



The Corporation of the Town of Milton

Report To: Council

From: Barbara Koopmans, Commissioner, Planning and Development

Date: November 18, 2019

Report No: PD-046-19

Subject: Heritage Designation of the Bowes House, 1335 Basswood Crescent.

Recommendation: **THAT Milton Council recognizes the Bowes House at 1335 Basswood Crescent in the Town of Milton, as being of heritage significance;**

AND THAT Milton Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND FURTHER THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law be brought forward for Council adoption.

EXECUTIVE SUMMARY

The Bowes House, formerly located at 6311 Regional Road 25, is currently a listed Heritage resource in the Town Heritage List. Built by Irish Immigrant farmer, merchant and devout Methodist Joseph Bowes Sr. sometime between 1825 and 1827, is a storey and a half vernacular farmhouse located between Regional Road 25 and Sixteen Mile Creek. In accordance with the Martin West subdivision (24T-15002/M) agreement, the relocation and restoration of the property to its new location at 1335 Basswood Crescent (see photograph in Appendix 2 and 3) is now complete.

On May 28, 2018, Council approved the execution of a Heritage Easement Agreement under section 37 of the Ontario Heritage Act with the owner, Mattamy (Brownridge) Limited. As part of the conditions of the subdivision agreement, it was established that the owner would relocate and restore the property in accordance with the approved Heritage Conservation Plan (Schedule 'H' of subdivision agreement) and that the purchasers and/or tenants of the property would be subject to the Heritage Conservation Easement

Agreement and designation under part IV of the Ontario Heritage Act (Schedule 'M' of subdivision agreement). The designation of the Bowes house reflects the recommendation of the Heritage Impact Assessment dated January 10, 2018 (see Appendix 6) prepared by Golder Associates.

The Bowes House is a significant heritage resource that complies with the criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06. As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

The owner of the property, Mattamy Brownridge Limited, has been consulted and has no objection to the designation of this heritage resource.

REPORT

Background

Owner: Mattamy Brownridge Limited, 433 Steeles Avenue East, Milton ON

Location/Legal Description: The subject property is municipally known as 1335 Basswood Crescent and is located on the east side of Basswood Crescent (see Appendix 2). It is legally described as Lot 126, Plan 20M-1209, Town of Milton, Regional Municipality of Halton.

Planning Policy

Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

To be designated under Part IV S.29 of the Ontario Heritage Act, a property must meet one or more of the following criteria:

1. The property has a design or physical value if
 - it is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - it has a high degree of craftsmanship or artistic merit; or
 - it demonstrates a high degree of technical or scientific achievement.

2. The property has historical or associative value if
 - it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - it yields, or has the potential to produce, information that contributes to an understanding of a community or culture; or
 - it reflects the work or ideas of an architect, artist, building, designer or theorist who is significant to a community.

3. The property has contextual value if,
 - it is vital in defining, maintaining or supporting the character of an area;
 - it is physically, functionally, visually or historically linked to its surrounding; or
 - it is a landmark.

The Bowes House complies with more than one of the criteria outlined in O. Reg. 9/06 for the designation of properties under the Ontario Heritage Act.

Planning Act R.S.O. 1990, c.P.13

This requires that Council in carrying out its responsibilities under this Act, "shall have regard to, among other matters ... the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest..."

Provincial Policy Statement (P.P.S.)

This states that "significant built heritage resources shall be conserved". A built heritage resource includes buildings or structures that contribute to a property's cultural heritage value or interest as identified by a community. To have significant cultural heritage value, a heritage resource must make an "...important contribution....to our understanding of the history of a place, an event or a people".

It is staff's opinion that the Bowes House represents significant built heritage resources. As such, its designation under the Ontario Heritage Act would be consistent with the P.P.S. policy.

Places to Grow

This states that the Greater Golden Horseshoe "...is blessed with....irreplaceable cultural heritage sites..." that "....must be wisely protected and managed as part of planning for future growth." It seeks a "balanced approach" to using and managing resources, including heritage resources. A culture of conservation is sought where municipalities develop policies and strategies that conserve cultural heritage where feasible, as "built-up areas are intensified."

It is staff's opinion that the designation of the Bowes House would contribute toward the protection of this significant cultural heritage resource in accordance with the provisions of "A Place to Grow".

Halton Region Official Plan

A goal of Halton Region's Official Plan is "...to protect the material, cultural, natural and built heritage of Halton for present and future generations."

It is staff's opinion that the designation of the Bowes House supports this goal.

Town of Milton Official Plan

A goal of Milton's Official Plan is to conserve "the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse." It goes on to say that in determining properties for designation, Council shall consider whether a property:

- is "...associated with the life of a person important in the history of the Town, the Province or the Nation..."
- embodies a distinctive "...architectural style, period or method of construction, or the work of an important building designer or architect;" or
- is "...an integral part of a distinctive area of the community or is considered to be a landmark of special value which contributes to the distinctive quality of identity of the Town."

Discussion

The Bowes House is an excellent representative example of vernacular mid-Victorian domestic architecture. It was built c. 1870 and has the "L" shape that became very popular in the mid to late nineteenth century (see photograph in Appendix 4). Its arched gable windows may have included detailing to emphasize its peak and its relationship to the then-popular Gothic Revival style of architecture. Most of the window and door openings are original. The bay and arched windows, as well as the front entrance doors, are also unique. Almost all of the original exterior form of this house and many of its original internal features remain. Of particular note are the high quality of the interior millwork and the rare 18 inch wide floor-boards.

The Bowes House has a design or physical value as an early example of vernacular, timber-frame construction, and has historical or associative value for its association with the establishment of Methodism in Trafalgar Township, and as the second oldest known residence in the Town of Milton. Renowned Upper Canadian Methodist minister and community leader Anson Green is believed to have preached in the house, and Joseph Bowes Sr. was instrumental in the founding of a church and cemetery for the congregation, which still stands on the lot he severed and carries his name: the Bowes Presbyterian Church. The property's contextual value lies with the physical and historical connections between the house and existing Bowes Presbyterian Church, and the preserved rural and natural heritage setting of Sixteen Mile Creek. Although late 20th century alterations and extensions compromised its heritage integrity, the main block of the Bowes House retains its early 19th-century vernacular character, and its current form reflects the structure's continuous evolution and adaptation over a nearly 200-year period.



It is staff's opinion that the Bowes House is a significant heritage resource (see Appendix 5) that conforms to the criteria for designation as it contains the following significant heritage attributes:

- One-and-a-half storey massing;
- Low gable roof;
- Squared log timber framing, some of which is exposed to the interior;
- Asymmetrical fenestration with six-over-six and twelve-over-twelve light wood windows;
- 18 inch wide wood floor-boards and plaster finishes on the second level of the main block; and
- Five paneled 'Greek Revival' doors in the main house.

Financial Impact

None arising from this Report.

Respectfully submitted,

Barbara Koopmans, MPA, MCIP, RPP, CMO
Commissioner, Planning and Development

For questions, please contact: Anthony Wong, Policy Planner Phone: Ext. 2565

Attachments

Appendix 1 – Reasons for Designation
Appendix 2 – Location of Bowes House before and after relocation
Appendix 3 – Photograph of the Property before relocation
Appendix 4 - Photograph of the property after relocation
Appendix 5: Heritage Attributes Photographs_ Bowes House
Appendix 6: Heritage Impact Assessment prepared by Golder Associates, dated January 2018.

CAO Approval
Andrew M. Siltala
Acting Chief Administrative Officer

Reasons for Designation: 1335 Basswood Crescent Bowes House

Description

The property at 1335 Basswood Crescent is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. It meets the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value. Located on the southeast corner of Regional Road 25 and Louis St. Laurent, the Bowes house was built by an Irish immigrant, farmer, merchant, and devout Methodist Joseph Bowes Sr. sometime between 1825 and 1827. Bowes House is a storey-and-a-half vernacular farmhouse originally situated between Regional Road 25 and Sixteen Mile Creek on the former East Half Lot 7, Concession 3, Trafalgar Township, now part of the Town of Milton. As part of the conservation plan, the building was r in 2018 to its present location.

Statement of Cultural Heritage Value

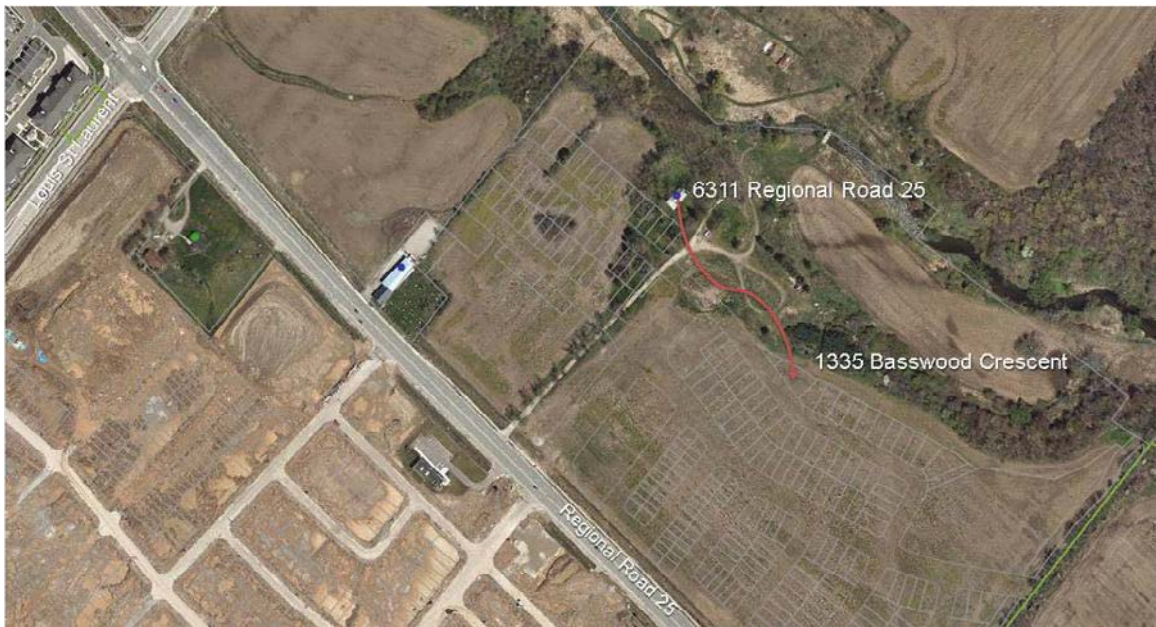
Bowes House has a design or physical value as an early example of vernacular, timber-frame construction, and has historical or associative value for its association with the establishment of Methodism in Trafalgar Township, and as the second oldest known residence in the Town of Milton. Renowned Upper Canadian Methodist minister and community leader Anson Green is believed to have preached in the house, and Joseph Bowes Sr. was instrumental in founding a church and cemetery for the congregation, which still stands on the lot he severed for the purpose at 6311 Regional Road 25 and carries his name: the Bowes Presbyterian Church. The property's contextual value lies with the physical and historical connections between the house and existing Bowes Presbyterian Church, and the preserved rural and natural heritage setting of Sixteen Mile Creek. Although late 20th century alterations and extensions compromised its heritage integrity, the main block of the Bowes House retains its early 19th-century vernacular character, and its current form reflects the structure's continuous evolution and adaptation over a nearly 200-year period.

Heritage Attributes

Key attributes that reflect the design of physical value of the Bowes House are the:

1. One-and-a-half storey massing;
2. Low gable roof;
3. Squared log timber framing, some of which is exposed to the interior;
4. Asymmetrical fenestration with six-over-six and twelve-over-twelve light wood windows;
5. 18 inch wide wood floor-boards and plaster finishes on the second level of the main block; and
6. Five paneled 'Greek Revival' doors in the main house.

LOCATION OF BOWES HOUSE BEFORE AND AFTER THE MOVE



PHOTOGRAPH OF THE PROPERTY BEFORE THE MOVE
TO 6311 REGIONAL ROAD 25



PHOTOGRAPH OF THE PROPERTY AFTER THE MOVE TO
1335 BASSWOOD CRESCENT



HERITAGE ATTRIBUTES PHOTOGRAPHS - BOWES HOUSE





January 10, 2018

HERITAGE IMPACT ASSESSMENT

**'Bowes House', 6311 Regional Road 25
East Half Lot 7, Concession 3
Trafalgar Township
Town of Milton, Ontario**

Submitted to:

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Report Number: 1211360042-2000-R01

Distribution:

1 e-copy - Mattamy Homes
1 e-copy - Golder Associates Ltd.

REVISED REPORT





Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In March 2017, Mattamy Homes retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for the property at 6311 Regional Road 25 in the Town of Milton, Ontario. The Study Area covers 16.78 hectares of rural farmland on Sixteen Mile Creek with a storey-and-a-half residence —known as ‘Bowes House’— and a number of barns and outbuildings, and is included on the Town of Milton’s *Heritage List* as a ‘Grade A’ property of potential cultural heritage value or interest. Adjacent to the Study Area is the former Bowes Presbyterian Church and pioneer cemetery at 6321 Regional Road 25, also included on the Town’s *Heritage List* as a ‘Grade A’ property of potential cultural heritage value or interest.

Mattamy is proposing to develop the Study Area for 379 detached residential, townhouse, and back-to-back townhouse units with associated roads and intersections. As currently proposed, Bowes House will be moved to a new residential lot on Sixteen Mile Creek, and all other structures will be demolished. Since the Study Area is on the municipality’s *Heritage List* and is adjacent to a property on the *Heritage List*, the Town required that a HIA accompany the application for draft plan approval.

Following guidelines provided by the Ministry of Tourism, Culture and Sport and the Town of Milton, this HIA identifies the heritage policies applicable to conserving and developing the property, provides an overview of the property’s geography and history and an inventory and evaluation of the property’s built and landscape features, assesses the potential for adverse impacts resulting from the proposed development, and makes recommendations to ensure that the property’s heritage attributes, and those of adjacent properties, are conserved.

This HIA concludes that the main block and possibly part of the north wing of Bowes House was built prior to 1827, making it the second oldest surviving house in the municipality. Bowes House was determined to be of cultural heritage value or interest as prescribed in *Ontario Regulation 9/06* as an early example of timber-frame construction, and for its association with the establishment of the Methodist church in the community, but due to its low level of heritage integrity, does not meet the criteria for provincial designation under *Ontario Regulation 10/06*.

