



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

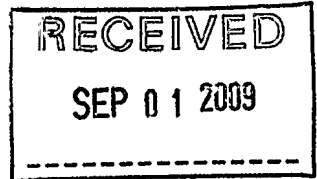
Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



TOWNSHIP OF KING

Municipal Offices
2075 King Road
King City, Ontario
L7B 1A1

Telephone: (905) 833-5321
Toll Free: 1-800-688-5013
Fax: (905) 833-2300
e-mail: online@king.ca
Website: www.king.ca

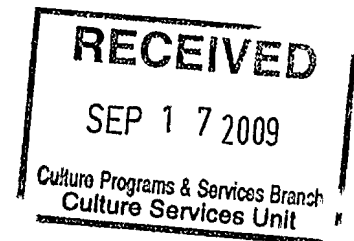


August 27th, 2009

Ontario Heritage Trust
10 Adelaide Street East
TORONTO ON M5C 1J3

Dear Sirs:

**RE: Notice of Passing a By-law to Designate the
Crawford and Maud Wells House
under the *Ontario Heritage Act*
Plan 84, Lot 2, Concession 4, Part of Lot 5
12974 Keele Street, King City, Township of King**



Please find enclosed a certified copy of By-law Number 2009-73 which was enacted by Council at its meeting of August 24th, 2009 to designate the Crawford and Maud Wells House as a Heritage Site under the Ontario Heritage Act. Notice of Passing of the By-law will be published in the King Township Weekly on September 2nd, 2009, as required by the Act.

The Township solicitor has received similar notice and information, to proceed with the registration of the documents on title.

If you require any further information, please contact the undersigned at 905-833-5321, ext. #4017.

Yours truly,

Chris Somerville
Clerk

Encls.

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2009-73

**A BY-LAW TO DESIGNATE
THE CRAWFORD AND MAUD WELLS HOUSE
AS A HERITAGE SITE UNDER THE
ONTARIO HERITAGE ACT**

WHEREAS Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural value or interest,

AND WHEREAS the Council ('Council') of the Corporation of the Township of King ('Township') has determined that the Crawford and Maud Wells House located on lands described as Concession 4, Part Lot 5 and Plan 84, Lot 2 and municipally known as 12974 Keele Street in the Village of King City in the Township of King in the Regional Municipality of York (the 'Lands') shall be designated as a property of cultural heritage value or interest pursuant to Section IV of the *Ontario Heritage Act*, 1990, c.O.18;

AND WHEREAS Council has caused to be served on the Ontario Heritage Trust notice of intention to so designate the Crawford and Maud Wells House for the reasons set out in Appendix "A" attached to this By-law, and has caused such notice of the intention to be published in the local newspaper having general circulation in the municipality;

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

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

1. The property known as the Crawford and Maud Wells House located on lands described as Concession 4, Part Lot 5, and Plan 84, Lot 2, in the Village of King City, Township of King in the Regional Municipality of York is designated pursuant to Part IV of the *Ontario Heritage Act* as a building of cultural heritage value or interest.

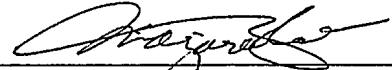
...2

I, CHRIS SOMERVILLE, CLERK
FOR THE TOWNSHIP OF KING
CERTIFY THIS DOCUMENT TO BE A
TRUE AND CORRECT COPY.
Chris Somerville
SIGNATURE

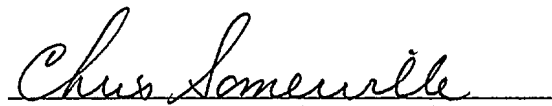
2. The Township Solicitor is authorized to cause a copy of this By-law to be registered against the Lands as described in Clause 1 above in the proper Land Registry Office.
3. The Clerk is authorized and directed to cause a copy of this By-law to be served on the *Ontario Heritage Trust* and to cause notice of passing of this By-law to be published in the local newspaper having general circulation in the municipality.

READ a **FIRST** and **SECOND** time this 24th day of August, 2009

READ a **THIRD** time and **FINALLY PASSED** this 24th day of August, 2009



Margaret Black, Mayor



Chris Somerville, Clerk

APPENDIX 'A' TO BY-LAW NUMBER 2009-73

THE CRAWFORD AND MAUD WELLS HOUSE, KING CITY, TOWNSHIP OF KING

REASONS FOR DESIGNATION:

Description

Property Name: Crawford & Maud Wells House
Street Address: 12974 Keele Street
Location: Plan 84 Lot 2, Concession 4 Part Lot 5
Municipality: Township of King, Regional Municipality of York
Assessment Roll: #036 797

Description of Property

The Crawford & Maud Wells House, is a unique example of a Victorian era Ontario Farmhouse is situated on the west side of Keele Street, south of King Road in the village of King City.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Crawford & Maud Wells House is related to its design/physical value as a unique example of a late Victorian era Ontario Farmhouse. Its original, vernacular red brick, L-shaped plan, familiar features of the Ontario Farmhouse style, combine many of the typical and more decorative elements common to late 19th - early 20th century Victorian homes. While other features add a distinctive Gothic flavour that together demonstrate an attractive mixture of styles.

The cultural heritage value of the Crawford & Maud Wells House is related to its historical/ associative value as the one time home of Crawford G. Wells and (Cora Beatrice) Maud Watson, for over 60 years merchants and owners of Crawford Wells general store located across the road. Built in 1900, the house became home to the couple in 1916 where they remained until his 1959 and her 1977 death. For 61 years the property was the well known home of the Wells, widely respected for their long standing mercantile service to the community.

The cultural value of the Crawford & Maud Wells House also relates to its contextual value as a well known landmark, prominent anchor and influence to the streetscape. For over 100 years the house and property have continued to serve as a reminder and link to the small town past of the community of King City.

Description of Heritage Attributes

The heritage attributes of the Crawford & Maud Wells House related to its cultural heritage value as an unique example of a late Victorian era Ontario Farmhouse, the home of a well known local merchant couple, and as an over 100 year influence on the streetscape and reminder of the small town past of the community are portrayed by its:

- red brick construction
- yellow brick quoins
- yellow brick lintels on windows and doors
- vertical red brick lintels on windows
- arched lintels and narrow arched windows on second storey of east and north façades
- position and construction of wood frame windows and sills
- east façade veranda with wood bargeboard and columns
- steep gable and dormer on second storey east and north façades
- steep gable on second storey of east and south facades
- red brick chimney on west façade
- projecting 2 storey east façade
- l-shape plan

Reference: Clerks Department Report CL-2009-23, June 22, 2009.