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A BY-LAW TO DESIGNATE THE BUILDING KNOWN AS THE CRAWFORD WELLS GENERAL STORE AND POST OFFICE AT 12981 KEELE STREET IN THE TOWNSHIP OF KING IN THE REGIONAL MUNICIPALITY OF YORK, TO BE OF CULTURAL HERITAGE VALUE OR INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas the Municipal Heritage Committee (Heritage Advisory Committee of King) supports the designation of the property described herein; and

Whereas authority was granted by Council to designate the Crawford Wells General Store and Post Office at 12981 Keele Street as being of cultural heritage value or interest; and

Whereas the Council of the Corporation of the Township of King has caused to be served upon the owners of the building and premises of 12981 Keele Street and upon the Ontario Heritage Trust, Notice of Intention to Designate the property in accordance with notice requirements under the Ontario Heritage Act; and

Whereas a Notice of Intention to Designate has been published on the Township of King's municipal website; and


Whereas the reasons for designation are set out in Schedule 1 to this By-law; and

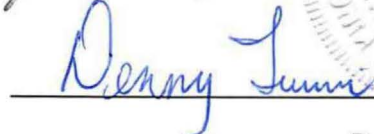
Whereas Schedule 1 and Schedule 2 form part of this By-law;

Now therefore the Council of the Corporation of the Township of King **Hereby Enacts As Follows:**

1. **THAT** the property subject to this By-law consist of 03373-0005, PT LT 19 PL 85 KING AS IN R506332; KING and as more particularly shown on Schedule "2" of this By-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. **THAT** the Township Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "1" and Schedule "2" to this by-law in the proper Land Registry Office.
3. **THAT** the Township Clerk shall cause a copy of this by-law to be served upon the owners of the property at 12998 Keele Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published on the Township of King's municipal website.
4. **THAT** this by-law shall take effect on the date of its passing.

Read a Third time and finally passed this 27th day of January 2025.


Steve Pellegrini
Mayor


Denny Timm
Township Clerk



Schedule "1" to By-law 2025-003

Statement of Cultural Heritage Interest or Value

Address: 12981 Keele Street

Property Identifier Number (PIN): 03373-0005, PT LT 19 PL 85 KING AS IN R506332; KING

Legal Description: Part Lot 19, Plan 85

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 Cultural Heritage Interest or Value

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.

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 storekeeper and his family for many years. The second storey provided a kitchen, bedrooms and living area for 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.

Physical / Design 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 "boomtown" 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 Cultural 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
- 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:

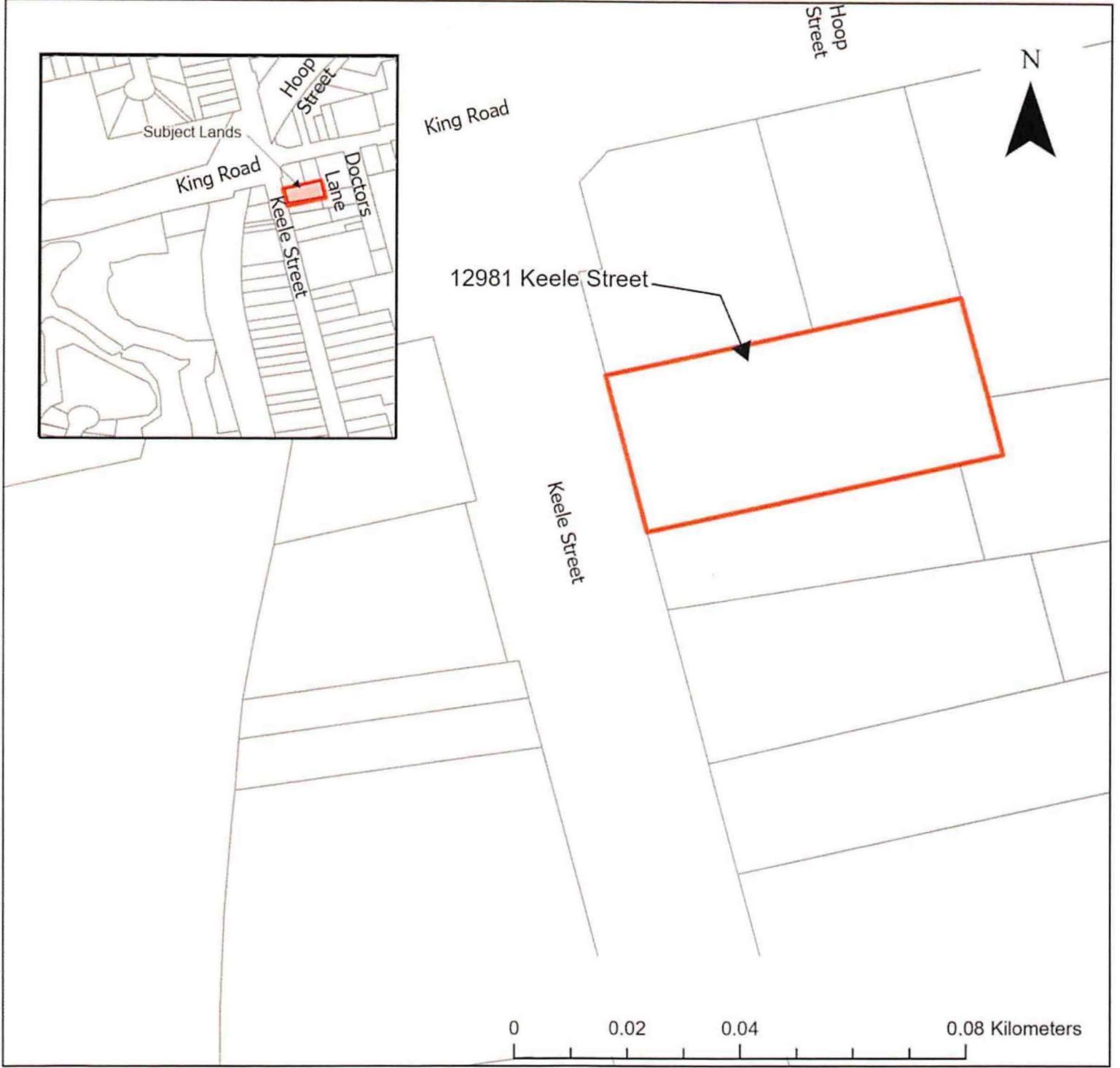
- Historical association with the long standing theme of early commercial use in King as a result of the arrival of the Northern Railway in the mid-19th century.
- Historical association with general merchants and postmasters Benjamin Lloyd, John A. McDonald and Crawford Wells;

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.



Location Map To By-law 2025-003

Legal Address: 12981 Keele Street

 Subject Lands

Legal Description: 03373-005, PT LT 19 PL 85 KING AS IN R506332; KING