THE CORPORATION OF THE CITY OF STONEY CREEK

BY-LAW NO. 3626-92

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 32 KING STREET EAST BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O., 1980, authorizes the Council of a Municipality to enact By-laws to designate a property, including buildings and structures thereon, to be of architectural and historic value or interest; and

WHEREAS the Council of The Corporation of the City of Stoney Creek has caused to be served on the owners of the lands and premises known as The Institute Building, 32 King Street East, Lot 54, Registrar's Compiled Plan 1438, City of Stoney Creek, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid property and has caused such notice of intention to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality; and

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF STONEY CREEK ENACTS AS FOLLOWS:

1. There is designated as being of architectural and/or historical value or interest the real property known as The Institute Building, more particularly described in Schedule "A" attached hereto.

2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the proper land registry office.

3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

ENACTED AND PASSED this 25th day of August, 1992.

CLERK

DEPUTY MAYOR

SCHEDULE 'A'

BY-LAW NO. 3626-92

DESCRIPTION OF LANDS
THE INSTITUTE BUILDING
32 KING STREET EAST

Those lands being composed of Lot 54, Registrar's Compiled Plan 1438 in the City of Stoney Creek;

And known municipally as 32 King Street East and 4 Mountain Avenue South, in the City of Stoney Creek and presently owned by Wenco Engineering and Construction Incorporated and consisting of a three-storey brick building, known formerly as the Institute Building, the Milmine Building and presently known as Century Square.

SCHEDULE 'B'

BY-LAW NO. 3626-92

REASONS FOR DESIGNATION
THE INSTITUTE BUILDING
32 KING STREET EAST

The Institute Building was built in 1901. It is a fine example of vernacular Edwardian Classicism which was a period from 1900 to 1930. It is the only commercial building in Stoney Creek of this style. Very characteristic of the Edwardian Classicism style is the recessed banding around the first storey of buildings. Every sixth row of brick is recessed which results in a channelled or banded effect.

This building which was erected at the corner of King Street and Mountain Avenue by 6 shareholders in 1901 included members of the Nash, Orr and Dickenson families and was first known as "The Institute".

Also typical of the Edwardian style are the projecting brick keystones above the windows. The rounded top front window over the doorway represents the classical influence. The parapet cornice with the round top pediment is also a noteworthy feature of the balanced front facade of the building.

A waiting room for the H.G. & B (electric) Railroad was at some point located at the west side of the first floor.

In 1940 the building was purchased by W. S. Milmine Insurance and became known as "The Milmine Building".

The first floor was originally a bank and the insurance agency was on the west side of the building. The Mountain Avenue entrance was the former Saltfleet Township council chambers (until 1967) and the police station. The second floor contained a stage and was used as a community hall for many years. The second floor was also used for church meetings in the 1950's. The third floor was used as a Masonic hall.

In 1987 the building was purchased and refurbished by the G. Heeringa family. The site was renamed "Century Square".

Important to the preservation of The Institute Building are the original features of the brick facades, the wood cornice at the roof level and the detailed wood cornice at the top of the ground storey wall. Also important are the original stone foundations.