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**THE TOWNSHIP OF KING  
NOTICE OF INTENTION  
TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST  
UNDER THE PROVISIONS OF SECTION 29  
PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990 AS AMENDED**

**TAKE NOTICE** that the Council of the Corporation of the Township of King intends to designate lands and premises municipally known as **12981 Keele Street (The Crawford Wells General Store and Post Office)**, in the Township of King, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Part IV, S.29 of the *Ontario Heritage Act*, R.S.O. 1990.

**Description of Property**

Located on the east side of Keele Street, south of King Road, the property is known municipally as 12981 Keele Street in the Township of King and described as Property Identifier Number (PIN): 03373-0005, PT LT 19 PL 85 KING AS IN R506332; KING. The building is known as Crawford Wells General Store and Post Office, and the property is approximately 0.13 hectares in size.

**Statement of Cultural Heritage Value or Interest**

The property at 12981 Keele Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value as described in the following Statement of Significance. It meets the necessary criteria prescribed by the Province of Ontario under the three categories of historical value, design or physical value, and contextual value.

**Historical/Associative Value**

The Crawford Wells General Store and Post Office was built in the Village of King City on land granted in 1833 by the Crown to James Lloyd. In 1863 Benjamin Lloyd bought the present lot. It is believed that Benjamin Lloyd built the store shortly after he bought the land. Lloyd owned it for 33 years and was a general merchant and postmaster in King until 1885. In 1889, the property sold to James C. Stokes, who would become the new postmaster in King City until 1901. In 1900, Stokes sold the property to James Archibald McDonald, who purchased it for his two sons, John and Frank McDonald. The property would remain in the McDonald family and continue its use as a general store and post office until 1914 when John passed away. John's son Wells (Toppy) and a nephew, Crawford Wells would later run the business. In 1954, Crawford Wells, who had been involved in the store for numerous years purchased the business to continue its commercial operation.

The Crawford Wells General Store and Post Office has served the community of King City for over 100 years as a commercial general store and post office. It provided goods for sale such as fabric, clothing, literature, gifts, household items and food. It acted as a Post Office, which was located in the south wing of the building. As well as being the centre of business in King City, the Store also provided a social meeting place for the community to gather. A post office was also established in the general store in the one storey wing of the building, where John McDonald would act as postmaster while Crawford Wells would manage the retail and merchandise of the general store. The home of the Wells Family was located on the west side of Keele Street where it is currently used as a coffee shop and known as the Roost Café.

As well as being a General Store and Post Office, the building was the residence of the store keeper and his family for many years. The second storey provided a kitchen, bedrooms and living area for

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the Wells and numerous families before them. This second storey was used as a "tearoom" and shoppers would be able to go upstairs and sit down to a cup of tea and biscuits.

To the rear of the lot stands a large drive shed assumed to have been built the same time the store was. Store owners would have stored their wares and carriages here. When mail and delivered goods came to King City, it is likely that they would have been delivered to this building. A number of years after its construction the building was possibly used by the community as a dance hall. Both buildings have historical significance because they formed as a nucleus in the Village of King City and served as a gathering place for early community life.

### **Design/Physical Value**

The Crawford Wells General Store and Post Office is a representative example of a vernacular 19th century commercial property and rests on a stone foundation. The building consists of two sections: the two (2) storey wing which was used for the general store and the 1 storey addition to the immediate south, which was used as the post office.

The building also has architectural value as a representative and rare example of a surviving "boom-town" architectural style in the former post office wing of the building. The Boom-town architectural style was a typical architectural style of small rural commercial buildings and was characterized by a decorative false front façade covering a more humble building behind it such as one with a typical gable roof. This architectural style was typical of many commercial buildings across Ontario in the 19th century.

A verandah extends across the front of the building with steps for access on either side and is supported by columns. The building has a triangular pediment and large commercial windows at the front of the building which was common for commercial general stores in the 19th century. The building features ship lap horizontal clad siding and a chimney.

### **Contextual Value**

The property has contextual value as it contributes to the dominant 19th century early settlement village buildings and structures, which forms the historic character of the surrounding area. As one of the original buildings built in the early settlement days of the Village, the property is historically linked to the community and the early buildings and structures which existed at the early formation of the community and village life. These include but are not limited to the Hogan's Inn, Crawford Wells House, Harvey J. Davis Building, and the remaining 19th century residential, institutional and commercial buildings and structures in the immediate area. Located along Keele Street, the property has contextual value as a long-standing local landmark and a well-known historic building in the community as a commercial general store, post office and community gathering place. The building continues to serve as a prominent visible local landmark in the Community.

### **Description of Heritage Attributes**

The Crawford Wells General Store and Post Office at 12981 Keele Street is a representative example of a vernacular 19th century commercial property. The property contains the following heritage attributes that reflects these values:

- "Boom-town" front south wing addition facing Keele Street
- Triangular pediment
- Gable Roof

- Front verandah with columns
- Placement of the windows on the building
- Large commercial display windows on the front façade
- Dual chimneys
- Ship lap horizontal clad siding
- Rectangular shaped building
- Corbels on the front façade

The Crawford Wells General Store and Post Office at 12981 Keele Street has direct associations with a theme and person that was significant to the community by way of the following attributes:

- Historical association with the long standing theme of early commercial use in King as a result of the arrival of the Northern Railway in the mid-19th century.
- Historical association with general merchants and postmasters Benjamin Lloyd, John A. McDonald and Crawford Wells;

The Crawford Wells General Store and Post Office at 12981 Keele Street displays contextual value and is historically linked to its surroundings by way of the following heritage attributes:

- Location in the Village of King City and surrounding 19th century buildings and structures;
- Placement on the subject property and orientation towards Keele Street.

The Crawford Wells General Store and Post Office at 12981 Keele Street displays contextual value and is a local landmark to its surroundings by way of the following heritage attributes:

- The property is a significant and long standing local landmark that is well known to the community as the Crawford Wells General Store and Post Office.

### **Notice of Objection**

Any person wishing to file a notice of objection to the designation must file such notice of objection together with a statement of reasons, with the Township Clerk of the municipality within 30 days (Thursday, November 7, 2024 by 4:30 p.m.), after the date of publication of this notice on the Township of King website ([www.king.ca](http://www.king.ca)). Further information respecting the proposed designation is available by contacting Gaspare Ritacca, Manager of Planning & Development at 905-833-5321 or email at [gritacca@king.ca](mailto:gritacca@king.ca).

**Publication Date: Tuesday, October 8, 2024**

**Deadline for Objections: Thursday, November 7, 2024 by 4:30 p.m.**

Objections should be directed to:

Denny Timm  
Township Clerk  
2585 King Road  
King City, ON L7B 1A1  
[clerks@king.ca](mailto:clerks@king.ca)

Dated on this 8<sup>th</sup> day of October, 2024.