

THE CORPORATION OF THE TOWN OF NEWCASTLE

BY-LAW 87-16

being a by-law to designate the property known municipally as 117 Queen Street, Bowmanville, Ontario as being of Architectural and Historical value or interest

WHEREAS the Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-lawsto designate real property including all the buildings and structures thereon to be of architectural and historical interest; and

WHEREAS the Council of the Corporation of the Town of Newcastle has caused to be served upon the owner of the lands and premises known as 117 Queen Street, located in the Town of Bowmanville in Part of Township Lot 12 in the first Concession of the Geographic Township of Darlington now in the Town of Newcastle and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such notice of intention to be published in the Canadian Statesman, a newspaper having a general circulation in the area of the designation, once each week for three consecutive weeks namely December 3rd, December 10th and December 17th, 1986; and

WHEREAS the property located at 117 Queen Street, Bowmanville has a very significant architectural and historical value of interest to the Town of Newcastle and its people in that the property, built around 1888 is one of only a few houses in Bowmanville built in the elaborate Queen Anne Revival design. In particular, the exterior of the original house including the use of red brick with horizontal bands of "tarred" brick running across the facades, the complex arrangement of the pitched roofs, the simplified gable bargeboards, the windows which contain a border of small, square panes around the upper sash, the verandah which is designed using turned members, the finely panelled oak front doors with their bevelled glass windows, the "bull's eye" coloured glass set into the window within the verandah and the mixture of wood shingles and panelling used to finish the sides of the verandah roof are being specifically designated as being of Architectural value; and

WHEREAS the Local Architectural Conservation Advisory Committee of the Town of Newcastle has recommended that the property at 117 Queen Street, in the former Town of Bowmanville be designated under the terms of the Ontario Heritage Act, 1974; and


WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the Municipality;

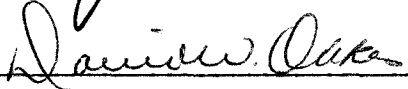
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF NEWCASTLE HEREBY ENACTS AS FOLLOWS:

1. There is designated as being of Architectural and Historical value of interest, the real property at 117 Queen Street in the former Town of Bowmanville, now in the Town of Newcastle more particularly described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto, in the proper land registry office.
3. The Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the Canadian Statesman, a newspaper having general circulation in the area of the designation, once each week for three consecutive weeks.

By-law read a first and second time this 26th day of January , 1987

By-law read a third time and finally passed this 26th day of January , 1987

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Newcastle in the Regional Municipality of Durham formerly in the Town of Bowmanville in the County of Durham and being part of Township Lot 12 in the first Concession of the Geographic Township of Darlington lying south of Queen Street, containing 0.54 acres more or less and being more particularly described as follows:

PREMISING that the bearing of the northerly limits of Lots 8 to 10 inclusive in Block "N" according to a plan of the Town of Bowmanville made by John Grant, P.L.S., registered April 20th, 1852, is North 67 degrees west and relating all bearings herein thereto;

TO FIND THE POINT OF COMMENCEMENT begin at the south-east angle of Lot 102 in Block "N" according to said Grant's Plan; THENCE South 24 degrees 27 minutes 30 seconds West, 44.53 feet to a point in the southern limit of Queen Street; THENCE South 67 degrees 47 minutes 30 seconds east along the southern limit of Queen Street a distance of 193.90 feet to an iron bolt WHICH IS THE POINT OF COMMENCEMENT.

THENCE South 67 degrees 47 minutes 30 seconds East in and along the southern limit of Queen Street a distance of 135 feet to an iron bar placed in the line of a chain link fence running southerly;

THENCE South 23 degrees 54 minutes 30 seconds West in and along the said chain link fence a distance of 178.38 feet to the point of intersection with a chain and link fence running Westerly;

THENCE North 65 degrees 37 minutes west in and along said chain link fence a distance of 132.45 feet to an iron bar;

THENCE North 23 degrees 05 minutes East to and along the eastern face of a concrete wall and to Queen Street in all a distance of 173.30 feet to the POINT OF COMMENCEMENT.