To ensure the long-term sustainability and use of the structure as a valued built heritage resource, Golder recommends to:

- **Relocate the main block to a new lot in the proposed development, and recreate the north wing in new, compatible construction.**

This operation will require the following short-term and long-term actions:

Short-term Conservation Actions

- Implement a mothballing plan compliant with the Town’s *Terms of Reference: Mothballing of Heritage Resources*; and,



- Prepare a conservation plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Bowes House prior to, during, and after the relocation effort.

Long-term Conservation Actions

- Designate the Bowes House and its associated new parcel under Part IV of the *Ontario Heritage Act*;
- Officially name the building 'Bowes House' and install commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house; and,
- Request that Bowes House be added to the Canada's Historic Places Canadian Register of Historic Places (CRHP).



Personnel

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Acknowledgments

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APPENDICES

APPENDIX A

Proposed Site Plan, courtesy Mattamy Homes

APPENDIX B

Bowes House Structural Condition Review, Zaretsky Consulting Engineers Inc., September 2017



1.0 INTRODUCTION

In March 2017, Mattamy Homes (Mattamy) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for the property at 6311 Regional Road 25 in the Town of Milton, Ontario (the Study Area) (Figure 1). The Study Area covers 16.78 hectares of rural farmland on Sixteen Mile Creek with a storey-and-a-half residence —known as ‘Bowes House’— and a number of barns and outbuildings, and is included on the Town of Milton’s (the Town) *Heritage List* as a ‘Grade A’ property of potential cultural heritage value or interest. Adjacent to the Study Area is the former Bowes Presbyterian Church and pioneer cemetery at 6321 Regional Road 25, also included on the Town’s *Heritage List* as a ‘Grade A’ property of potential cultural heritage value or interest.

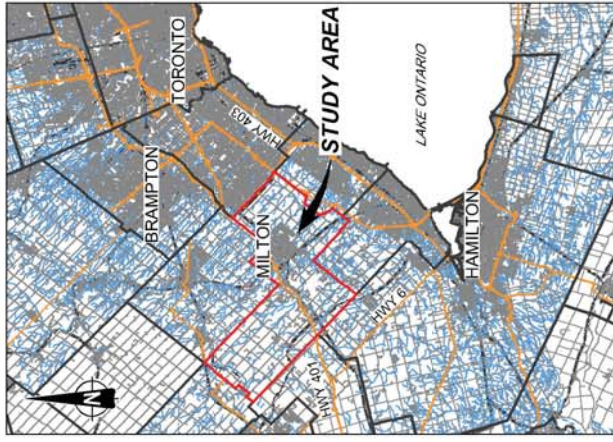
Mattamy is proposing to develop the Study Area for 379 detached residential, townhouse, and back-to-back townhouse units with associated roads and intersections. As currently proposed, Bowes House will be moved to a new residential lot on Sixteen Mile Creek, and all other structures will be demolished. Since the Study Area is on the municipality’s *Heritage List* and is adjacent to a property on the *Heritage List*, the Town required that a HIA accompany the application for draft plan approval. A previous assessment completed in 2010 by Armstrong, Molesworth Sheppard Architects Limited (2010) recommended that Bowes House be demolished, but lacked detail to justify the demolition recommendation.

Following guidelines provided in the Ministry of Tourism, Culture, and Sport’s (MTCS) *Ontario Heritage Tool Kit* series (2006) and the Town’s *Heritage Impact Assessment Terms of Reference*, this 2017 document provides:

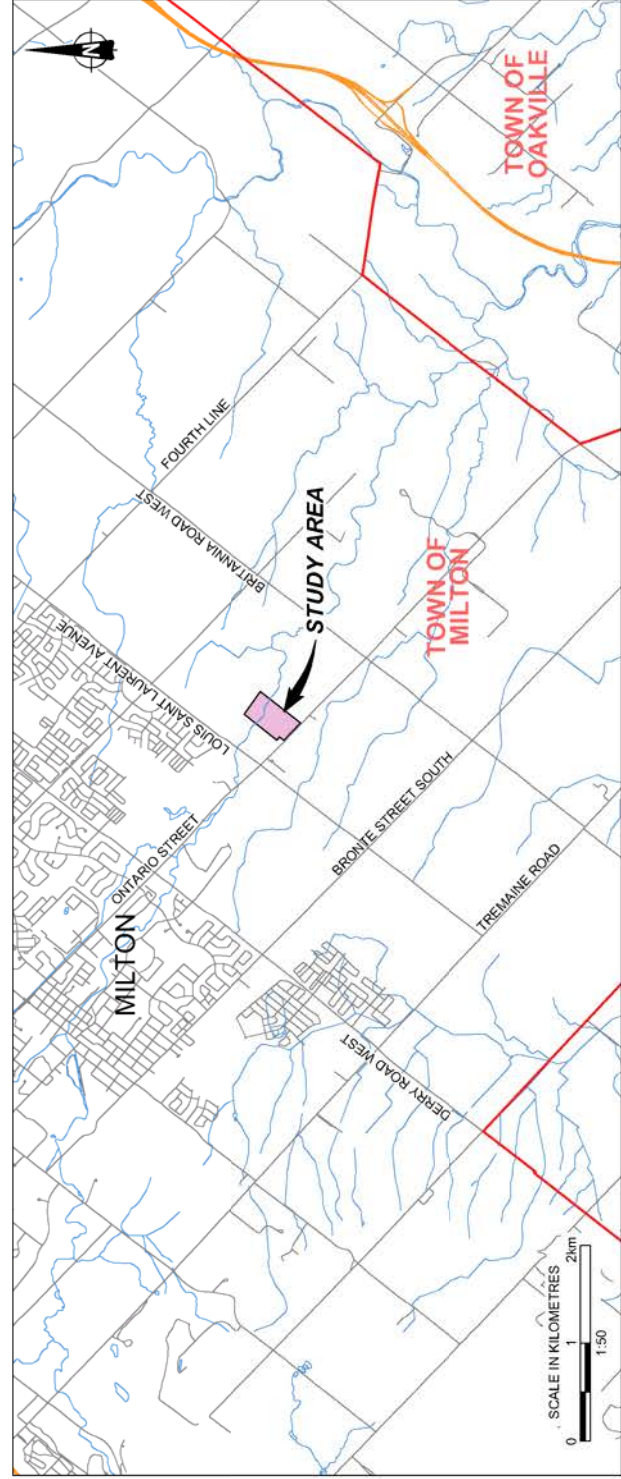
- A background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources in the Study Area;
- An overview of the Study Area’s geographic context, and its documentary and structural history;
- An inventory and evaluation of built and landscape elements in the Study Area, including a statement of cultural heritage value or interest (CHVI);
- A description of the proposed development and an assessment of potential adverse impacts with options analysis; and,
- Recommendations for conservation or mitigation measures to ensure that the Study Area’s heritage attributes, and those of adjacent properties, are protected and conserved.



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE STUDY AREA BOUNDARY
- TOWN OF MILTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- MILTON
- TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2017, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENSE FROM ONTARIO MINISTRY OF NATURAL RESOURCES © QUEEN'S PRINTER 2015; BING IMAGERY AS OF APRIL 17, 2017 (IMAGE DATE UNKNOWN); CANMAP STREETFILES V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.

LOCATION MAP

HERITAGE IMPACT ASSESSMENT
1255 ONTARIO STREET SOUTH
TOWN OF MILTON, ONTARIO

PROJECT	121360042-2000-R01001.dwg
DATE	Apr 18, 2017
SCALE	AS SHOWN
CLASS	2.0
CHECKS	

FIGURE 1





2.0 POLICY FRAMEWORK

The Study Area is subject to a number of Provincial and municipal heritage planning and policy regimes, as well as guidance developed at the federal level (Figure 2). Although these have varying levels of priority, all are considered for decision-making in the cultural heritage environment. The relevant guidance, legislation, and policies are described below.

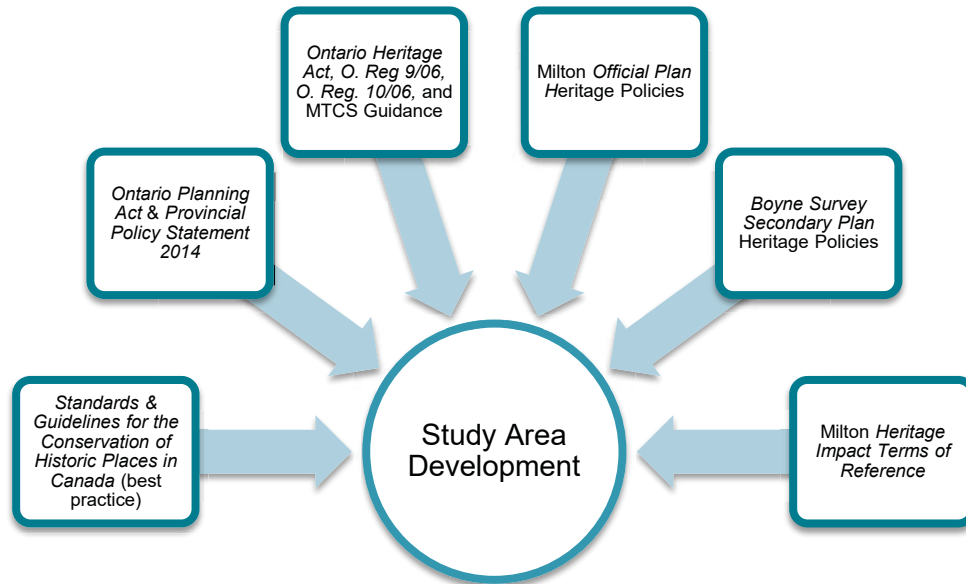


Figure 2: Federal, provincial and municipal policies relevant to heritage conservation and development in the Study Area.

2.1 Federal and International Heritage Policies

No federal heritage policies apply to the Study Area, although many of the Provincial and municipal policies detailed below align in approach to that of Canada’s *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada’s Historic Places 2010). This document, drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)* and the 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*, defines three conservation treatments —preservation, rehabilitation, and restoration— and outlines the process, standards, and guidelines to meet the objectives for each treatment on a range of cultural heritage resources.

2.2 The Ontario *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* and associated *Provincial Policy Statement, 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a Provincial interest, and PPS 2014 further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning ‘shall be consistent with’ PPS 2014.



The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of the PPS 2014:

- Section 2.6.1 – ‘Significant built heritage resources and significant heritage landscapes shall be conserved’; and,
- Section 2.6.3 – ‘Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.’

PPS 2014 defines *significant* resources as those ‘determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people’, and *conserved* as ‘the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.’ Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an ‘official plan’, which may outline further heritage policies (see Section 2.4).



2.3 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for Provincially-owned and administered heritage properties, and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables council to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’ (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

- 1) The property has **design value or physical value** because it:
 - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii) Displays a high degree of craftsmanship or artistic merit; or
 - iii) Demonstrates a high degree of technical or scientific achievement.
- 2) The property has **historic value or associative value** because it:
 - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
 - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
 - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
- 3) The property has **contextual value** because it:
 - i) Is important in defining, maintaining or supporting the character of an area;
 - ii) Is physically, functionally, visually or historically linked to its surroundings; or
 - iii) Is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*.

Designated properties, which are formally described and recognized through by-law, must then be included on a ‘Register’ maintained by the municipal clerk. At a secondary level, a municipality may ‘list’ a property on the register to indicate its potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

The Town maintains a register of heritage properties that includes:

- Individual buildings or structures designated under Part IV of the *OHA*;



- Individual buildings or structures designated under Part V of the *OHA*; and,
- Listed properties of potential CHVI.

At the Town, like most municipalities, heritage planning staff and municipal heritage committees report to Council on issues pertaining to the *OHA*. If these individuals or bodies are absent in a municipality, the Province may assume responsibility.

2.3.1 Provincial Heritage Conservation Guidance

The Province, through the MTCS, has developed a series of products called the *Ontario Heritage Tool Kit* to advise municipalities, organizations, and individuals on heritage protection and conservation. Of these, *Heritage Resources in the Land Use Planning Process* (MTCS 2005) defines a HIA as:

- ‘a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.’

Advice on how to organize the sections of a HIA is provided in the MTCS document, although municipalities may also draft their own terms of reference, such as the Town’s *Heritage Impact Assessment Terms of Reference*. *Heritage Resources in the Land Use Planning Process* also advises that the following direct and indirect adverse impacts be considered when assessing the effects of a proposed development on a cultural heritage resource:

- Direct impacts
 - *Destruction* of any, or part of any, significant heritage attributes, or features;
 - *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Indirect Impacts
 - *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
 - *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
 - *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features; or
 - *A change in land use* such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

If adverse impacts are identified, the MTCS guidance suggests that mitigation be achieved through:

- Alternative development approaches;
- Isolating development and the site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;



- Allowing only compatible in-fill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

Determining the optimal conservation or mitigation strategy is further guided by the MTCS *Eight guiding principles in the conservation of historic properties* (2012), which encourage respect for:

- 1) Documentary evidence (restoration should not be based on conjecture);
- 2) Original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) Historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) Original fabric (repair with like materials);
- 5) Building history (do not destroy later additions to reproduce a single period);
- 6) Reversibility (any alterations should be reversible);
- 7) Legibility (new work should be distinguishable from old); and,
- 8) Maintenance (historic places should be continually maintained).

2.4 Town of Milton Heritage Policies

2.4.1 Official Plan

The Town's *Official Plan*, last consolidated in 2008, informs decisions on issues such as future land use, sustainable development, infrastructure, and community services within the municipality. Section 2.10 of the *Official Plan* outlines the goals, objectives, and strategic policies for cultural heritage features and landscapes, with the former defined as:

- Those features derived from past agricultural, mineral resource, natural heritage resource, aboriginal uses, etc., that our society values and that survives as a living context, which are important for their architectural, historic or contextual value as a legacy of the cultural landscape and heritage of an area.

