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IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER O.18

AND IN THE MATTER OF THE LANDS AND PREMISES
KNOWN MUNICIPALLY AS 210 KING AVENUE WEST, NEWCASTLE,
NOW IN THE MUNICIPALITY OF CLARINGTON

PUBLIC NOTICE

NOTICE OF PASSING OF BY-LAW

Take Notice that the Council of the Corporation of the Municipality of Clarington has passed **By-law 2014-084** designating the property, including the lands and buildings located at 210 King Avenue West, Newcastle, now in the Municipality of Clarington, as a property of architectural and historical value under Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18*.

REASONS FOR PROPOSED DESIGNATION

The property, "the Hollows", known today as 210 King Avenue West has been designated for Historical and Architectural Cultural Heritage Attributes. The Hollows is a 2-storey structure found on the north side of King Avenue West (also known as the King's Highway 2). The frame building incorporates elements from separate periods of the 19th century and is comprised of an older portion in the rear and later addition and porch on the front, closest to the road.

The property's design and physical cultural heritage value lies in it being an excellent example representative of Upper Canada vernacular style architecture which includes the practice of building the house on an axis with a gable end forming the front facade. The building also incorporates elements of an early trend in Edwardian Classicism including its box-like massing, full two-storeys tall, largely devoid of exterior ornament with the exception of its generous verandahs, classical columns, and chunky railing. Also of note on the interior of the house are: the staircase leading to the kitchen and the original pine flooring, early examples typical of a farmhouse kitchen; the main wooden staircase which displays a high degree of craftsmanship; and the fireplace surrounds and mantles with built in cast and copper burning units, a unique example of a construction method.

The property's cultural heritage value lies in its association with prominent early settlers and residents of Newcastle Village and Clarke Township. The property which accommodates the building was part of a Crown grant to Captain John McGill, a high-ranking government official and personal friend and associate of John Graves Simcoe. McGill sold the lot in question in 1801 to Robert Baldwin, one of the first settlers of Clarke Township. Robert Baldwin was also connected to Governor Simcoe. Baldwin was appointed by Simcoe as the Lieutenant of Durham County (1804-1807). This official title and role was Governor Simcoe's attempt to promote aristocracy, which met with disapproval by the Home Government and was soon abandoned.

The oldest section of the frame house was built around 1830, at a time when that part of the village was known as Crandell's Corners. Very few houses in Newcastle Village of this age remain. The two-story portion of the building and porch at the front were a later addition constructed by a Newcastle carpenter named Poole in the early 1900s. The house was known as "The Hollows" and owned by Major David Bennett, who ran an antique business and resided there for many years.

The property's contextual cultural heritage value lies in its importance in defining, maintaining or supporting the character of the area as a gateway feature in the Foster Creek Valley as you enter/exit Historic Downtown Newcastle.

The frame building incorporates elements from separate periods of the 19th century and is comprised of an older portion in the rear and later addition and porch on the front, closest to the road.

Dated at the Municipality of Clarington this 16th day of July 2014.

C. Anne Greentree, BA, CMO
Municipal Clerk
40 Temperance Street
Bowmanville, ON L1C 3A6

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON
BY-LAW NO. 2014-084

being a by-law to designate the property known for municipal purposes as 210 King Avenue West, Newcastle, Municipality of Clarington as a property of historic or architectural value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18

WHEREAS the Ontario Heritage Act, R.S.O., 1990, c.0.18 authorizes the Council of the Municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

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 at 210 King Avenue West, Newcastle 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 Clarington This Week, a newspaper having general circulation in the area of the designation on May 28, 2014; and

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "A" attached to and forming part of this by-law; and

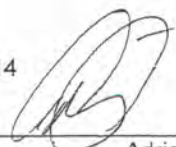
WHEREAS the Clarington Heritage Committee has recommended that the property known for municipal purposes as 210 King Avenue West, Newcastle, be designated as a property of historic or architectural value or interest under the Ontario Heritage Act; and

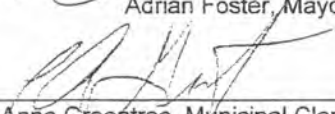
WHEREAS no notice of objection to the proposed designation was served upon the Municipal Clerk within the period prescribed by the Ontario Heritage Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON HEREBY ENACTS AS FOLLOWS:

1. The property known for municipal purposes at 210 King Avenue West, Newcastle, which is 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 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.
3. The Municipal 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 Municipal Clerk also is authorized to cause notice of the passing of this by-law to be published in the Clarington This Week, a newspaper having general circulation in the area of the designation.
4. That by-law 95-30 be Repealed.

