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## The Corporation of the Municipality of Clarington

### By-law 2026-055

Being a by-law to designate the property known for municipal purposes as 64 Centre Street, 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 64 Centre Street, 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 March 18, 2026; 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 64 Centre Street, Bowmanville, be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

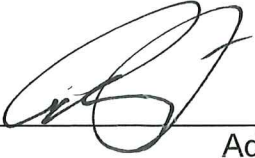
Whereas no notice of objection to the proposed designation was served upon the Municipal Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore the Council of the Corporation of The Municipality of Clarington hereby enacts as follows:

1. The property known for municipal purposes at 64 Centre Street, 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 25<sup>th</sup> day of May, 2026.

  
\_\_\_\_\_  
Adrian Foster, Mayor

  
\_\_\_\_\_  
June Gallagher, Municipal Clerk

By signing this by-law on May 25, 2026, 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 2026-055**

#### Statement of Significance and List of Character Defining Features

##### Description of Property

64 Centre Street is located on the west side of Centre Street in Bowmanville, Municipality of Clarington. The property contains a two-storey brick building constructed between 1877 and 1886 in the Second Empire architectural style.

##### Physical/Design Value

64 Centre Street has design value as a rare and representative example of a residential building constructed in the Second Empire architectural style in Bowmanville. 64 Centre Street is a two-storey, three-bay, brick building coursed in what appears to be a Flemish bond on the façade and constructed overtop a fieldstone foundation. The Second Empire style is expressed in the style's distinctive hip mansard roof with concave roof shape punctuated by arched dormers which creates a complete second storey. The ornate wide overhanging eaves showcasing an ornamental cornice with rhythmically placed wood brackets are also key characteristics of the Second Empire style, which draws its inspiration from the Italianate style. The main building follows an L-shaped plan with a balanced but asymmetrical composition. The rhythmically placed segmentally arched window opening showcase brick voussoirs laid in soldier bond and stone sills which are all features in keeping with the Second Empire architectural style. The building showcases a rectangular window topped by a segmentally arched transom with a decorative stain glass window and a one-storey canted bay window with bracketed cornice and segmentally arched windows both of which add to stylistic features of the building. 64 Centre Street was constructed between 1877 and 1866 and according to local historians, the building's mansard roof, which is the quintessential characteristic of the Second Empire Style, is rare within the Town of Bowmanville.

##### Contextual Value

64 Centre Street is important in supporting the 19th and early 20th century residential streetscape along Centre Street, located within the historic Town of Bowmanville. The lot lines and block layout of the historic Town was well established in the late-19th century as reflected in the commercial core found along King Street and the large presence of residences located along several side streets. The development of the residential area, which includes Centre Street, during this time played a significant role in the social and economic development and reflected the growth of the historic Town of Bowmanville. Located off or parallel to the commercial area along King Street, the buildings in the Town's historic residential area are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction and often showcase 2 ornate details. The location of the subject property on Centre Street, combined with unique stylistic features and legibility as a late-19th century style, support the character of the Centre Street streetscape and by extension the broader historic residential area. The historic character is reinforced by the presence of large mature trees and vegetations which consistently line both sides of Centre Street. When in bloom, the tree canopy is so robust it creates a tunnel which reinforces the area's mature character, strengthens the continuity and relationship among houses, and provides an aesthetic appeal to the streetscape. 64 Centre Street was constructed between 1877 - 1886 and exhibits massing, style, and decorative details consistent with cohesive late 19th century and early 20th century character of the Centre Street streetscape which is further reinforced by the presence of a mature tree canopy.

### Description of Heritage Attributes

64 Centre Street has design value as a rare and representative example of a residential building constructed in the Second Empire architectural style in Bowmanville. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Second Empire architectural style
- Brick construction
- Fieldstone foundation
- L-shaped plan with a balanced but asymmetrical composition
- Hip mansard roof with concave roofline and arched dormers
- Wide eaves with decorative cornice showcasing rhythmically placed wood brackets and arched dormers
- Segmentally arched window openings with brick voussoirs
- Main level of façade showcases a rectangular window topped by a segmentally arched transom with a decorative stain glass window
- One-storey Bay window with hip roof and bracketed cornice

64 Centre Street is important in supporting the 19th and early 20th century residential streetscape associated located within the historic Town of Bowmanville. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Second Empire architectural style
- Overall form, massing, and setback
- Location on Centre Street

Properties

|             |                                                                                                                                            |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| PIN         | 26625 - 0035    LT                                                                                                                         |
| Description | LT 13 BLK 35 PL H50079 BOWMANVILLE; PT LT 12 BLK 35 PL H50079 BOWMANVILLE; PT LT 14 BLK 35 PL H50079 BOWMANVILLE AS IN D505258; CLARINGTON |
| Address     | 64 CENTRE ST<br>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.<br>Bowmanville, Ontario<br>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.<br>Bowmanville<br>L1C 3A6 | acting for<br>Applicant(s) | Signed | 2026 07 10 |
| 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.<br>Bowmanville<br>L1C 3A6 | 2026 07 10 |
| 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 :                      64 CENTRE ST.