The Town's three objectives for cultural heritage policies include:

- The conservation of the Town's heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential of their adaptive reuse;
- The integration of the conservation of heritage resources into the Town's general planning approach; and,
- The promotion of an understanding and appreciation of the heritage.

To evaluate heritage properties (Section 2.10.3.5), the *Official Plan* lists criteria similar in principle to *O. Reg. 9/06* with the exception that it is organized into two categories —Historic Value or Interest and Architectural Value or Interest— and includes the additional criteria. For Historic Value or Interest, the criteria also includes:

- It dates from an early period in the development of the Town's communities; and,



- It is an example of outstanding interior design; and,
- It is an example of a rare or otherwise important feature of good urban design or streetscaping;

For Architectural Value or Interest, the additional criteria includes:

- It is a representative example of a method of construction now rarely used; and,
- It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part.

Further criteria to establish designation under Part IV of the *OHA* is listed in Section 2.10.3.8 but these also follow *O. Reg. 9/06*.

Under Section 2.10.3.16 are the policies for protection of heritage resources, with Section 2.10.3.20 outlining the requirements for new development. These include:

- Study and consider the preservation, relocation and/or adaptive reuse of buildings or structures based on both social and economic costs and benefits;
- Incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details and, in particular:
 - new additional features should generally be no higher than the existing heritage buildings and wherever possible shall be placed to the rear of the building or set back substantially from the principal facade; and,
 - new construction and/or infilling should complement the immediate physical context and streetscape by generally being of the same height, width and orientation of adjacent buildings, being of similar setback, of like materials and colours and using similarly proportioned windows, doors and roof shape.
- Express the heritage resource in some way, including the display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses and reflecting the former architecture and uses.

Finally, the *Official Plan* includes policies for 'Special Resources' which references pioneer cemeteries and:

- Preservation of mature trees and other vegetation of heritage significance. Existing landmark trees and tree and hedge lines shall be an essential consideration in the design of any development; however, the Town shall also take into consideration the relative importance of competing resources. The preservation of trees along streets and roads shall be encouraged by Council, except where removal is necessary because of disease or to ensure public health and safety (Section 2.10.3.24).

2.4.2 Secondary Plans & Municipal Guidance

Cultural resource management is sometimes addressed under Secondary Plans or other special policies. The Study Area is within the Boyne Survey Secondary Plan, which includes additional heritage policies to those provided in the *Official Plan* in Section C.10.3.2.13:

- To preserve existing cultural heritage features which are designated or are on the Town's register, "in situ" wherever possible, or if supported by an approved heritage study, on an alternative, appropriate site. Adaptive reuse of these features will be encouraged.



The Town's *Heritage Impact Assessment Terms of Reference* summarizes many of the provincial and municipal policies and guidance described above as well as outlining in greater detail the written and graphic information a HIA required and the three possible conservation options if a built heritage resource cannot be preserved in situ. These are:

- **Relocation** of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation;
- **Ruinification** allows for the exterior only of a structure to be maintained on a site; and,
- **Symbolic conservation** refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

In addition to conservation options, the HIA must also determine whether property meets the criteria prescribed in *O. Reg. 9/06* or *Criteria for determining cultural heritage value or interest of provincial significance (O. Reg 10/06)*.

This HIA follows the guidance provided in the *Terms of Reference* and evaluation using both *O. Reg 9/06* and *O. Reg. 10/06* is provided in Section 7.2.1.



3.0 SCOPE AND METHOD

To undertake this HIA, Golder:

- Reviewed applicable municipal heritage policies and consulted the Town heritage planner;
- Reviewed archival and published documents relevant to the Study Area;
- Conducted field investigations to document and identify any heritage attributes within the Study Area, and to understand the wider built and landscape context;
- Evaluated the cultural heritage resources identified in the Study Area using the criteria prescribed in *O. Reg. 9/06* and *O. Reg. 10/06*; and,
- Assessed the impact of the proposed development on identified heritage attributes in the Study Area and those of the adjacent heritage property using relevant federal, provincial, and municipal cultural heritage policy and conservation guidelines.

A variety of archival and published sources, including historic maps, land registry and census data, municipal government documents, and research articles were compiled from the Ontario Archives, Milton Historical Society Archives (with assistance of archivist Brenda Bousfield), and other sources to create a land use history of the Study Area. Field investigations were conducted by Golder in 2012, and again by Cultural Heritage Specialist Allison Nott on March 31, 2017, with the latter site visit including accessing and photographing all elements of the Study Area, documenting the structural elements using a *Canadian Inventory of Historic Buildings Recording Form*, and photographing adjacent properties.

From this data, and in consultation with the Town's Heritage Planner Anne Fisher (who also provided background on the Town's file on the Study Area on March 28 and March 29, 2017), the Study Area was evaluated under *O. Reg. 9/06* and *O. Reg. 10/06*. The proposed options for rehabilitation, relocation, and incorporating into the surrounding development were then evaluated for adverse impacts on identified heritage attributes using the criteria provided in the MTCS *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value and determining impacts to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MTCS 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010);
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003);
- *The Evaluation of Historic Buildings* (Kalman 1979); and,
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001).



4.0 GEOGRAPHIC & HISTORICAL CONTEXT

4.1 Geographic Context

The Study Area is in southwestern Ontario, approximately 16 km northwest of Lake Ontario and within the Peel Plain physiographic zone, an area of level to undulating, imperfectly drained terrain with fine-textured clay soils covering approximately 483 square km between the South Slope zone to the east, and the Niagara Escarpment to the south and east. When properly drained, these soils are capable of supporting grain agriculture, stock raising, and dairying (Chapman & Putnam 1984:174-176). The Study Area is also within the Sixteen Mile Creek watershed, which flows in an easterly direction within the northern portion of the Study Area and empties into Lake Ontario approximately 15.5 km to the east. Trees in the vicinity of the Study Area are predominately deciduous, but coniferous species are also present.

The Study Area is near the west corner of a large rural block bounded on the south by Regional Road 25, at the east by Louis Saint-Laurent Boulevard, on the north by Thompson Road South, and on the east by Britannia Road West. Nearby are the historic communities of Boyne (1.15 km south), Milton (approximately 3.8 km northeast to the centre), and Omagh (approximately 2.6 km northeast). Just over 450 m west of the Study Area is the current southern and eastern extent of development in the Town of Milton, although the agricultural land use on the boundaries of the Town is rapidly transitioning to a suburban environment. A large golf course is southeast of the Study Area on Sixteen Mile Creek, while under construction immediately to the south between Bronte Street South and Regional Road 25 is a large-scale residential development. Nevertheless, the landscape within the Study Area block retains the dispersed settlement pattern and field boundaries typical of those depicted in mid to third-quarter 19th century maps of rural southern Ontario. Farmhouses and outbuildings are relatively set back from the roads and there are large woodlots following the meandering path of the Creek.

4.2 Halton Counties

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The Study Area is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships, with the Study Area originally falling within part of Halton County and Trafalgar Township.

Halton County was named for William Halton, secretary for Francis Gore, who served twice as Lieutenant-Governor of Upper Canada (1806-1811 and 1815-1817). In 1816, Halton County was separated from Gore District and united with Wentworth County until separated again in 1853. Halton included the townships of Esquesing, Nassagaweya, Nelson, and Trafalgar, and in 1857 the towns of Oakville and Milton were added to the County Council, and the Town of Milton chosen as the new County Seat (Walker and Miles 1877).

Halton Region replaced the former Halton County on January 1st, 1974, and now includes Oakville, Milton, and Halton Hills, with the municipal seat residing in Oakville. This reorganization included moving the boundary of Halton Region to the west side of Ninth Line, with the lands to the east subsumed under the Region of Peel, formerly Peel County, which includes the communities of Brampton (the municipal seat), Mississauga, and Caledon.



4.2.1 Township of Trafalgar

In 1793, prior to formal surveys of the area, the future Dundas Street was proposed as a military road linking Lake Ontario, Lake Erie, and Lake Huron, and as a route to encourage settlement throughout southwestern Ontario. The Trafalgar Township portion of the road was partially cleared by 1800, and the township named 'Township 2' and 'Alexander Township'. It was later renamed to honour Admiral Horatio Nelson's posthumous victory over the French fleet at the Battle of Trafalgar on October 21, 1805 (Walker and Miles 1877).

The same year, following Treaty 13A between the Crown and the Mississauga Nation (Morris 1943), the area north of Dundas Street was opened for township survey, which Samuel S. Wilmot undertook until 1806. Using Dundas Street as a baseline, Wilmot used the Single Front Survey system where only the concessions were surveyed and lots of 120 to 200 acres were delineated to be five times as long as they were wide (Schott 1981:77-93), and marked out four concessions south of Dundas Street (SDS) and two to the north (NDS). The NDS concession lines were oriented south to north with the side roads crossing the township from west to east, while for the SDS, the concession lines were oriented north to south (McIlwraith 1999:54; Unterman McPhail Associates 2010:6).

The original 'Old Survey' was settled quickly, but it was not until after 1818 that the remainder of the Township had been purchased from the Mississaugas and a 'New Survey' could divide the land north of the 2nd concession NDS (Unterman McPhail Associates 2010:6). For the portion of the Township north of Lower Baseline Road, Wilmot changed the survey to the double-front system, with concession lines oriented roughly north-south and numbered west to east, and lots running roughly east-west and numbered north to south. In the double-front system only the concession roads were surveyed and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; McIlwraith 1999) (Figure 3).

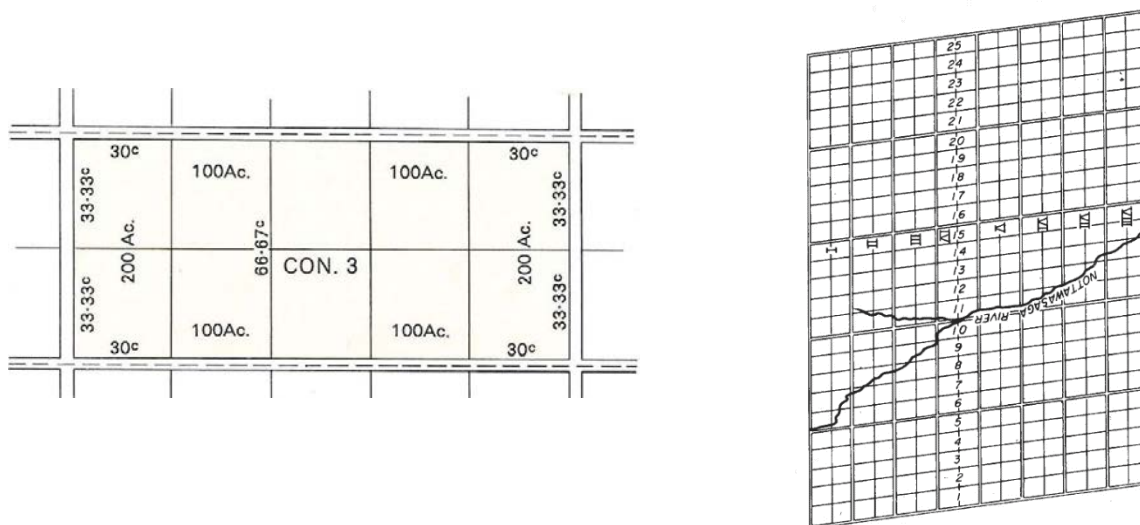


Figure 3: Examples of the double front survey system, used from 1815-1829 (Schott 1981:81). The dashed line in the drawing at left represents the surveyed road centrelines. The 200 acre (Ac.) lots were divided in half, creating 100 acre lots 30 chains (°) wide by 33.3 chains long (1 chain = 66 feet/ 20.12 metres). At right is an example of an east-half double front survey, where concessions are numbered west to east from a centre-line, and lots are numbered south to north.



In addition to clearing five acres, fencing-in their lots, and building a house, the Township's initial settlers were required to clear the trees from the road allowance abutting their property and improve the road surface. The unoccupied Clergy Reserves laid out along Dundas Street were under no such obligations, and when left undeveloped hampered settlement and trade. Once the government relocated the Clergy Reserves off Dundas Street, growth could accelerate so that by 1817, the township had a population of 548 and boasted four taverns, four sawmills, and one grist mill. By 1820, the Township's first post office opened and regular stage coach service was available (Walker and Miles 1877). The 1841 Trafalgar census enumerated 790 homes inhabited and 4,495 residents, most of whom were of British and French origin, or were immigrants from Ireland and the United States.

In 1846 the 'Corn Laws' that had protected domestic wheat production in Britain were repealed, opening the market to Canadian farmers. Ontario soon benefited from a boom in demand, and the increased capital allowed many farmers to replace their original wood dwellings with more substantial houses built in brick or stone, a trend that continued throughout the remainder of the 19th century. In Halton County alone, 75% of settlers had replaced their early log cabins with more substantial brick, stone, or first-class frame dwellings by 1881 (Ontario Agricultural Commission 1881:178). However, by this time a wheat blight had forced farmers in Trafalgar Township—as elsewhere in southern Ontario—to diversify by keeping livestock or dairy herds and planting mixed crops and orchards. General pasturage now represented the majority of land use, followed by cultivation of hay and fall wheat (Ontario Agricultural Commission 1881:185-186).

The Town of Milton was established around a small grist milling operation built in 1822, was incorporated in 1857, and by 1877 included the County Court House, Registry Office, a jail, and a substantial Town Hall. It also boasted several schools and a number of industrial, social and merchant institutions. Sixteen Mile Creek played an important role in this overall development of Trafalgar Township and the Town of Milton, providing both a source of power for mills and drinking water for residents and animals.

In the early 20th century, the popularity of motor vehicles began to change urban and rural development in southern Ontario. The early stages of urban residential growth around the Town were apparent by 1942 and substantially changed after 1950 due to the combined effects of a population boom, affordability of vehicles and improved roads, and a desire to settle outside the downtown cores. In 1951, Trafalgar Township had a population of 8,118 yet within a decade the number of residents had almost quadrupled to 31,743. Concurrently, urbanization spread north from Lake Ontario to Dundas Street so that by the mid-1990s most of the land south of Dundas Street was fully developed. After completion of Highway 401 through the region by 1960, residential development spread to the historically rural areas surrounding Milton. As vehicular traffic increased, the network of roadways throughout the region improved providing Milton, and the surrounding communities, better connections to the growing metropolis of Toronto.

