

The Corporation of the Town of Essex

By-Law Number 2379

Being a By-Law to designate the Former
Independent Order of Oddfellows (I.O.O.F)
Building located at 22 King Street West in
Harrow, more particularly described as PLAN 180
PT LOT 1, 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 Independent Order of Oddfellows (I.O.O.F) Building located at 22 King Street West, Harrow, more particularly described as PLAN 180 PT LOT 1, as being of cultural heritage value and interest;

AND WHEREAS Notice of Intention to Designate the former I.O.O.F 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 I.O.O.F Building located at 22 King Street West, Harrow, more particularly described as PLAN 180 PT LOT 1, 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.

Mayor

Clerk

SCHEDULE 'A' TO BY-LAW 2379

**Former International Order of Oddfellows (I.O.O.F) Building
22 King Street West, Harrow, Ontario**

Legal Description

PLAN 180 PT LOT 1

SCHEDULE 'B' TO BY-LAW 2379

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

Former International Order of Oddfellows (I.O.O.F) Building

General Description of Property

The Independent Order of Odd Fellows (I.O.O.F) Building is located at 22 King Street West, on the northwest corner of King and Queen Street. It is comprised of the former I.O.O.F. building: a large, two-storey, red brick building.

Description of Property that has Cultural Heritage Value or Interest

The area of the property that demonstrates cultural heritage value or interest is the two-storey, red brick commercial building built in 1915.

Statement of Cultural Heritage Value or Interest

Historical/Associative

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

22 King Street West retains significant historical value because it has direct associations with an organization that is significant to a community, specifically the I.O.O.F. Harrow branch #309. The Independent Order of Odd Fellows (I.O.O.F.) is a fraternal organization that came out of the Order of Oddfellows in the early 19th century, however the organization's practices date back to the early 18th century. The I.O.O.F. Harrow branch #309 was founded in the early 1880's and officially received their charter on May 15th, 1894. They first met in the Foresters Hall building and had the building dedicated on November 21st, 1894. However, they would be forced to relocate soon after due to a fire that destroyed the building and moved to a building on the Drummond block. They later moved to a Baptist Church on Queen Street.

The buildings on the corner of King and Queen Street burnt down in the early 1900's and the lot remained vacant for 10 years. In 1912, the Harrow I.O.O.F. worked to purchase the property from C. I. Pastorious, due to their civic pride and desire to maintain the character of Harrow's downtown. They instituted a Labour Day Celebration with a parade and different sporting events to raise funds and they were able to purchase the property on August 31st, 1912, for \$1,500. Construction on the building began in 1915 and was completed in 1916. The Harrow I.O.O.F. officially moved into their new lodge in June 1916 and had the building dedicated on February 12th, 1917. They used the building until it was sold in 1989/1990.

Many influential members of the Harrow community were members of the I.O.O.F., such as E. F. Darby, the first mayor of Harrow. They worked to maintain the character of Harrow and bring various opportunities to the community through fundraising and community building.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

22 King Street West retains significant historical and associative value because it reflects the work of Kingsville architect, Thomas Jenner, who designed the building in September 1912. Thomas Jenner is an architect and building contractor who worked primarily in Kingsville and Harrow, designing a few buildings in each community.

Jenner was responsible for designing buildings such as the Harrow Methodist Church, now known as the Harrow United Church. This building is a great example of his work, as it showcases his attention to detail and is largely reflective of Harrow's downtown core.

Contextual

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

22 King Street West retains contextual value because it is important in defining, maintaining, and supporting the character of Harrow's downtown and commercial district through its architectural style and building materials. Downtown Harrow includes several buildings which are the earliest blocks of Harrow district, that were all constructed in a 19th century commercial architectural style and out of the same building materials and red brick.

Description of Heritage Attributes

The key heritage attributes that contribute to the historical/associative value of 22 King Street West includes:

- The buildings' location at the corner of King and Queen Street within the commercial district of Harrow,
- The mass, form, and style of the commercial building,
- The red brick cladding on all elevations of the building,
- Decorative white brick cladding on all elevations of the building,
- All existing window and door openings and the decorative features around them,
- The existing roof line,
- The inset decorative stone reading "I.O.O.F."

The key heritage attributes that contribute to the contextual value of 22 King Street West includes:

- The buildings' location at the corner of King and Queen Street within the commercial district of Harrow