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Clarington

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July 7, 2025

Clarington Heritage Committee
Via Email: pv_vprez@yahoo.ca

RECEIVED
2025/07/07
(YYYY/MM/DD)
Ontario Heritage Trust

To Clarington Heritage:

Re: PDS-035-25 - Intent to Pursue Heritage Designation Multiple Properties

File Number: PG.25.06

At a meeting held on June 23, 2025, the Council of the Municipality of Clarington approved the following Resolution #PD-060-25:

That Report [PSD-035-25](#), and any related delegations or communication items, be received;

That the Clerk issue a Notice of Intention to Designate the following properties as a cultural heritage resource as individual designations under Part IV of the Ontario Heritage Act;

1. 33 King Street West, Bowmanville,
2. 19 1/2 - 23 King Street West, Bowmanville,
3. 175 Liberty Street North, Bowmanville,
4. 192 Liberty Street North, Bowmanville, and
5. 1598 Baseline Road West, Courtice.

That the property at 3347 Liberty Street North, Bowmanville, be referred back to Staff;

That the Clerk prepare the necessary by-laws if no objection(s) are received within 30 days after the date of publication of the Notice of Intention or staff will report back to Council regarding objection(s); and

That all interested parties listed in Report PSD-035-25 and any delegations be advised of Council's decision.

Yours truly,



John Paul Newman
Deputy Clerk

JPN/lh

c: Heritage Trust
Jayzee Properties Inc
Nick Pileggi
1790905 ONTARIO LIMITED
2248858 ONTARIO LIMITED
Guy and Elise Lanteigne
Katherine McConkey
BELLCORP HOLDINGS LIMITED
A. da Silva, Planner I
D. Lyons, Deputy CAO, Planning and Infrastructure Services
J. Wang, Senior Planner

In the Matter of the *Ontario Heritage Act*, R.S.O. 1990, c.O. 18
And in the Matter of the Lands and Premises
Known Municipally as 33 King Street West, Bowmanville
in The Municipality of Clarington

Notice of Intention to Designate

Take Notice that the Council of the Corporation of the Municipality of Clarington intends to designate the property located at 33 King Street West, Bowmanville, in the Municipality of Clarington, as a property of architectural and historical value under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

Reasons for Proposed Designation

Description of Property

33 King Street West is part of a commercial streetwall on the south side of King Street West and located in the commercial core of the historic Village of Bowmanville. It consists of a two-storey commercial Italianate building constructed in 1883.

Statement of Significance and List of Character-Defining Features

Physical/Design Value

33 King Street West is a representative example of a commercial building constructed in the Italianate architectural style. The two-storey brick building follows a rectangular plan and has a flat roof which showcases an ornate parapet which are key features of commercial Italianate design. The parapet includes several stylistic features including highly decorated cornice with a cavetto along the top followed by molded trim finished with gingerbread along the bottom, rhythmically placed paired wood brackets, which is all framed by large, paired end brackets. The parapet end brackets are topped by an additional decorative element reminiscent of a birdhouse the design of which is repeated in the belt course between the first and second storeys as well as on other buildings along King Street West. The prominent decorative band is also comprised of ornate moulded wood trim. The upper level has three rhythmically placed segmentally arched window openings with brick voussoirs, a central keystone which includes a decorative thistle design, and lug sills which are features of Italianate architecture. The formal storefront entrance and secondary entrance has wood panel surrounds which create an asymmetrical but balanced composition. The recessed rectangular store entrance is located beside a large storefront window opening which is also accented with wood panelling and showcases typical feature of commercial buildings built in the Italianate architectural style.