Urban growth continued during the last decades of the 20th century and accelerated during first decade of the 21st century. Milton expanded from 31,471 inhabitants in 2001 to 53,889 in 2006, and by 2011 had reached 84,362; today the population numbers 110,128.



4.3 Study Area

The Euro-Canadian history of the Study Area begins with Samuel Armstrong, who acquired the Crown Patent for the 100 acres of the southwest half of Lot 7, Concession 3, New Survey, Trafalgar Township on August 12, 1825. The same year, he sold the property to William Andrews, who in turn sold it to 'yeoman' or land-owning family farmer Joseph Bowes Senior. In 1826, Bowes Sr. purchased the remaining 100 acres (the northeast portion) of Lot 7.

Joseph Bowes Sr. was born in County Monaghan, Ireland in 1798 and had arrived in Canada in 1824. Two years later he married Elizabeth Moore (1802-June 8, 1889) and the couple would eventually have four sons (Joseph Wesley, George Speer, William Fletcher, and Thomas C.) and two daughters (Jane Ann and Margaret). In addition to running the farm, Bowes Sr. operated an ashery producing lye or potash and ran a small general store from the house. Assessment roll records for Trafalgar Township list the presence of a 'Merchant Shop' on Lot 7, Concession 3 as early as 1827. Since the property was not listed on the earlier 1823 or 1825 assessment rolls, it is likely that the Bowes House was constructed sometime between 1825 and 1827.

A devout Methodist, Bowes offered his home to Reverend Anson Green as a meeting house until 1837, when the congregation had outgrown the space. Green, who described Bowes as 'an intelligent man, has a good wife, and a warm heart', was an itinerant preacher later widely recognized as one of the leading figures of the 19th century Methodist church in Ontario (Cooke 1995; Moir 2017). Bowes consequently donated a half acre at the southwest corner of his property to construct the Methodist church and cemetery that stands on the severed lot today (Figure 4). Tragically, on July 5, 1839, Joseph Bowes Sr. was killed when 'his team of horses ran off', and he was buried next to the church he had helped to establish (Cooke 1995).

In honour of its founder, the church later became known as the Bowes Presbyterian Church. It joined the United Church of Canada in 1924, but in 1957 was purchased by Freemason St. Clair Lodge #135. Along with a number of other alterations, the Lodge expanded the rear of the building, and today the lot is listed as a 'Grade A' heritage property in the Town (Unterman McPhail 2010: B-22; St. Clair Lodge 2017).

On Bowes Sr.'s death, his eldest son Joseph Wesley Bowes (Jr.), then only 9 years old, inherited the 205 acres (140 acres cultivated and 65 acres woodlot) of Lot 7 and a small portion of Lot 8 Concession 2. In 1851, Bowes House was described as a one-and-a-half storey frame residence, but it is not until the 1877 *Historic Atlas* that the building is depicted, and is shown surrounded by a large orchard and part of 'Oak Hill Farm' (Figure 7 and Figure 8). Four decades later the house was again described as one-and-a-half storeys, but with the added detail that it had twelve rooms.

When Joseph Jr. died a bachelor aged 76 on March 8, 1906 (he was predeceased by his brothers William Fletcher and Thomas C. and only one —merchant George Speer— was married), his executors sold the farm to Daniel Lawrence in 1908. Lawrence granted the farm in 1928 to Robert and James Harrison, who may have added a barn sometime between 1931 and 1938, and a decade later the property was transferred to James Harrison in 1941. The following year, Bernard McIntyre was granted the property, and it passed to Fred Armstrong in 1946. From Armstrong the farm went to Joseph Cemunt in 1950, then Charles Ainsley Martin the same year. In 1966, Charles F. Martin was granted the farm and it remained in the Martin family until purchased by Mattamy in 2010. By that time the Study Area included several modern barns and outbuildings, including two smaller dwellings. These and the pre-1931 barn have since been demolished. A full inventory of built elements in the Study Area is provided in Section 5.0.



Figure 4: View facing northeast of the former Bowes Presbyterian Church (2012).



Figure 5: View facing south of the former Bowes Presbyterian Church (2012).



Figure 6: View facing south of the Bowes cemetery (2017).

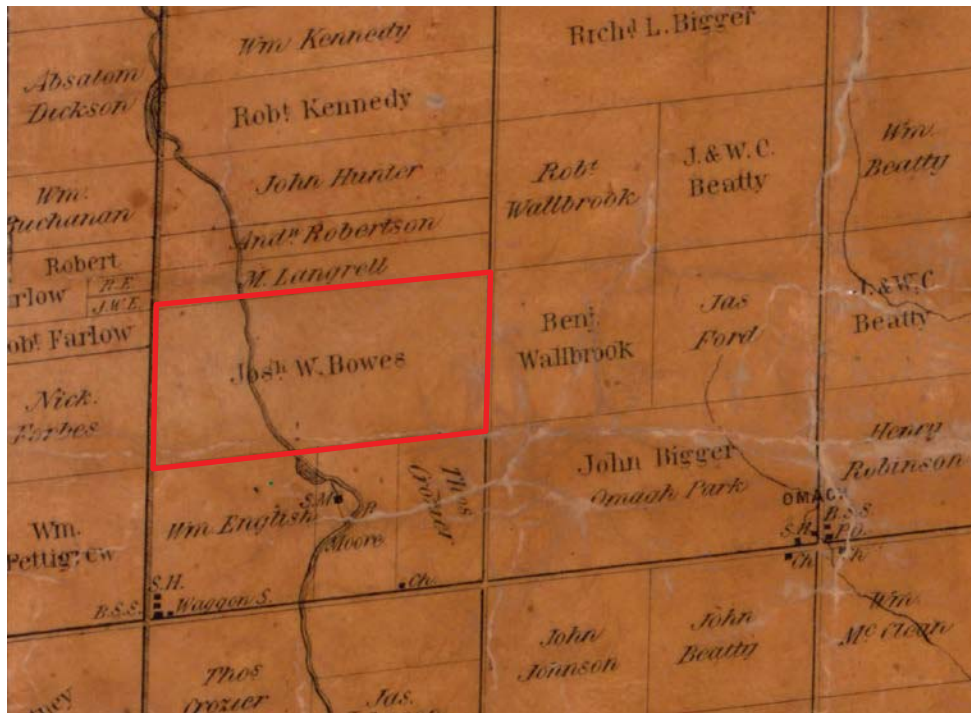


Figure 7: Detail of Tremaine's 1858 map listing 'Jos^h W. Bowes' on Lot 7, Concession 3 (outlined in red).



Figure 8: Detail of the 1877 Illustrated Historical Atlas showing a house and orchards on the west half of 'Oak Hill Farm' on Lot 7 (outlined in red). A symbol indicating the church is also visible at the top left corner of the outlined area.



Figure 9: Detail of a 1938 topographic map showing a large barn south of Boves House. The 'C' marks the church and cemetery property.



5.0 EXISTING CONDITIONS

The elements in the following sections are illustrated in Figure 10.

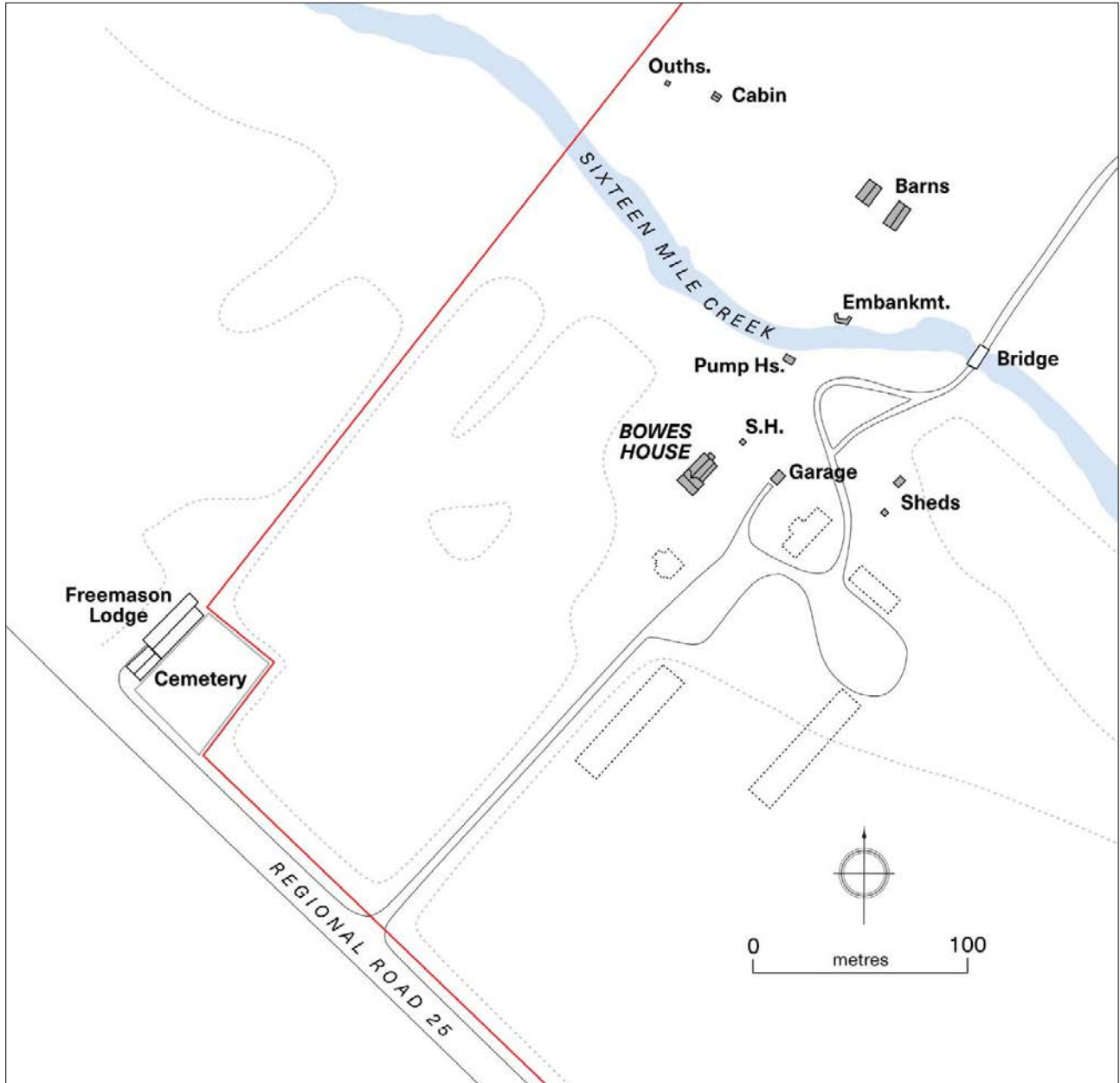


Figure 10: Key plan of elements in the Study Area (west half).



5.1 Setting

Despite the scale of recent landscape change to the west and south, the Study Area retains much of its rural agricultural character. The topography in the south and north portion is primarily flat (Figure 11 and Figure 12), with a gradual drop in elevation toward the riverbank, which runs east on a meandering course through the middle of the Study Area. At the river the topography changes to a rolling terrain with relatively steep slopes and terracing. These slopes and terracing are more pronounced and severe on the south side of the riverbank (Figure 13-15).

Lining the river are stands of deciduous trees, although floodplain areas are noticeable by areas of long grasses rather than taller vegetation. Vegetation increases in thickness to the northeast, where there is a large woodlot on the east property line that extends north to border the large cultivated field north of the creek. Thick stands of trees also line the broadly curving course of a relict tributary that meets the creek just east of the east property line. Artificially planted vegetation marks the southeast boundary and much of the west boundary of the Study Area, while parallel lines of trees follow the driveway to the house from Regional Road 25. Trees, including conifers, also surround the house and its immediate outbuildings, and islands of trees have been left in the southwest ploughed field and east-central ploughed field.

Land use in the Study Area is varied, with the portion south of the river being divided into three, irregularly shaped fields surrounding the centre-north domestic yard and outbuildings. North of the river there is the large field and woodlot mentioned above, but in the southwest corner of this section is a rough yard with green lanes on a small area of plain between the river and the south border of the ploughed field.

The structures are centrally located, and both sides of the river. At the end of the approximately 250-m long and straight driveway is Bowes House and a small cluster of three outbuildings, the remnants of a much larger domestic and farmyard that included two early 20th century barns, two late 20th century barns, two residences and a large outbuilding. Bowes House is at the northwest corner of this former complex and bounded on the west by shallow natural drainage channel that cuts into the riverbank and empties into the creek. A garage, modern shed, and a collapsed outbuilding also survive and are widely spaced across the north of the domestic yard and former farmyard, and the crest of the riverbank. A driveway and green lane leads from the centre of the former complex to the north and meanders until reaching a narrow bridge northwest of Bowes House. Further upstream and accessible by green lane is a pumphouse.

All structures north of the creek are west of the bridge, and accessed via green lanes (Figure 16-17). In the middle of the north rough yard plain are two long barns parallel with each other and oriented northwest-southeast, and immediately to the south of these is the remains of a substantial concrete abutment that originally supported a bridge. To the northwest and near the west property line are a small cabin and associated outhouse.

Although surrounded by open fields, views of the structures in the Study Area are hindered by the distance from the road, the descending elevation, and the heavy vegetation, particularly conifers, surrounding Bowes House and surviving outbuildings. Views out from Bowes House are also obscured by the surrounding trees although once out on the driveway there are relatively panoramic views of the surrounding area and the Masonic Lodge can be clearly seen despite the presence of trees used to line cemetery. From this latter property there is very little visual connection to the structure of Bowes House, although its surrounding stand of trees can be clearly seen.



Figure 11: View of the south portion of the Study Area facing southwest.



Figure 12: View of the south portion of the Study Area, facing south.



Figure 13: View facing north of the topography surrounding Bowes House (left).



Figure 14: View facing south of rising ground and green lanes on the south bank of Sixteen Mile Creek. Bowes House is on the high ground and in the stand of trees on the right.



Figure 15: View of the bridge over Sixteen Mile Creek and the rising ground to the north.



