

being a by-law to designate the property known for municipal purposes as 5 Beech Avenue 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 5 Beech Avenue, 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 Canadian Statesman, a newspaper having a general circulation in the area of the designation, once each week for three consecutive weeks, namely January 24, 31 and February 7, 1996;

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

WHEREAS the Local Architectural Conservation Advisory Committee of the Municipality of Clarington has recommended that the property known for municipal purposes as 5 Beech Avenue, 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 5 Beech Avenue, Bowmanville, more particularly described in Schedule "B" 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 "A" 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 "B" hereto.
4. The Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" 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 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 15th day of April 1996

By-law read a third time and finally passed this 15th day of April 1996


MAYOR


CLERK

SCHEDULE "A"

TO BY-LAW 96-73

In 1877 this property was purchased by Abraham Younie, a former Mayor of Bowmanville. The Queen Anne revival house was constructed in two phases. Its bay windows and italianate design details date the original two floors to the mid 1870s. Sometime later it was modified by W.C. King, son-in-law of Younie and a former Postmaster of Bowmanville. King altered the verandah, added a third floor addition and a curved balcony. In 1924 the property was purchased by Charles Ernest Rehder, founder and President of the Bowmanville Foundry, and remains in the Rehder family until this day. It is recommended for designation for its historical significance and the following architectural features:

Exterior: the original brick facade and north chimney
the eaves and brackets
the dentilling of the verandah, balcony, window casings,
and cornicing and the paired window brackets
the fish scale shingles of the front window, balcony and
third floor
the gables and gambrel roof
the front verandah with its decorative pediment
the second floor balcony
the front doors with their arched, etched glass windows
the strawberry glass of the front entrance transom
the segmentally arched balcony door

Interior: the staircase, newel post and tongue and groove wall
the wooden baseboards, door and window casings
the oak flooring with its decorative walnut inlay in the
front foyer and the birch flooring of the second floor
the front entrance medallion
the three wooden window wells
the living room fireplace with its gold leaf accents
the wooden dining room window doors

SCHEDULE "B"

TO BY-LAW #96-73

All and singular that certain parcel or tract of land and premises situate, lying and being in the Town of Bowmanville, in the County of Durham, part of the original Township of Darlington, now forming part of said Town, better known and described as Town lot number one and part of Town lot number two, in Block 35, according to a Plan of lots in said Town the property of John McClung, which Plan was made by William Murdoch. R.L.S., and was registered in the Registry Office for the Registry Division of the West Riding of the County of Durham on the 9th day of April, 1877, and said parcel being more particularly described as follows:

COMMENCING at the south-westerly corner of said lot one:

THENCE northerly along the westerly limit of said lots one and two a distance of one hundred and twenty-eight feet six inches to a point:

THENCE easterly parallel to the southerly limit of said lot one to the easterly limit of said lot two:

THENCE southerly along the said easterly limit of said lots numbered two and one a distance of one hundred and twenty-eight feet six inches to the south-easterly corner of said lot one;

THENCE westerly along said southerly limit of said lot one to the Point of Commencement.