert Hughes House").

**Statement of Cultural Heritage Value or Interest**

The cultural heritage value of the property derives from its architectural, historical and contextual values. The Robert Hughes House is a good example of a cottage built in the mid 19th Century which was drastically remodelled to popular style in the early 20th Century, being the "Arts and Crafts Bungalow", by known local builder George Browning. The Robert Hughes House is also an important part of a group of significant heritage buildings that line Wellington Street East.

**Physical Design Value**

The Robert Hughes house is an attractive one and a half (1½) storey frame structure. Originally built in the late 1850's and greatly remodeled in the 1920's to reflect the new fashionable style of the time. In 1996, the stucco was replaced with narrow board siding and a sizable addition was built at rear. The Robert Hughes House features a moderately pitched roof with end gables and front dormer. A full width covered front porch with sloping roof and four stuccoed pillars on cobblestone piers.

The Robert Hughes House presents a mixture of styles with Arts and Crafts Bungalow influence that conceals its mid 19th Century structural origins. It is an excellent example of the transformation of historic residential structures to reflect a popular trend in architecture.

**Historical /Associative Value**

The Robert Hughes House is historically associated with its first owner, Robert Hughes; and subsequent owner, known local builder George Browning, who significantly remodelled the house in the 1920's.

#### *Contextual Value*

Located on the north side of Wellington Street East, the property contextual value derives from being part of a group of historical buildings that lined on Wellington Street East between Wells Street North and Walton Drive. This group of buildings is a good representation of the pattern of 20th Century development and redevelopment in an otherwise 19th Century setting. While nearly half of the houses in the group were constructed after the year 1900, many of their neighbours continue to reflect the grandeur of a former era.

#### Description of Heritage Attributes

Reasons for designation include the following heritage attributes and apply to all elevations and the roof; including all facades, entrances, windows, chimneys, and trim, together with construction materials, their related building techniques and landscape features.

#### Exterior Elements

- the overall one and a half (1½) storey mix-style bungalow with Arts and Crafts Bungalow influence;
- moderately pitched roof with end gables and wide eaves;
- front facing off-set to the west dormer window;
- all window openings on the late 1850's house including the bay window on the west elevation;
- centered front door opening; and
- full width covered front porch with sloping roof, fascia, and four (4) stuccoed pillars on cobblestone piers.

DETAILED REASONS FOR THE PROPOSED DESIGNATION CAN BE OBTAINED BY CONTACTING THE UNDERSIGNED.

Any person may, before 4:30 p.m. on the 28<sup>th</sup> day of November, 2011, send by registered mail or deliver to the Town Clerk, Notice of Objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the Town of Aurora will refer the matter to the Conservation Review Board for a hearing and a report.

Further information respecting the proposed designation(s) is available from the Town Clerk's Office upon request.

DATED at Aurora this 27<sup>th</sup> day of October, 2011.

John D. Leach, Director of Customer & Legislative Services/Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1