Figure 16: Panorama facing southwest of the Sixteen Mile Creek valley.



Figure 17: View facing west of the Sixteen Mile Creek valley.



Figure 18: View facing north of the barns on the north side of Sixteen Mile Creek (2012).

5.2 Built Environment: General Description

The Study Area's built environment includes Bowes House, a garage, a small shed, a small outbuilding, a pumphouse, two barns, a cabin, an outhouse, a bridge, and a concrete embankment. Bowes House is a single-detached, one-and-a half and one storey structure with overall dimensions of 17.10 m north-south by 10.4 m east-west (Figure 19 to Figure 26). Presuming the east side to be the principal façade, the house is a gabled ell with seven bays, and divided into a main block, a north wing, a north wing extension, a north porch, and an east verandah (Figure 27). Each element is described in detail below.



Figure 19: View of Bowes House facing northwest (2012).



Figure 20: South and east façades of Bowes House (2012).



Figure 21: West and south façades of Bowes House (2012).



Figure 22: West façade of Bowes House (2012).



Figure 23: North and west façades of Bowes House (2012).



Figure 24: North façade of Bowes House (2012).



Figure 25: East and north façades of Bowes House (2012).



Figure 26: East façade of Bowes House (2012).



'BOWES HOUSE'
6311 REGIONAL ROAD 25
East Half Lot 7, Concession 3
TOWN OF MILTON

Schematic Floorplans

Drawn by HCC based on 2012 field drawings
NOTE: Scale is approximate.

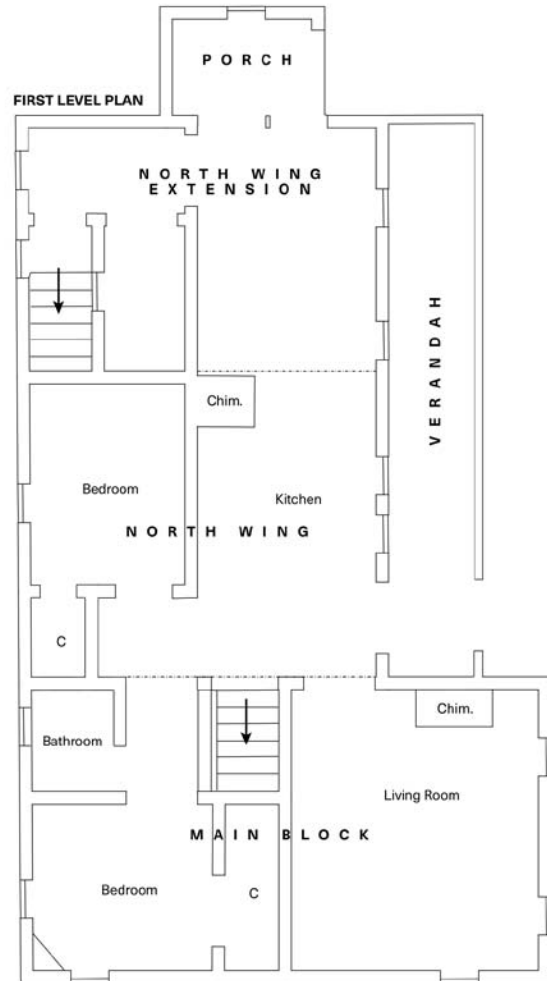
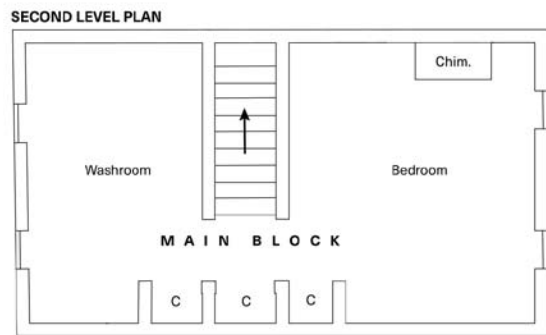
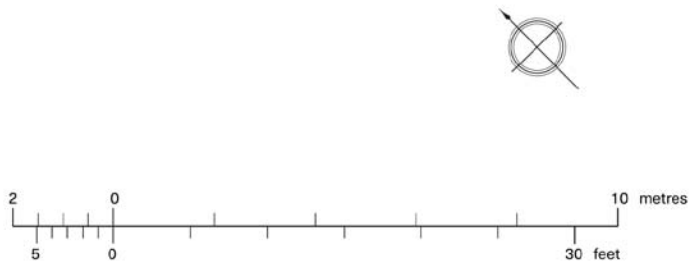


Figure 27: First and second level schematic floor plans of Bowes House.



5.3 Bowes House

5.3.1 Main Block

5.3.1.1 Exterior

The storey-and-a-half, rectangular plan main block measures approximately 6 m on the end wall and 10.4 m on the long axis. Although some have suggested that the entrance was originally centred between the two windows on the south façade, there is no evidence on the interior or exterior to suggest this is the case.

From the exposed wood posts seen on the interior, the walls are known to be heavy timber frame (Figure 29 to Figure 32). Armstrong, Molesworth Sheppard Architects Limited (2010) believed these exposed elements to be decorative since they did not appear to be load bearing but this is only partially correct; the one-and-a-half storey timber framing as seen at Bowes House involves a series of 'bents' created from load bearing vertical members on the north and south walls that terminate with a plate at the top of the second level knee-wall. Joined with mortice and tenons lower down the vertical members are north-south running beams that support the second level floor (Figure 33 and Figure 34). Within and between each bent are cross braces that do not bear loads but are used to frame outer walls, interior partitions, doorways, and windows.

The full-height, below ground level foundation is presumed to be stone but is parged in a thick application of Portland cement on both the interior and exterior (Figure 28). Above this the walls are clad in vinyl siding with narrow corner boards. On the southwest corner this siding extends a few inches from the end wall and gable, indicating the possible location of an external chimney, since removed (Figure 35). Apart from this unusual cladding section, there are no other wall details.

The metal-clad low gable roof is similarly plain, and has projecting eaves and verges with plain soffits and fascias. The latter is wood, but this can only be seen on the west gable where the metal covering has been removed. Prefabricated metal gutters and rain-water leaders have been installed at the eaves.

The main block has a single stack, off-set front chimney with metal lining extending from the north-facing slope of the roof near the northeast corner (Figure 36). Although tall and with a simple crown it appears from the random dichromatic brick construction to be a late 20th century addition.

Except for the pairs of tall windows in gables, fenestration is asymmetrical throughout. On the east end wall the two tall windows are not placed equidistant from the corners and are not symmetrically placed beneath the windows of the gable (Figure 20). On the south facade, the west window is slightly nearer the corner of the building than the window to the east, while on the west end wall there is only a single, tall and narrow window on the south side that is slightly offset from the gable window above. The other window of the west end wall is placed nearer the north wall, is short, and now blind (Figure 21). All windows are wood, six-over-six and double-hung with metal storms and lack sills (Figure 37 and Figure 38). The main floor windows on the south facade and east end wall also have decorative shutters. Entrance to the main block is only through the interior of the north wing, and off-set to the east and west.



Figure 28: Portland cement parging on the south foundation.



Figure 29: Exposed timber framing on the north wall of the main block. The load bearing posts of two bents are either side of the stairs, while at each end are non-load bearing vertical studs. Three cross braces run across the ceiling.



Figure 30: Principal post for a central bent, morticed and pinned to cross-braces.



Figure 31: Vertical stud pinned to a cross brace.



Figure 32: Vertical stud pinned to a cross brace.

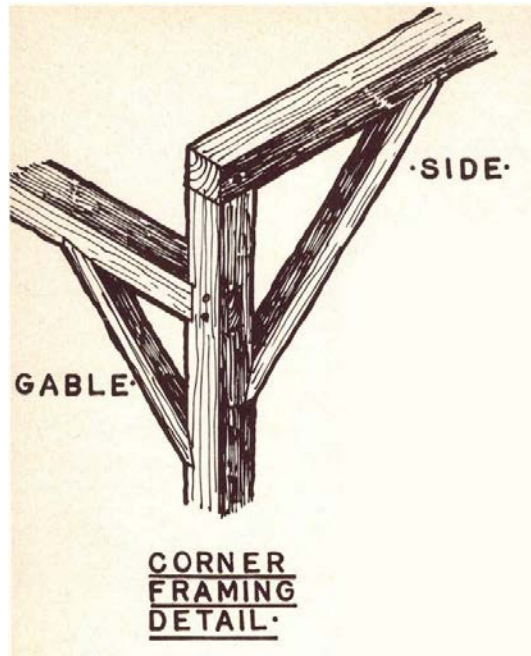


Figure 33: Possible framing technique used at Bowes House, where the posts of the 'bent' are load bearing and the plates are either at the top of the kneewall ('side') or support the floor ('gable') (from Rempel 1967:108). Partitions and wall sections within this framing were formed from non-load bearing vertical studs and cross-braces.

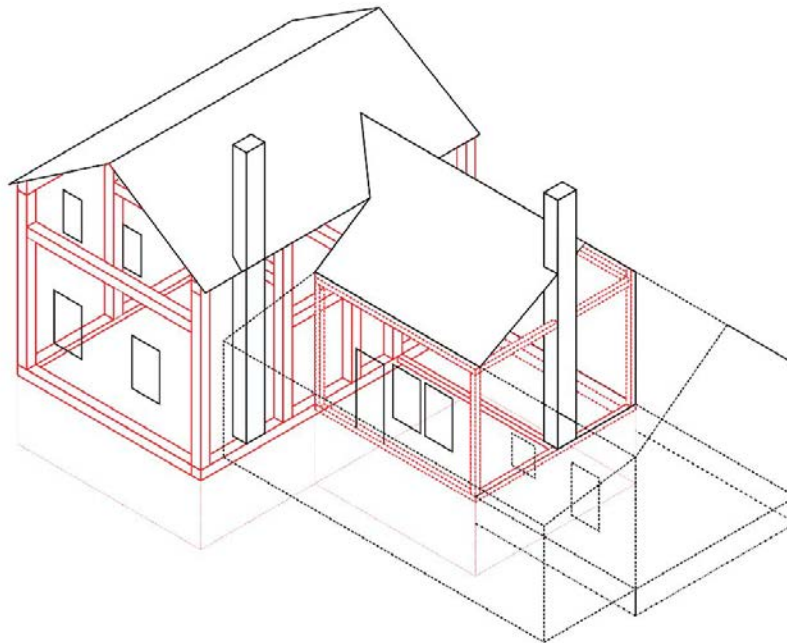


Figure 34: Axonometric rendering of Bowes House showing the possible timber-framing of the main block and north wing. The framing of the north wing is conjectural except for the floor beam and foundation, which were noted during field investigations.



Figure 35: Possible remnants of an external chimney on the southwest corner of the main block (2012).



Figure 36: Main block chimney stack (2012).



Figure 37: Typical ground floor window on the main block (2012).



Figure 38: Typical second floor window of the main block (2012).

5.3.1.2 Interior

5.3.1.2.1 First Level

The first level of the main block is divided into three rooms, two closets and the staircase to the second level. On the east side of the main block is a large living room entered from the north wing through a breach framed by exposed timber-framing (Figure 39). In the north wall of this living room is a late 20th century fireplace, which is constructed in same dichromatic, decoratively 'overfired' brick seen on the main block chimney (Figure 40). The walls and ceiling of the living room appear to be plasterboard and all skirting boards are late 20th century pre-fabricated moulding. The window architraves appear to be early 20th century in date and have crown mouldings and frieze boards, stools and aprons, and fluted casings.

Centred on the north wall within the north wing is the narrow straight staircase, which is partially framed by exposed timber frames, but also by a partition wall (Figure 41). The staircase lacks decoration except for a visible string and moulding at the second level floor.

Like the other openings, entrance to the west space is also framed by the exposed timber framing, and the space is divided into a hall, bedroom, bathroom, and two closets. At the end of the hall, is the bedroom, which has similar window architraves to those found in the living room, with the exception that the west room architraves have rosettes at the top corners. The corner of the room is angled, suggesting there may have been a hearth in this corner, corresponding to the possible chimney seen in the west end wall (Figure 42). A large walk in closet with sink is entered through a five panel door on the east wall, and a small inset shelving is located in the northeast corner of the bedroom (Figure 43). North of the bedroom and entered through a five-panel door in the hall is a washroom (Figure 44), which has modern fixtures throughout, while across the hall is a door to a closet beneath the staircase.



Figure 39: View of the main block living room, facing south.



Figure 40: The northeast corner and fireplace of the main block living room.



Figure 41: Hall west of the central staircase, facing north.



Figure 42: Southwest corner of the first level main block bedroom.



Figure 43: Inset and closet on the east wall of the first level main block bedroom.



Figure 44: First level main block bathroom.



5.3.1.2.2 Second Level

At the top of the straight stairs is a small landing that leads to a bedroom on the east, and a large washroom on the west (Figure 45 to Figure 50). These rooms are only full height at the centre of the room, and the ceilings descend to a kneewall on the north and south sides. Much of the original wall plaster, north-south running floorboards, tall and plain skirting boards and architraves appears to be intact in the bedroom and washroom, with the exception of a number of newer partitions in the washroom. Interestingly, architraves in the bedroom are simple in form, while the washroom architraves have the same corner rosettes as the first level bedroom.



Figure 45: Main block staircase, facing north.



Figure 46: Landing at the main block second level, facing west.



Figure 47: Bathroom on the west side of the main block second level.



Figure 48: View facing east of the bedroom on the east side of the main block second level.



Figure 49: Detail of a rosette on a second level door architrave.



Figure 50: View of the second level bedroom, facing southwest.

5.3.1.2.3 Basement

Accessed via the north wing, the basement of the main block has walls parged in concrete and a poured concrete floor (Figure 51). A masonry support for the brick chimney is under the living room, and there is a blind access to the exterior or coal chute in the centre of south wall. The floor joists, which are consistent dimensions and appear to have been planed, run north-south, while the floorboards above, which also appear to be planed and lack shims, run east-west (Figure 52). Only the north wall sill is visible, and is hand-hewn squared, and notched to receive the ends of the joists (Figure 53).



Figure 51: Portland cement parging and poured concrete floor in the main block basement.



Figure 52: Joist and floorboard construction as seen from the main block basement.



