

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW 96-135

being a by-law to designate the property known for municipal purposes as 43 King Street West, Bowmanville, as a property of historic or architectural value or interest under the Ontario Heritage Act.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the council of a municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act;

WHEREAS the Council of The Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes as 43 King Street West, Bowmanville, 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 Newcastle Independent and the Canadian Statesman, newspapers having general circulation in the area of the designation, on June 8 and 12, 1996;

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "B" hereto;

WHEREAS the Local Architectural Conservation Advisory Committee of the Municipality of Clarington has recommended that the property known for municipal purposes as 43 King Street West, Bowmanville, be designated as a property of historic or architectural value or interest pursuant to the Ontario Heritage Act;

WHEREAS no notice of objection to the proposed designation was served upon the Clerk within the period prescribed therefore by the Ontario Heritage Act.


NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON HEREBY ENACTS AS FOLLOWS:


1. The property known for municipal purposes as 43 King Street West, Bowmanville, more particularly described in Schedule "A" which is attached to and forms part of this by-law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the Ontario Heritage Act R.S.O. 1990, c.0.18.
2. The reasons for designation of the property described in Schedule "A" hereto are set out in Schedule "B" which is attached to and forms part of this by-law.
3. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "A" hereto.

4. The Town Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "A" hereto and on the Ontario Heritage Foundation. The Clerk is also authorized to cause notice of the passing of this by-law to be published in the Newcastle Independent and the Canadian Statesman, newspapers having general circulation in the area of the designation.

By-law read a first and second time this 8th day of July 1996

By-law read a third time and finally passed this 8th day of July 1996


MAYOR


CLERK

SCHEDULE "A"

TO BY-LAW #96-135

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 Town of Bowmanville, County of Durham and Province of Ontario, and being composed of part of Lot Six (6) on the South side of King Street, Block "N", according to a plan of the said Town of Bowmanville made by John Grant, P.L.S., said plan dated April 20, 1852, and on file in the Land Registry Office for Newcastle (No. 10) being part of Original Township Lot Twelve (12) in the First Concession, the boundaries of the said parcel more particularly described as follows;

COMMENCING at a point in the Northerly limit of said Lot 6 which may be located as follows;

BEGINNING at the North-easterly angle of Block "N";

THENCE North 67 degrees West along the Southerly limit of King Street a distance of one hundred and ninety-three and five-tenths feet (193.5') to the North-easterly angle of Lot (7), Block "N";

THENCE North 69 degrees 54 minutes West continuing along the Southerly limit of King Street a distance of sixty-six feet (66') to the North-Easterly angle of said Lot 6;

THENCE North 73 degrees 24 minutes West continuing along the Southerly limit of King Street a distance of twenty-seven and forty-eight one-hundredths feet (27.48') to the point of commencement of the lands to be herein described;

THENCE South 17 degrees 09 minutes West to and along the centre line of a wall a distance of fifty-one feet (51') to an iron bar;

THENCE North 72 degrees 51 minutes West a distance of five feet (5') to an iron bar;

THENCE South 15 degrees 45 minutes 30 seconds West a distance of one hundred and ten and eighty-eight one hundredths feet (110.88') to an iron bar planted in the Northerly limit of the lands described in Instrument Number N29379 for the Town of Bowmanville;

THENCE North 71 degrees 17 minutes West along the said limit a distance of thirty-five feet (35') to an iron bar planted in the Westerly limit of said Lot 6;

THENCE North 17 degrees 15 minutes East along the Westerly limit of said Lot 6 a distance of twenty-three and eight-tenths feet (23.8') to an iron bar;

THENCE North 17 degrees 28 minutes 30 seconds East continuing along the Westerly limit of said Lot 6 a distance of seventy-six and eight-tenths feet (76.8') to the South-Easterly corner of a brick building situate on the lands adjacent Westerly;

THENCE North 16 degrees 03 minutes East along the Easterly face of the said brick building a distance of fourteen and thirty-three one-hundredths feet (14.33');

THENCE North 16 degrees 54 minutes East along the line between the brick walls of the buildings situate on the lands hereby conveyed and the lands adjacent Westerly a distance of forty-five and six-tenths feet (45.6') more or less to the North-westerly angle of said Lot 6;

THENCE South 73 degrees 24 minutes East along the Southerly limit of King Street a distance of thirty-seven and three tenths feet (37.3') to the POINT OF COMMENCEMENT.

