

# The Corporation of the Town of Essex

## By-Law Number 2378

Being a By-Law to designate the Former Robert Heaton Building located at 21 King Street East in Harrow, more particularly described as RCP 1645 LOTS 59 & 60, as being of cultural heritage value or interest under the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

**WHEREAS** Section 29 of the Ontario Heritage Act, R.S.O., Chapter O.18, authorizes the Council of a municipality to enact By-Laws to designate real property within the municipality, including all buildings and structures thereof, to be of cultural heritage value or interest;

**AND WHEREAS** the Council of the Corporation of the Town of Essex deems it desirable to designate the former Robert Heaton Building located at 21 King Street East, Harrow, more particularly described as RCP 1645 LOTS 59 & 60, as being of cultural heritage value and interest;

**AND WHEREAS** Notice of Intention to Designate the former Robert Heaton Building has been served on the owner of the property and on the Ontario Heritage Trust and such notice was published in the Essex Free Press and Harrow News, newspapers having general circulation in the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule 'B' attached to and forming part of this By-Law;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the Clerk of the Municipality.

**NOW THEREFORE** be it resolved that the Council of The Corporation of the Town of Essex hereby enacts as follows:

1. **That** the real property known as the former Robert Heaton Building located at 21 King Street East, Harrow, more particularly described as RCP 1645 LOTS 59 & 60, is hereby designated as being of cultural heritage value and interest.
2. **That** the Clerk is hereby authorized and instructed to register a copy of this By-Law against the property described in Schedule 'A', attached hereto, in the local Land Registry Office.
3. **That** the Clerk/or his/her designate, is hereby authorized to cause a copy of the By-Law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause Notice of this By-law to be published in the Essex Free Press and in the Harrow News.
4. **That** the effective date of this By-Law shall be the date of final passage thereof.

**Read a first, a second and a third time and finally passed on October 21, 2024.**

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Mayor

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Clerk

**SCHEDULE 'A' TO BY-LAW 2375**  
**Former Robert Heaton Building**  
**21 King Street East, Harrow, Ontario**

**Legal Description**

RCP 1645 LOTS 59 & 60

## **SCHEDULE 'B' TO BY-LAW 2378**

### **Reasons for Designation Under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18**

#### **Former Robert Heaton Building**

##### **General Description of Property**

21 King Street East is located on the southeast corner of King Street East and McAfee Street within Harrow. It is comprised of the Robert Heaton Building: a red brick, late 19th century commercial building that was built in 1901.

##### **Description of Property that has Cultural Heritage Value or Interest**

The area of the property that demonstrates cultural heritage value or interest is the area that encompasses the entirety of the Robert Heaton Building.

##### **Statement of Cultural Heritage Value or Interest**

###### ***Design/Physical Value***

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

21 King Street East retains significant design or physical value because it is a well-preserved representative example of a building built in a late 19th century commercial architectural style and is consistent with the look of Harrow's commercial downtown. The building was built in 1901 by Robert Heaton for his farm implement business in a late 19th century commercial architectural style out of red bricks from a local brickyard.

A late 19th century commercial architectural style is characterized by its mass, form, and shape, along with the building's window shape, flat roof line, and use of red brick. These features can be seen throughout the building at 21 King Street East.

###### ***Contextual***

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

21 King Street East retains significant contextual value because it is important in defining, maintaining, and supporting the character of Harrow's commercial downtown. Downtown Harrow includes several buildings which are the earliest building blocks of Harrow's commercial district.

21 King Street East is important in defining, maintaining and supporting the character of downtown Harrow because it is one of the original building blocks of Harrow and is reflective of architecture for late 19th century commercial buildings.

##### **Description of Heritage Attributes**

The key heritage attributes that contribute to the design/physical value of 21 King Street East includes:

- The mass, form, and style of the building;
- All existing window openings topped with brick voussoirs and white trim,
- The window shades,
- The red brick cladding in a common brick bond,
- The existing roof line and decorative corbels

The key attributes that contribute to the contextual value of 21 King Street East includes:

- Its location on the southeast corner of King Street East and McAfee Street in Harrow