Figure 53: Joists running to the hand hewn sill on the north wall of the main block.

5.3.1.2.4 Attic

Access to the attic is in the ceiling of the east second-level bedroom and is a low space with minimal insulation. The roof structure involves only simple and wide band-sawn common rafters (some of which appear to have been sistered) sheathed in a combination of both narrow and wide planks, and joined at the peak with only a simple top cut (Figure 54).



Figure 54: Roof construction of the main block as seen from the attic access.



5.3.2 North Wing

The single-storey and three-bay north wing is oriented perpendicular to the main block. Based on a central beam visible in the basement, the construction is presumed to be timber frame. On the west wall the cladding is horizontal vinyl siding but on the east is horizontal wood clapboard. Portland cement is exposed at grade level on the west wall, but from exposed construction in the basement it is known that this cement is parging for a coursed rubble foundation. The peak of the low gable roof extends from approximately the mid-point of the main block roof, and may terminate at the central chimney, which is made of the same 'overfired' brick of the main block chimney, and has a coarse aggregate concrete cap (Figure 55). Like the rest of the house, the roof has projecting eaves with plain soffit, fascia, and a pre-fabricated metal gutter and rain water leader.

Entrance to the north wing through a glazed pressed steel door near the junction with the main block, and immediately to the east are two, closely spaced and nearly square eight-over-twelve double hung windows with plain wood caps and lug sills. There is only a single square eight-over-twelve double hung window centred on the west wall, and is covered by a steel storm lacking an architrave.



Figure 55: North wing chimney with concrete cap (2012).

5.3.2.1 Interior

5.3.2.1.1 First Level

The first room encountered upon entering the north wing is a long kitchen that continues into the north wing extension (Figure 56). Although the door architraves has rosettes and the windows have crown mouldings, frieze boards, stools and aprons, the skirting board is relatively narrow and the walls and ceilings are plasterboard. At the centre of the kitchen is the exposed brick of the chimney, which in contrast to the stack seen on the exterior is



light red brick laid entirely in stretcher course with wide mortar joints, and extends into the central partition (Figure 57).

Left of the entrance is access to the main block and a hall that leads to a bedroom and closet (Figure 58). Apart from the five panel door and the trim around the window, all other features of the bedroom date to the late 20th century.



Figure 56: View of the kitchen in the north wing and north wing extension, facing south.



Figure 57: Exposed stack in the north wing kitchen.



Figure 58: North wing bedroom, facing northwest.



5.3.2.1.2 Basement

The basement for the north wing is entered through the north wing extension, and has a poured concrete floor (Figure 59 and Figure 60). The coursed and whitewashed rubble of the north, east, and west walls are exposed, as is a large north-south running and hand-squared beam supporting the centre of the east-west running floor joists (Figure 61). The joists are a consistent dimension and appear to have been planed, while the floor boards above, which run diagonally northeast-southwest may be band sawn (Figure 62).



Figure 59: Basement access in the north wing extension.



Figure 60: Coursed rubble foundation in the north wing basement.



Figure 61: Hand hewn beam in the north wing basement.



Figure 62: Diagonal flooring as seen from the north wing basement.

5.3.2.1.3 Attic

Access to the attic is via a storage room in the north wing extension. From here can be seen the chimney stack above the ceiling level constructed in the same overfired brick as above the roof line, and that the roof is constructed for both the north wing and north wing extension as common 2-by-4-inch pressure treated rafters nailed to a ridge board and sheathed with wide boards (Figure 63). Some of latter have been recently replaced. At the junction with the main block is a wall of horizontal plank sheathing (Figure 65).



Figure 63: Roof construction and chimney stack in the north wing attic.



5.3.3 North Wing Extension, Porch & Verandah

The two-bay north wing extension is clad on the south with horizontal wood clapboard and the north and west with horizontal vinyl siding with narrow corner board. The metal clad roof of the north wing is extended with projecting verges over the north gable, and has the same plain soffit and fascia. Apart from modern venting over laundry room, there are no other roof features.

Two windows on the east wall are surrounded by plain caps and lug sills to match those on the north wing to the south. The south windows of the extension appear to have been shortened to a six-over-six double hung type to accommodate a sink in the kitchen, and a laundry room on the west, but the windows to the north of these short windows on the west and east walls return to the six-over-twelve configuration seen on the north wing.

On the north end wall is frame, wood clapboard with corner board enclosed porch with gable roof and straight steps leading to a single leaf door on the east wall. Interestingly, this only partially covers double leaf glazed 'French doors' on the north end wall of the north wing extension, and is also lit by a small square window on the north wall of the porch. The projecting verges have a plain wood fascia but are simply decorated with triangular elements at the eaves.

The open verandah that runs the east length of the north wing and north wing extension has a close railing and covered by a shed roof attached to the eave of the wing. Tongue-and-groove narrow planking running north-south forms the slightly angled ceiling of the verandah, while the decking is wood plank laid east-west (Figure 64). At the top of the plain posts is thin curvilinear cut board used as decoration.



Figure 64: View of the verandah, facing north (2012).



5.3.3.1 Interior

As mentioned above, the kitchen space of the north wing extends into the extension and includes the French doors of the north end wall. The remainder of the space is divided into a storage room (with access to the attic), laundry room, and stairs to the basement. Beneath the extension is inaccessible crawlspace but believed to be poured concrete foundation, and in the attic above is roofing constructed with common 2-by-4-inch rafters with ridge board, new and old plank sheathing, and an end wall constructed of vertical 2-by-4 inch studs and horizontal board sheathing (Figure 65).



Figure 65: Plank sheathing in the gable of the north wing extension.



5.4 Outbuildings

The outbuildings were not documented to the same level of detail as Bowes House, but are summarized in the following inventory sheets.

GARAGE

Use:	Vehicle parking & storage. Formerly a goat house.	Construction date:	Second to third quarter 20 th century
Plan shape & dimensions:	Rectangular – 8 m by 3.5 m	Orientation:	Northeast-southwest
No. of storeys:	1	No. of bays:	1
Construction type:	Balloon frame	Cladding material:	Wood, horizontal, simple drop siding with corner boards
Roof type:	Medium gable	Roof material:	Corrugated metal
Main door location:	Centre façade, southwest	Main door type:	Open garage
Window arrangement:	Asymmetrical	Window shape:	Square, fixed sash
Special features:	Decorative truss framing at the gable	Architectural style:	20 th century utilitarian agricultural
Condition:	Fair to poor		



West and south façades



East façade



SMOKEHOUSE

Use:	Smokehouse	Construction date:	Last quarter 20 th century
Plan shape and dimensions:	Rectangular – dimensions not taken	Orientation:	Northeast-southwest
No. of storeys:	1	No. of bays:	1
Construction type:	Balloon frame	Cladding material:	Vertical wood board
Roof type:	Medium gable	Roof material:	Corrugated metal
Main door location:	Southwest centre	Main door type:	Single leaf
Window arrangement:	Symmetrical	Window shape:	Square, fixed sash
Special features:	Small windows on east side	Architectural style:	Late 20 th century utilitarian agricultural
Condition:	Fair		



View facing south



SMALL OUTBUILDINGS

Use:	Storage sheds	Construction date:	Third to fourth quarter 20 th century
Plan shape & dimensions:	Rectangular – dimensions not taken	Orientation:	Northeast-southwest
No. of storeys:	1	No. of bays:	1
Construction type:	Balloon frame	Cladding material:	Vertical wood plank
Roof type:	Shed and low gable	Roof material:	Corrugated metal
Main door location:	N/A	Main door type:	N/A
Window arrangement:	None	Window shape:	N/A
Special features:	None	Architectural style:	Late 20 th century utilitarian agricultural
Condition:	Poor and very poor. The vertical board shed is rotted and collapsed.		



Late 20th century shed (left) and partially collapsed wood plank shed (right)



PUMPHOUSE

Use:	Pumphouse	Construction date:	Second to third quarter 20 th century
Plan shape:	Rectangular – 5.5 m by 2.5 m	Orientation:	Northwest-southeast
No. of storeys:	1	No. of bays:	1
Construction type:	Log, saddle notch	Cladding material:	Metal sheet on south and west façades
Roof type:	Medium gable	Roof material:	Corrugated metal
Main door location:	Centre, east gable	Main door type:	Blind
Window arrangement:	None	Window shape:	N/A
Special features:	Saddle notch log construction	Architectural style:	Vernacular log
Condition:	Fair		



Left: East and north façades



South façade



West façade



BRIDGE

Use:	Pedestrian, light vehicle bridge	Construction date:	Last quarter 20 th century
Plan shape:	Rectangular – dimensions not taken	Orientation:	Northeast-southwest
No. of storeys:	N/A	No. of bays:	N/A
Construction type:	Iron I-beam with concrete embankment structure with wood plank decking	Cladding material:	N/A
Roof type:	N/A	Roof material:	N/A
Main door location:	N/A	Main door type:	N/A
Window arrangement:	N/A	Window shape:	N/A
Special features:	Course aggregate concrete embankment	Architectural style:	Vernacular
Condition:	Fair		



Decking, facing north



I-beam framing and concrete embankment, facing north



BARNs

Use:	Livestock shelter	Construction date:	Late 19 th century
Plan shape & dimensions:	Rectangular – 10-11 m by 5-6 m	Orientation:	Northeast-southwest
No. of storeys:	1	No. of bays:	5
Construction type:	Timber frame	Cladding material:	Vertical board
Roof type:	Medium gable	Roof material:	Corrugated metal
Main door location:	Unknown	Main door type:	Unknown
Window arrangement:	None	Window shape:	N/A
Special features:	Heavy squared log framing.	Architectural style:	Gable Type Central Ontario Barn (Ennals 1972)
Condition:	Poor to very poor. The west barn has collapsed.		



View of barns facing west



South façade of the east barn



West façade of the east barn



CONCRETE EMBANKMENT

Use:	Bridge support	Construction date:	Third to fourth quarter 20 th century
Plan shape & dimensions:	Dimensions not taken	Orientation:	East-west
No. of storeys:	N/A	No. of bays:	N/A
Construction type:	Coarse aggregate, reinforced concrete	Cladding material:	N/A
Roof type:	N/A	Roof material:	N/A
Main door location:	N/A	Main door type:	N/A
Window arrangement:	N/A	Window shape:	N/A
Special features:	N/A	Architectural style:	Vernacular
Condition:	Good. Not currently in use.		



View of the embankment facing south



BUILDING NO. 8: CABIN

Use:	Cabin	Construction date:	Third to fourth quarter 20 th century
Plan shape & dimensions:	Rectangular – 3 m by 2 m	Orientation:	North-south
No. of storeys:	1	No. of bays:	1
Construction type:	Balloon frame	Cladding material:	Board and batten
Roof type:	Medium gable	Roof material:	Corrugated metal
Main door location:	Offset, east façade	Main door type:	Single leaf
Window arrangement:	Asymmetrical	Window shape:	Square, horizontal sliding
Special features:	Heavy squared log framing.	Architectural style:	Vernacular
Condition:	Fair to good. Some sagging at roof and eaves and some cladding removed. Currently in use.		



East façade



South façade



OUTHOUSE

Use:	Toilet	Construction date:	Third to fourth quarter 20 th century
Plan shape & dimensions:	Dimensions not taken	Orientation:	East-west
No. of storeys:	1	No. of bays:	1
Construction type:	Balloon frame	Cladding material:	Vertical board
Roof type:	Shed	Roof material:	Metal
Main door location:	Centre, east façade	Main door type:	Single leaf
Window arrangement:	None	Window shape:	N/A
Special features:	None	Architectural style:	Vernacular
Condition:	Poor		



West façade



6.0 STRUCTURAL HISTORY

Despite the early date of construction of Bowes House, and the Study Area's continuous occupation to the present day, only four structural phases could be identified in the structural evidence. These represent the initial construction (Phase 1, c.1825-1827), the Bowes occupation to 1906 (Phase 2, 1827 to 1906), the Lawrence to Martin occupations between 1906 and 1950 (Phase 3, 1906-1950), and the Martin occupation until the present day (Phase 4, 1950-2017). Each are described below and visually summarized in Figure 66 and Figure 67.

6.1 Phase 1: circa 1825 to 1827

Of the earliest phase, only the following elements could be securely dated to the initial construction:

- The storey-and-a-half massing of the main block, possibly with north wing;
- Main block exposed timber frame elements on the north wall, as well as hand-hewn sills and beams visible in basement; and,
- Main block second level wood flooring.

6.2 Phase 2: circa 1827 to 1906

The following elements of the Study Area are estimated to date to the second phase:

- Main block 'Greek Revival' panel doors;
- Main block re-plastering of the second level ceiling (as evidenced by partial covering of the door architraves)
- Construction of timber frame barns north of Sixteen Mile Creek; and,
- Trees planted either side of the long, straight driveway from Regional Road 25.

Also associated with this phase is construction of the Bowes Presbyterian Church and establishment of the cemetery in 1839.

6.3 Phase 3: 1906 to 1950

Elements dating to this phase include:

- Main block wood windows and architraves (as evidenced by the early 20th century mullion profiles and architrave composition – see Garvin 2001);
-
- Main block floor replacement with planed joists and floorboards;
- Main block roof replacement with band-sawn common rafters;
- North wing verandah addition or replacement;
- North wing subfloor replacement with diagonally laid floorboards; and,
- Construction of:
 - New barns east of Bowes House (between 1923 and pre-1931);



- Garage;
- Pumphouse; and,
- Secondary dwellings.

6.4 Phase 4: 1950 to present

Elements that date to this final phase include the:

- North wing extension;
- North wing interior red brick chimney stack and exterior overfired brick chimney stack;
- North wing roof replacement;
- North porch;
- North wing glazed pressed-steel main entrance door and north wing extension French doors;
- Main block fireplace and exterior overfired brick chimney stack;
- Main block west end wall exterior chimney removed;
- All cement parging on the main block and north wing foundations;
- All interior plasterboard walling and ceilings;
- All bathrooms, kitchen, and laundry room renovations with associated window alterations (blind window on west end wall of main block; shortening of windows on east and west walls of north wing extension);
- All vinyl cladding on main block, north wing, and north wing extension;
- All metal gutters and rain water leaders;
- Construction of the:
 - Cabin and outhouse;
 - Pedestrian and light vehicle bridge;
 - Concrete embankment for the west bridge;
 - Large barns south of Bowes House;
- Demolition of:
 - Large barns south of Bowes House;
 - Secondary dwellings; and,
 - West bridge.