SUBJECT TO a free and uninterrupted right-of-way for persons and vehicles of all kinds in favour of the owner or owners of the premises adjacent Easterly said premises known as 35 and 37 King street West, his successors, heirs and assigns, as owners of lands and premises in Lot 6 in said Block "N", his and their tenants, agents, supply men and delivery men, for the purpose of ingress and egress, over, along and upon the South-Easterly portion of the lands hereby conveyed, more particularly described as follows;

COMMENCING at a point in the Southerly limit of the lands hereby conveyed distant Westerly thereon twenty-five feet (25') from the South-easterly angle thereof;

THENCE North 62 degrees 14 minutes East a distance of thirty-four and forty-three one-hundredths feet (34.43') more or less to a point in the Easterly limit of the lands hereby conveyed, said point distant Northerly thereon twenty-five feet (25') from the South-Easterly angle thereof;

THENCE South 15 degrees 45 minutes 30 seconds West along the Easterly limit of the said lands a distance of twenty-five feet (25') to an iron bar marking the said South-Easterly angle;

THENCE North 71 degrees 17 minutes West a distance of twenty-five feet (25') to the POINT OF COMMENCEMENT.

TOGETHER WITH a right-of-way over along and upon a strip of land across part of Lots 98 (ninety-eight) and said Lot 6 extending from the Northerly limit of Queen street more particularly described as follows;

COMMENCING at an iron bar marking the South-Westerly angle of said Lot 98, Block "N";

THENCE North 17 degrees 15 minutes East along the Westerly limits of said Lots 98 and 6 a distance of two hundred and three and thirty-three one-hundredths feet (203.33') to an iron bar marking the South-Westerly angle of the lands hereby conveyed;

THENCE South 71 degrees 17 minutes East a distance of thirty feet (30') to an iron bar;

THENCE South 69 degrees 34 minutes 30 seconds West a distance of twenty-five and three-tenths feet (25.3') to an iron bar;

THENCE South 17 degrees 15 minutes West parallel to and distant Easterly ten feet (10') measured at right angles from the Westerly limit of Lot 98 a distance of one hundred and eighty-eight feet (188') to an iron bar planted at the point of intersection with the Southerly limit of said Lot 98;

THENCE Westerly along the Northerly limit of Queen Street a distance of ten and four one-hundredths feet (10.04') to the POINT OF COMMENCEMENT.

AND TOGETHER WITH a right-of-way over a strip of land adjacent Easterly to the lands hereby conveyed, more particularly described as follows:

COMMENCING at the South-easterly angle of the lands hereby conveyed;

THENCE North 15 degrees 45 minutes 30 seconds East a distance of ninety-eight feet (98') to an iron bar;

THENCE South 74 degrees 14 minutes 30 seconds East a distance of ten feet (10') to an iron bar;

THENCE South 15 degrees 45 minutes 30 seconds West a distance of seventy-three feet (73') to an iron bar;

THENCE South 37 degrees 32 minutes 30 seconds West a distance of twenty-six and nine-tenths feet (26.9') more or less to the POINT OF COMMENCEMENT.

The lands herein conveyed are shown outlined in red on a Plan of Survey made by M.D. Brown O.L.S. and dated May 17th, 1966 which is attached to deed registered June 2, 1966 as No. N29709 for the Town of Bowmanville.

Schedule "B" to
By-law 96-135

In 1848 Aaron Buckler, a jeweller and watchmaker, arrived in Bowmanville and bought the east half of Lot 6 of the Grant Plan. Here he built a business outlet for himself with living quarters above. In 1872 Buckler purchased the west half of Lot 6 and had this pair of stores constructed circa 1880.

The difference between the two structures is striking. Built approximately forty years apart, the east building is a Georgian vernacular while the west building is quite Italianate in format. Its predominant hood mouldings, projecting cornice, segmentally arched windows and fret moulding of the cornice depict the change in architectural fashion over the course of a few decades. The Buckler Block is designated for its historical significance and the following exterior architectural features:

- The original brick façade
- The segmentally arched two-over-two sash windows
- The window hood mouldings
- The projecting cornice over the store fronts
- The roof cornice and fret moulding