Historical/Associative Value

33 King Street West has historical value for being the last building associated with the Andrew Block of the historic commercial core and with the first owner and businesswoman, Annie Anderson. The 'Andrew Block', is named after Reginald Andrew, who was one of the people responsible for the construction of the building around 1883, while Annie Anderson, was the first owner and commercial operator. Reginald Barret Andrew was born on June 20, 1852, in Bowmanville, to Joseph Barrett Andrew (1824- 1877) Mary Darlington (1820-1905). In the early 1880s a new block of commercial property along King Street was built by Reginald B. Andrew and Joseph Ruse. A series of three connected buildings were constructed between 1881 and 1883, and the building at 33 King Street West was the last of this block to be constructed. The construction was finished in 1883, and the commercial building became part of what was known as the 'Andrew Block'. Upon completion, 33 King Street West came into the ownership of Annie Smith Anderson. Annie S. Anderson (nee Younie)

was born on September 5, 1843, in Darlington Township. Mrs. Anderson was a woman entrepreneur and the first commercial occupant of 33 King Street West. Mrs. Anderson operated a successful millinery and fancy good store from 1883 until around 1888. The following two commercial businesses which occupied the building were also owned and operated by women. Alice Ann Ives operated the storefront as a merchant tailor from 1888 until 1921, followed by Edith Scobell who ran an insurance agency from 1921 until 1948. The sale of the property by Edith in 1948 ended a 65 year period of businesses that were owned and operated by women. Subsequent business that operated out of 33 King Street West included a television store and repair shop, a paint and wallpaper business, a salon, a fabric store, and a series of florists, and a café, among others. The other two buildings that make up the Andrew Block, 25 King Street West and 29-31 King Street West, were destroyed by a fire in 2008. Although 33 King Street West was heavily damaged and remained vacant for at least a year it was eventually repaired and restored to its former appearance. The exterior of the 33 King Street West remains the only example of the 19th century commercial buildings associated with the Andrew Block.

Contextual Value

33 King Street West is important in supporting the late-19th and early-20th century commercial core associated with the historic Village of Bowmanville. The lot lines, layout, and built form of the commercial core of the historic village of Bowmanville was well-established in the early to mid-19th century. The concentration and growth of the commercial core along King Street played a significant role in the social and economic development and growth of Bowmanville. The historic commercial core along King Street has been an important place of gathering and a center for social, commercial, and recreational activities for over 100 years. The commercial core has been the site of street fairs, parades, and festivals, and serves as an important place of gathering. Located along King Street West, the buildings in the historical village core are comprised of predominantly one to three-storey commercial properties with defined commercial storefronts along the first storey, primarily brick construction and often showcase ornate details, particularly along roofline and window openings. 33 King Street West is part of the commercial street wall along this block and exhibits, massing, style, and decorative details consistent with commercial core of the historic village of Bowmanville.

Description of Heritage Attributes

33 King Street West is a representative example of a commercial building constructed in the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey commercial building constructed in the Italianate architectural style
- Rectangular plan with flat roof
- Ornate parapet with large, paired end brackets topped by birdhouse design positioned along each end of roofline
- Decorated cornice with a cavetto along the top followed by molded trim finished with gingerbread along the bottom and rhythmically placed paired wood brackets
- Segmentally arched window openings with brick voussoirs, central keystone with thistle design on upper level
- Decorative belt course comprised of ornate molding and large, paired end brackets topped by birdhouse design positioned between the first and second storeys
- Asymmetrical but balanced entranceway with recessed rectangular door openings and a large storefront window opening surrounded by wood panelling and trim

33 King Street West has historical value for being the last building associated with the Andrew Block of the historic commercial core and with the first owner and businesswoman, Annie Anderson. The property contains the following heritage attributes that reflect this value:

- Two-storey commercial building constructed in the Italianate architectural style
- Rectangular plan with flat roof
- Location on King Street West as part of the streetwall
- Overall massing, setback, and decorative details

33 King Street West is important in supporting the late-19th and early-20th century commercial core associated with the historic Village of Bowmanville. The property contains the following heritage attributes that reflect this value:

- Two-storey commercial building constructed in the Italianate architectural style
- Location on King Street West as part of the streetwall
- Overall massing, setback, and decorative details

Any person who objects to a proposed designation may, within thirty days after the date of publication of the notice of intention, give the Clerk of the Municipality a notice of objection setting out the reason for the objection and all relevant facts.

If a notice of objection has been given, the Council of the Municipality of Clarington shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day period.

Dated at the Municipality of Clarington this 7th day of July 2025



June Gallagher, B.A., Dipl. M.A.
Municipal Clerk
40 Temperance Street
Bowmanville, ON L1C 3A6