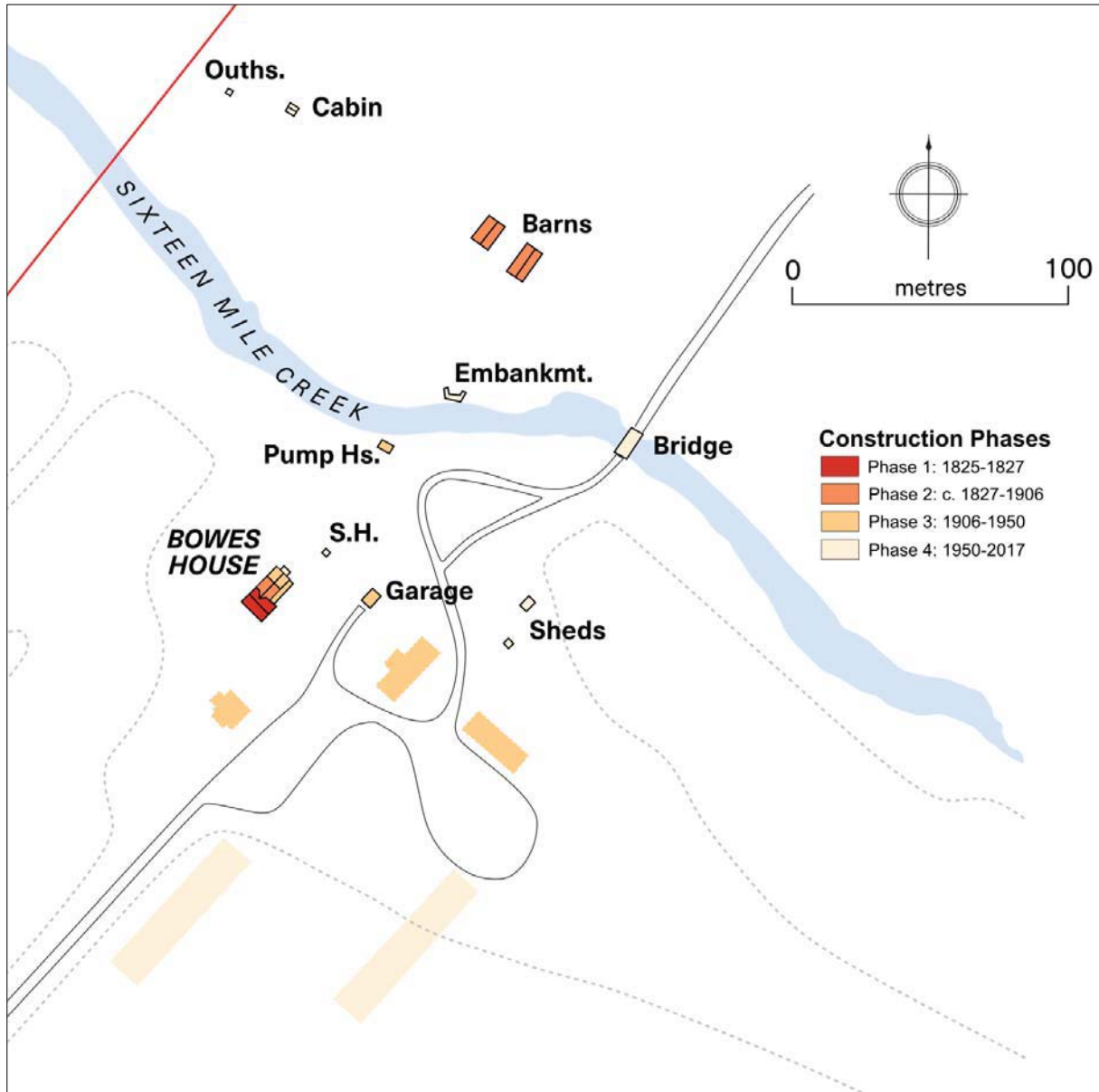


Figure 66: Structural phases identified in the Study Area.

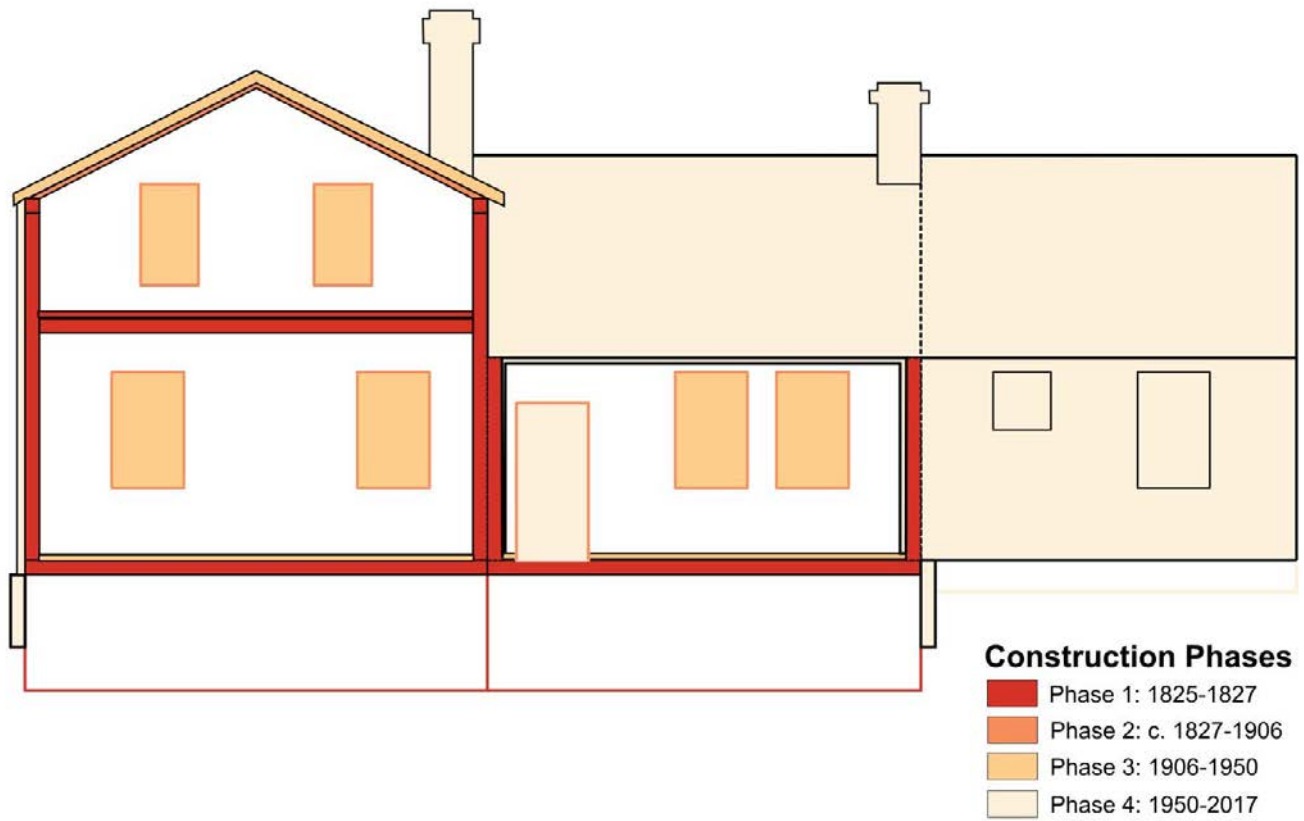


Figure 67: Schematic elevation of structural phases identified in Bowes House. The dashed lines indicate conjectural posts or divisions.



7.0 HERITAGE & PHYSICAL INTEGRITY

7.1 Heritage Integrity

The concept of ‘heritage integrity’ is closely linked to ideas about preservation and authenticity, rather than structural condition. In this context heritage integrity refers to the literal definition of ‘wholeness’ or ‘honesty’ of a historic place, and is measured by understanding how much of its historic, social, spatial, aesthetic or contextual value survives (English Heritage 2008:45; Historic Scotland 2007:18).

Unlike structural integrity, heritage integrity can prove difficult to quantify, in part because there is no widely accepted criteria. The MTCS *Ontario Heritage Tool Kit: Heritage Property Evaluation* (MTCS, 2006) stresses the importance of assessing the heritage integrity and physical condition of a structure in conjunction with evaluation under *O. Reg. 9/06*, yet does not provide specific guidelines for how this should be carried out. Similarly, Kalman’s *Evaluation of Historic Buildings* includes ‘integrity’ as a criteria, yet offers only general statements to determine overall integrity under the sub-elements of ‘Site’, ‘Alterations’, and ‘Condition’.

Research commissioned by Historic England in 2004, however, proposed a method for determining levels of change in conservation areas (The Conservation Studio 2004) that also has utility for evaluating the integrity of individual structures. To evaluate the heritage integrity of McClure House, Kalman’s and the Historic England approaches have been combined, and the results presented in Table 1.

Table 1: Heritage Integrity Analysis for Bowes House.

Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Site location	Original	None	100	Very Good	Original site and lot size remains substantially intact.
Footprint	Gabled ell	North wing extended and north porch and verandah added in Phase 3 and Phase 4.	85	Very Good	The additions are compatible in style, scale, and materials.
Wall	Timber frame with cladding presumed to be clapboard with corner boards	Vinyl siding for most of main block and north wing and extension. More recently installed wood clapboard under verandah and north porch. Substantial portions of the north wing walling may also have been replaced in Phases 3 and 4.	25	Fair	It is unknown if the original cladding survives under the vinyl siding and the extent of surviving fabric in the north wing.
Foundation	Coursed rubble	Substantial parging in Portland cement on exterior and interior except for	75	Fair	Note that this rating refers to heritage integrity, not structural integrity



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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
		sections on the interior of the north wing			
Exterior doors	Wood panel	All exterior doors replaced with glazed, press steel panel doors.	0	Poor	No further comment
Windows	Wood	All windows are believed to date to Phase 3, and are covered on the exterior by metal storms, which obscure external architraves.	75	Fair	The muntin profiles and architraves suggest an early 20 th century date of installation.
Roof	Unknown covering, wood fascia, frieze, soffit, and brackets	Metal clad roof, roof structures entirely replaced in Phase 3 and Phase 4, metal clad fascias and soffits.	15	Poor	Both roofs have been replaced.
Chimneys	Unknown; one presumed to be located on west end wall	Earlier section is red brick stack seen in the interior of the north wing first level.	15	Poor	Both chimneys are new construction in incompatible 'overfired' decorated brick type.
Water systems	Unknown, likely wood and then tin	Prefabricated metal gutters and rain water leaders throughout	0	Poor	No comment
Exterior decoration	Unknown; may have been minimal in keeping with Methodist preference for plain forms.	Any exterior decoration removed during vinyl siding installation in Phase 4.	0	Poor	No comment
Verandah/ exterior additions	Unknown	Verandah has little ornamentation and may have been added in Phase 3 or Phase 4. Porch dates to late 20 th century.	25	Fair	Current verandah and porch are not historic elements



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Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
Interior plan	All details of interior plan are unknown but likely follow existing divisions in the main block	Addition of new rooms, closets, and stairways, as well as modifications to original partitions (as seen at exposed timber frame posts) indicates changes to main block and north wing division of space	50	Good	Overall the original floorplan of the main block is believed to survive intact.
Interior walls and floors	Lathe-and-plaster and wood flooring, possibly with sleepers or hand hewn joists	Except for second level of the main block, nearly all wall and ceiling finishes replaced with plasterboard. Floors, including joists, have been replaced in the main block and north wing	15	Poor	The degree of change to the interior appears to be significant.
Interior trim	Unknown but presumed to follow 19 th century patterns	Extensive replacement in Phase 3 with early 20 th century door and window architraves	75	Good	The extent of change to the trim was not quantified but no evidence of early 19 th century trim was encountered.
Interior features (e.g., hearth, stairs, doors)	Unknown but presumed to follow 19 th century patterns	Original hearths replaced in Phase 4; stairs modified in Phase 4; Greek Revival doors retained	15	Poor	The extent of change is unknown and may not be quantifiable, but the score is generated from the low number of surviving interior features.
Landscape features	Presumed to be garden plots, activity areas or tree plantings associated with domestic yard Barns, outbuildings and associated features of farmyard	Two barns constructed in Phase 2 survive but in very poor condition	50	Fair	Landscape rating of poor is based on the assumption that the house would have been associated with a number of early 19 th century agricultural structures and features



Element	Original Material / Type	Alteration	Survival (%)	Rating	Comment
AVERAGE OF RATE OF CHANGE/HERITAGE INTEGRITY			38.75	Fair	Rating of Fair is based on original element survival rate of between 25-50%

7.1.1 Results

Overall, Bowes House has a low (Fair) level of integrity. A number of significant changes were made to the interior of all components during Phase 3 and Phase 4, including flooring and roof structure replacements. The most extensive changes were to the north wing, where it appears that only the foundation and timber-framing survives intact; the diagonal subfloor is a characteristic of mature balloon framing, not widely adopted until the end of the 19th century (Garvin 2001:25), and the other finishes and chimney suggest a late 20th century date.

7.2 Physical Condition

The condition of the foundations, exterior walls, roofing, and interior of Bowes House ranges from good to very good. The condition assessment presented in Table 2 is based on a checklist developed by Fram (2003), but these observations are based solely on non-specialist and superficial inspection.

Table 2: Physical Condition Assessment.

