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The Corporation of the Municipality of Clarington

By-law 2025-050

Being a by-law to designate the property known for municipal purposes as 19 ½ -23 King Street West, Bowmanville, Municipality of Clarington as a property of historic or architectural value or interest under the *Ontario Heritage Act*, R. S. O. 1990, Chapter O.18;

Whereas the *Ontario Heritage Act*, R. S. O., 1990, c.O. 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 19 ½ -23 King Street West, Bowmanville 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 on the municipal website having general circulation in the area of the designation on July 9, 2025; 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 19 ½ -23 King Street West, Bowmanville, 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 19 ½ -23 King Street West, Bowmanville 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. O. 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 on the municipal website having general circulation in the area of the designation.

Passed in Open Council this 27th day of October, 2025.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

By signing this by-law on October 27, 2025, Mayor Adrian Foster will not exercise the power to veto this by-law and this by-law is deemed passed as of this date.

Schedule 'A'
To By-law 2025-050

Statement of Significance and List of Character Defining Features

Description of Property

19 1/2 - 23 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 an elegant three-storey Italianate commercial building constructed circa 1868.

Physical/Design Value

19 1/2 - 23 King Street West is a representative example of a commercial building constructed in the Italianate architectural style. The three-storey building follows a rectangular plan, with flat roof with a balanced composition showcasing ornate details which are representative of Italianate commercial architecture. The building displays highly decorative windows which include segmental and rounded arch openings finished with brick voussoirs, keystones, stone stills, and decorative brickwork treatment around the opening which add an interesting aesthetic. The dichromatic brickwork has several details including belted courses around windows and between storeys, buff brick quoins, and an ornate brick parapet. The highly decorative wood cornice that projects from the roof and showcases a cavetto, moulded trim, and rhythmically placed paired wood brackets with finials, all of which are representative of features associated with commercial Italianate architecture. 19 1/2 – 23 King Street West has a balanced formal first storey which includes a recessed primary and secondary entranceway surrounded by wood panelling. The main level also includes a large storefront window opening which is protected by an awning which carries through decorative details found on the cornice, most notably paired brackets. 19 1/2 - 23 King Street West displays many representative and highly decorative features associated with commercial Italianate architectural style. The legibility and retention of these stylized elements, particularly the decorative cornice and stylized window openings with brick surrounds, convey the elegance, grandeur, and artistic design intent of the commercial building.

Historical/Associative Value

19 1/2 - 23 King Street West, also known as the Victoria Building, has historic value for being one of the oldest remaining buildings from the 19th century commercial core and is associated with the Murdoch family. Peter Murdoch was born on August 13, 1828, in Kilmarnock, Scotland to John and Margaret Murdoch and his older brother John was born in 1809. Peter Murdoch learned the grocery trade in Glasgow before immigrating first to Cobourg, and then to Bowmanville around 1857. Peter and John purchased a brick building, known as the Victoria Building, from John Fee in 1862, and operated a lucrative grocery business. A fire in 1868 destroyed the Murdoch brothers' store and all their stock, however they quickly rebuilt the Victoria Building between 1868 and 1869 along with a neighbouring dry goods merchant named F.F. McArthur who also lost his business to the fire. The entrepreneurial brothers resumed their business and as business declined, they began cultivating apples in order to ship them back to Britain, one of the first enterprises in Ontario to do so. The building was eventually sold to Charles Cawker in 1903, whose family operated a butcher shop and grocery store on the property until at least the 1960s. For over a century and a half, 19 1/2 - 23 King Street West housed several important historic commercial businesses including the Murdoch brothers' grocery store, the Cawker grocery store, the Royal Bank of Canada during the 1970s, and later by Walter Frank Realty and Leisure Lady, and is one of the oldest remaining buildings from the 19th century in downtown Bowmanville.

Contextual Value

19 ½ - 23 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 and block layout of the historic core were well established in the late-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 150 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. 19 ½ - 23 King Street West is part of the commercial street wall along and exhibits, massing, style, and decorative details consistent with the commercial character of the historic village of Bowmanville.

Description of Heritage Attributes

19 ½ - 23 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 reflects this value:

- Three-storey commercial building constructed in the Italianate architectural style
- Dichromatic brickwork with details including belt courses around windows and between storeys, buff brick quoins, and brick parapet
- Rectangular plan with flat roof
- Ornate parapet with decorative brickwork
- Rhythmically placed segmental and rounded arches window openings finished with brick voussoirs, keystones, stone sills, and decorative brick surrounds
- Highly decorative wood cornice with rhythmically paced wood brackets
- Formal front entrance with recessed entranceway, wood panel surrounds and large storefront window opening which is protected by an awning which carries through the decorative details found on the cornice, most notably paired brackets

19 ½ - 23 King Street West, also known as the Victoria Building, has historic value as being one of the oldest remaining buildings from the 19th century commercial core and is associated with the Murdoch family. The property contains the following heritage attributes that reflects this value:

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

19 ½ - 23 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:

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- Overall massing, setback, and decorative details
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Properties

PIN

26932 - 0229 LT

Description

PT LT 8 BLK N PL GRANT BOWMANVILLE; PT LT 100 BLK N PL GRANT BOWMANVILLE AS IN N124454; S/T & T/W N124454 EXCEPT PT 5, 10R1661 LYING WITHIN D444683; SUBJECT TO AN EASEMENT AS IN DR840137; MUNICIPALITY OF CLARINGTON

Address

21 KING ST W
CLARINGTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

Address for Service

40 Temperance St.
Bowmanville, Ontario
L1C 3A6

This document is being authorized by a municipal corporation Adrian Foster, Mayor and June Gallagher, Municipal Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Joanne Marie Barchard

40 Temperance St.
Bowmanville
L1C 3A6

acting for
Applicant(s)

Signed

2025 12 11

Tel

905-623-3379

Email

jbarchard@clarington.net

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MUNICIPALITY OF CLARINGTON - LEGAL

40 Temperance St.
Bowmanville
L1C 3A6

2025 12 11

Tel

905-623-3379

Email

jbarchard@clarington.net

Fees/Taxes/Payment

Statutory Registration Fee

\$71.55

Total Paid

\$71.55

File Number

Applicant Client File Number :

19 1/2 TO 23 KING ST. W