The above described lands are shown in heavy outline on a Plan of survey No. 69008 dated January 31st, 1969 and made by M. D. Brown, O.L.S., a copy of which is attached hereto.

C. G. HANNING PLAN

103

103

104

105

TEMPERANCE STREET

QUEEN STREET

STREET

SE ANGLE LOT 102 BLOCK "N"

14.63' N 24°27'30" E

N 67°47'30" W

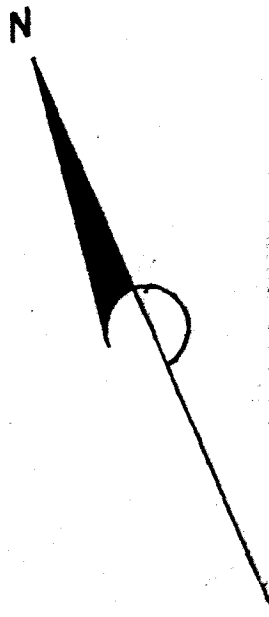
193.90'

N 67°47'30" W

135.00'

EXISTING S'y LIMIT OF QUEEN STREET

PLAN SHOWING  
PART OF LOT 12, CONCESSION 1  
SOUTH OF QUEEN ST. AND WEST OF QUEEN'S AVE.  
TOWN OF BOWMANVILLE  
SCALE: 1 inch = 40 feet



Inst. N<sup>o</sup> N19546

EASTERN FACE OF CONCRETE WALL

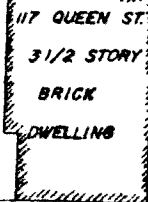
PL IRON BOLT by GIBSON O.L.S.

LINE OF CHESTNUT TREES

PL. I.B.

BOWMANVILLE HIGH SCHOOL

Inst. N<sup>o</sup> 4881



AREA = 0.54 ACRES

Inst. N<sup>o</sup> 11023

NOTE: Bearings shown hereon are assumed and are referred to the bearing of the northerly limits of Town Lots 8 to 10 (incl.), Block "N", shown as N 67°W on a plan of the Town of Bowmanville by John Grant, P.L.S., registered April 20, 1852.

CHAIN N 65°37' W

LINK

FENCE

132.45'

STEEL FENCE POST

HIGH

SCHOOL

GARDEN

Inst

N<sup>o</sup>

11309

69008

M.D. BROWN

ONTARIO LAND SURVEYOR

BOWMANVILLE JAN. 31, 1969.

M.D. Brown

FOR OFFICE USE ONLY

**NUMBER** 132954  
**CERTIFICATE OF REGISTRATION**  
FEB 11 2:19 PM '87

**NEWCASTLE**  
**No. 10**  
**BOWMANVILLE**

*Brady*  
**LAND REGISTRAR**

New Property Identifiers Additional: See Schedule

Executions Additional: See Schedule

(1) Registry  Land Titles  (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document  
By-Law

(5) Consideration n/a Dollars \$

(6) Description  
Part of Township Lot 12, in the First Concession, formerly the Geographic Township of Darlington, now the Town of Newcastle, Regional Municipality of Durham  
  
more particularly described on Schedule A attached hereto

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other

(8) This Document provides as follows:  
  
A Certified copy of By-Law Number 87-16 is attached hereto.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
THE CORPORATION OF THE TOWN OF NEWCASTLE, by its solicitors SIMS, BRADY & McINERNEY	<i>John F. Brady</i> (John F. Brady)	Y M D 1987 02 11

(11) Address for Service 40 Temperance Street, Bowmanville, Ontario L1C 3A6

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

(13) Address for Service

(14) Municipal Address of Property  
117 Queen Street  
Bowmanville, Ontario

(15) Document Prepared by:  
Sims, Brady & McInerney  
117 King Street, Box 358  
Whitby, Ontario L1N 5S4  
John F. Brady

Fees and Tax	
Registration Fee	16.00
<b>Total</b>	16.00