By-law passed in open session this 7th day of July, 2014


Adrian Foster, Mayor


Anne Greentree, Municipal Clerk

SCHEDULE 'A'
TO BY-LAW NO. 2014-084

Description of Property

"The Hollows", 210 King Avenue West in Part Lot 29, Concession 2, former Village of Newcastle. The Hollows is a 2-storey structure found on the north side of King Avenue West (also known as the King's Highway 2). The frame building incorporates elements from separate periods of the 19th century and is comprised of an older portion in the rear and later addition and porch on the front, closest to the road.

Statement of Cultural Heritage Value or Interest

The property's design and physical cultural heritage value lies in it being an excellent example representative of Upper Canada vernacular style architecture which includes the practice of building the house on an axis with a gable end forming the front facade. The building also incorporates elements of an early trend in Edwardian Classicism including its box-like massing, full two-storeys tall, largely devoid of exterior ornament with the exception of its generous verandahs, classical columns, and chunky railing. Also of note on the interior of the house are: the staircase leading to the kitchen and the original pine flooring, early examples typical of a farmhouse kitchen; the main wooden staircase which displays a high degree of craftsmanship; and the fireplace surrounds and mantles with built in cast and copper burning units, a unique example of a construction method.

The property's cultural heritage value lies in its association with prominent early settlers and residents of Newcastle Village and Clarke Township. The property which accommodates the building was part of a Crown grant to Captain John McGill, a high-ranking government official and personal friend and associate of John Graves Simcoe. McGill sold the lot in question in 1801 to Robert Baldwin, one of the first settlers of Clarke Township. Robert Baldwin was also connected to Governor Simcoe. Baldwin was appointed by Simcoe as the Lieutenant of Durham County (1804-1807). This official title and role was Governor Simcoe's attempt to promote aristocracy, which met with disapproval by the Home Government and was soon abandoned.

The oldest section of the frame house was built around 1830, at a time when that part of the village was known as Crandell's Corners. Very few houses in Newcastle Village of this age remain. The two-story portion of the building and porch at the front were a later addition constructed by a Newcastle carpenter named Poole in the early 1900s. The house was known as "The Hollows" and owned by Major David Bennett, who ran an antique business and resided there for many years.

The property's contextual cultural heritage value lies in its importance in defining, maintaining or supporting the character of the area as a gateway feature in the Foster Creek Valley as you enter/exit Historic Downtown Newcastle.

Description of Heritage Attributes

Key attributes of the structure that reflect its values as an example of Upper Canada vernacular style and Edwardian Classicism include:

- The frame facade;
- The two storey L-shaped verandah and verandah rails;
- Material and location of the 2 over 2 sash windows and storms;
- The three 20 paned windows and large paned windows;
- Material and location of the two main wooden doors, one from the 1830s portion and one from the 1900s portion

Key attributes of the structure that reflect its value in defining the character of the historic west entrance to Newcastle Village include:

- Its location in the valley of the Foster Creek on the former Danforth Road (now Highway 2) at the western extent of the village

SCHEDULE 'B'
TO BY-LAW 2014-084

Legal Description

LT 3 BLK Q PL Village of Newcastle Hannings PL Dated 1868 Newcastle PT LT
2 BLK Q PL Village of Newcastle Hannings PL Dated 1868 Newcastle PT LT 4
BLK Q PL Village of Newcastle Hannings PL Dated 1868 Newcastle PTS 1 & 2
10R1848 except PT 9 10R3101