Element	Observed Conditions
Building site	<ul style="list-style-type: none"> ■ There were no areas of standing water ■ Vegetation along Heritage Road is thick and obscures views of the house, but is not impacting the physical structure.
Roofs	<ul style="list-style-type: none"> ■ Minor sagging in the roof ridge line of the main block ■ No visible rot or damage on the fascias, soffits, brackets, or eaves, and the flashing and gutters appear sound ■ The metal roof covering is in good condition ■ North wing chimneys exhibits mortar washout and deterioration of the flashing; main block chimney has deterioration at the flashing
Walls	<ul style="list-style-type: none"> ■ Walls appear to be sound with no evidence of bowing
Foundations	<ul style="list-style-type: none"> ■ Large cracks in the parging of the main block
Windows and Doors	<ul style="list-style-type: none"> ■ Wood windows frames, muntins, and glazing appear to be in good condition from interior
Verandah & Porch	<ul style="list-style-type: none"> ■ Both structures appear to be in good condition



Element	Observed Conditions
Basements	<ul style="list-style-type: none">■ Minor damp but no exfoliation
Living and working spaces	<ul style="list-style-type: none">■ No areas of paint exfoliation and plaster damage suggesting moisture infiltration
Attics, shafts, and concealed spaces	<ul style="list-style-type: none">■ Some evidence of minor damp■ Insufficient insulation

7.2.1 Results

Overall, Bowes House is in good physical condition.



8.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Armstrong, Molesworth Sheppard Architects Limited (2010:30) determined the property had only historic or associative value for its 'strong link to the pioneer settlement of the Milton Area' but did not articulate the reasons for this decision, nor their subsequent recommendation the property not be designated under Part IV of the OHA.

Based on a more thorough understanding of the property, and as per the Town's *Terms of Reference*, the following evaluation for CHVI includes the criteria prescribed in *O. Reg. 9/06* (also incorporating the additional criteria presented in the *Official Plan*), and an evaluation for provincial significance prescribed in *O. Reg. 10/06*.

8.1 O. Reg. 9/06

8.1.1 Design or Physical Value

Criteria	Evaluation	Rationale
<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	Meets criterion	The construction date of the Bowes House between 1825 and 1827 makes it the second oldest structure in the municipality (after Jasper Martin House, built 1822, at 57 Martin Street)(Town of Milton 2016) and the timber framing meets the Town's <i>Official Plan</i> criteria as a 'representative example of a method of construction now rarely used.' The lack of a clearly definable architectural style is also relatively rare, as is the asymmetrical fenestration, which points to Bowes House being conceived from a vernacular tradition rather than a 'polite' architectural form.
<i>Displays a high degree of craftsmanship or artistic merit.</i>	Does not meet criterion	No elements of Bowes House display a high degree of craftsmanship.
<i>Demonstrates a high degree of technical or scientific achievement.</i>	Does not meet criterion	No elements of Bowes House display a high degree of technical achievement.

8.1.2 Historical or Associative Value

Criteria	Evaluation	Rationale
<i>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.</i>	Meets criterion	Bowes House is directly associated with Joseph Bowes Sr., who operated a store from the house and offered it as a meeting house for the Methodist congregation until 1837. He then donated a portion at the southwest corner of his property for a church and cemetery. Reverend Anson Green, a Methodist minister and church leader recognized in the Dictionary of Canadian Biography, is known to have preached in the Bowes home prior to establishment of the church.



Criteria	Evaluation	Rationale
		Additionally, Bowes House meets another of the <i>Official Plan</i> criteria since its 1825-1827 construction period 'dates from an early period in the development of the Town's communities'.
<i>Yields, or has the potential to yield information that contributes to an understanding of a community or culture.</i>	Meets criterion	Further study of Bowes House has the potential to contribute to a greater understanding of early 19 th century rural vernacular housing design and construction in the township.
<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i>	Does not meet criterion	The vernacular form of Bowes House cannot be associated with any significant architect or builder in the community.

8.1.3 Contextual Value

Criteria	Evaluation	Rationale
<i>Is important in defining, maintaining or supporting the character of an area.</i>	Does not meet criterion	Landscape change from new development and demolition of the associated farm complex near the house has reduced the property's importance in defining or supporting the formerly rural agricultural character of the area.
<i>Is physically, functionally, visually or historically linked to its surroundings.</i>	Meets criterion	Bowes House is visually and historically linked to the former Bowes Presbyterian Church and cemetery at 6321 Regional Road 25, and the surviving farmland and wood lots either side of Sixteen Mile Creek.
<i>Is a landmark.</i>	Does not meet criterion	As a storey-and-a-half residential structure set a distance and at a lower elevation from the road, Bowes House has low potential to be considered a local landmark.

8.2 O. Reg. 10/06

A property may be designated under Section 34.5 of the OHA if it meets one or more of the following criteria for determining cultural heritage value or interest of provincial significance:



Criteria	Evaluation	Rationale
<i>1. The property represents or demonstrates a theme or pattern in Ontario's history.</i>	Does not meet criterion	The low level of heritage integrity and a lack of associated contemporary outbuildings has reduced the potential for Bowes House to represent early agricultural settlement and land use, and the establishment of Methodism, in Ontario.
<i>2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.</i>	Does not meet criterion	Bowes House has the potential to yield information that contributes to a local, but not provincial, understanding of early settlement and building in the former Trafalgar Township, now Town of Milton.
<i>3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.</i>	Does not meet criterion	Although an early example of a vernacular timber-frame farmhouse, Bowes House is not an uncommon or rare form or construction type in the province.
<i>4. The property is of aesthetic, visual or contextual importance to the province.</i>	Does not meet criterion	The property's context and appearance is not of provincial importance.
<i>5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.</i>	Does not meet criterion	The vernacular architecture of Bowes House does not demonstrate a high degree of technical, artistic, or engineering achievement.
<i>6. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or</i>	Does not meet criterion	The property is a single-family rural agricultural property with no strong or special association with the entire province.



Criteria	Evaluation	Rationale
<i>because of traditional use.</i>		
<i>7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.</i>	Does not meet criterion	Although Reverend Anson Green, recognized in the Dictionary of Canadian Biography, is known to have preached in the house, he is not believed to have a sustained connection with the property, and his experiences there did not influence his later work or reputation. Similarly, the property is not regarded as having spiritual significance by the Methodist Church, now United Church of Canada.
<i>8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s. 1 (2).</i>	Does not meet criterion	The property is not in unorganized territory.

8.3 Evaluation Results

The preceding evaluation has determined that the Study Area is of CHVI since it meets four criteria of *O. Reg 9/06*, but is not of provincial significance since it does not meet any criteria of *O. Reg 10/06*.

8.4 Statement of Cultural Heritage Value of Interest

Based on the preceding evaluation, the following Statement of CHVI is proposed for Bowes House.

Description of Property – 8280 Heritage Road

Built by Irish immigrant, farmer, merchant, and devout Methodist Joseph Bowes Sr. sometime between 1825 and 1827, Bowes House is a storey-and-a-half vernacular farmhouse situated on the high ground near Sixteen Mile Creek and north of Regional Road, formerly Trafalgar Township, now part of the Town of Milton.

Statement of Cultural Heritage Value or Interest

Bowes House is of design or physical value as an early example of a vernacular timber-frame construction, and of historical or associative value as the second oldest known residence in the municipality and for its association with the early establishment of the Methodist church in the township. Renowned Methodist minister and leader Anson Green is known to have preached in the house, and Joseph Bowes Sr. was



instrumental in establishing a church and cemetery for the congregation, which still stands on the lot he severed for this purpose at 6321 Regional Road 25. The property's contextual value lies with the visual and historical connections between the house and former Bowes Presbyterian Church, and to the rural agricultural setting of Sixteen Mile Creek and Regional Road 25.

Although the heritage integrity of the house has been compromised by alterations estimated to have been carried out from the early to late 20th century, it retains its early 19th century vernacular character through its storey-and-a-half massing with low gable roof, asymmetrical fenestration, gabled ell plan, timber frame construction exposed on the interior, mid-to-late 19th century doors and finishes on the second floor of the main block, and early 20th century wood windows and architraves. Also supporting the rural setting of the house is its placement on the high ground overlooking the meandering course of Sixteen Mile Creek.

Description of Heritage Attributes

Key attributes that reflect the design or physical value of the property are the:

- One-and-a-half storey massing;
- Gabled ell plan composed of main block and wing;
- Squared log timber framing, some of which is exposed in the north wall of the main block;
- Asymmetrical fenestration on the main block;
- Possibly original wood flooring and plaster finishes of the second level of the main block;
- Five-panel 'Greek Revival' doors in the main block; and,
- Early 20th century wood windows and architraves;

Key attributes that reflect the historical or associative value of the property is its:

- Visual connections with the former Bowes Presbyterian Church and cemetery.

Key attributes that reflect the contextual value of the property are the:

- Siting on the high ground overlooking Sixteen Mile Creek; and,
- Distant setback from the road.



9.0 IMPACT ASSESSMENT

9.1 Proposed Development

Mattamy is proposing to develop the Study Area with:

- 379 units, divided into:
 - 178 detached residential units;
 - 22 townhouse units;
 - 63 back-to-back townhouse units;
 - 64 condominium block townhouse units;
 - 51 condominium block back-to-back townhouse units;
- A storm water management pond; and,
- Seven streets and one roundabout.

Also proposed is:

- Relocation of Bowes House to a 0.05 ha lot on 'Street D' (Block 27);
- Demolition of all other existing structures on the property; and,
- Grading of land and removal of all vegetation between Regional Road 25 and the Sixteen Mile Creek Natural Heritage System.

The proposed site plan is provided in APPENDIX A.

9.2 Potential Adverse Impacts

Following direction provided in the MTCS *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* and Town's *Heritage Impact Assessment Terms of Reference*, the proposed development of the Study Area was assessed for seven direct or indirect impacts to cultural heritage resources identified in, and adjacent to, the Study Area.

Although the MTCS and Town's guidance identifies types of impact, it does not advise on how to describe the magnitude or severity. Likewise, impact assessment guidelines produced at the federal level lack clear advice to illustrate the extent of each impact. In the absence of a Canadian source of guidance, the ranking provided in the UK Highways Agency *Design Manual for Roads and Bridges: Volume 11*, HA 208/07 (2007) is used here:

- Major – Change to key historic elements, such that the resource is totally altered and/or comprehensive changes to the setting.
- Moderate – Change to many key historic building elements, such that the resource is significantly modified.
- Minor – Change to key historic buildings, such that it is significantly modified.
- Negligible – Slight changes to historic building elements or setting that hardly affect it.



- No impact – No change to fabric or setting.

An assessment of impacts resulting from the proposed development on the heritage attributes identified in the Study Area and the adjacent former church and cemetery is presented in Table 3.

Table 3: Assessment of direct & indirect impacts resulting from relocation of Bowes House and the proposed development of the Study Area on adjacent heritage properties

Criteria	Assessment	Rationale
<i>Destruction of any, or part of any, significant heritage attributes, or features;</i>	Bowes House Moderate impact	A structural engineering assessment of Bowes House has determined that the main block and north wing will need to be separated if relocated (APPENDIX B). Low heritage integrity, poor structural condition of certain elements, as well as practical considerations for relocation and rehabilitation may require that some heritage attributes of Bowes House be removed and reconstructed (see Section 10.2). All other structures on the property will be demolished but these are not considered heritage attributes, or are in irreparable condition.
	Adjacent listed property: No impact	No part of the adjacent former church and cemetery will be destroyed.
<i>Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance.</i>	Bowes House No impact	No incompatible alterations are proposed for Bowes House.
	Adjacent listed property: No impact	No alterations are proposed for the adjacent former church and cemetery.
<i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</i>	Bowes House No impact	When relocated, Bowes House will be adjacent on only one side to new structures no taller than two storeys; this is not predicted to alter the appearance of the structure's heritage attributes.
	Adjacent listed property: No impact	Site locations proposed for the southwest portion of the property are a distance from the adjacent former church and cemetery, and the new development is not predicted to alter the adjacent property's heritage attributes.



Criteria	Assessment	Rationale
<p><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</i></p>	<p>Bowes House Moderate impact</p>	<p>Relocating Bowes House will isolate the building from its visual relationship with the adjacent former church and cemetery, but not from Sixteen Mile Creek.</p>
	<p>Adjacent listed property: Minor impact</p>	<p>The development will also not isolate the church and cemetery from its significant relationship with Regional Road 25.</p>
<p><i>Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</i></p>	<p>Bowes House Moderate impact</p>	<p>The development will directly obstruct views from the current location of Bowes House the adjacent former church and cemetery, but not those of Sixteen Mile Creek. Relocating Bowes House will obstruct views of the adjacent former church and cemetery, but not from Sixteen Mile Creek.</p>
	<p>Adjacent listed property: Moderate impact</p>	<p>The development will sever the visual relationship between Bowes House and the adjacent former church and cemetery, but will not obscure views of the property from Regional Road 25.</p>
<p><i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</i></p>	<p>Bowes House Major impact</p>	<p>The development represents a significant change from rural agricultural land use to medium density residential.</p>
	<p>Adjacent listed property: No impact</p>	<p>Current land use of the adjacent former church and cemetery will not change.</p>
<p><i>Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.</i></p>	<p>Bowes House No impact</p>	<p>Land disturbances required for the development will not impact the current or proposed locations for Bowes House, or the adjacent former church and cemetery.</p>
	<p>Adjacent listed property: No impact</p>	<p>Land disturbances required for the development will not impact the adjacent former church and cemetery.</p>

9.3 Results of Impact Assessment

This assessment has determined that the proposed development, including relocation of Bowes House to a new lot:



- ***Will directly and indirectly impact heritage attributes identified within, and adjacent to, the Study Area.***

An options analysis of potential mitigation strategies to address these impacts is provided in the following section.



10.0 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION OPTIONS

There is no single, uniform way to mitigate direct and indirect impacts on heritage properties. Although the preferred approach is *minimal intervention*—that is, ‘doing only enough to meet realistic objectives while protecting heritage values’— the *Standards and Guidelines for the Conservation of Historic Places in Canada* recognizes that ‘conservation is a case-by-case pursuit, based on an understanding of the specific values of an historic place.’ Achieving minimal intervention and meeting the objectives of new development therefore requires ‘rigorous assessment, options analysis and creativity’ (Canada’s Historic Places 2010:21, 26).

As per the Boyne Survey Secondary Plan, Section C.10.3.2.13, two conservation options are:

- Option 1: *In situ* preservation (on-site retention in the original use and integration with the surrounding or new development); or,
- Option 2: Relocation to an ‘alternative, appropriate site’ in the development (‘if supported by an approved heritage study’)

Both of these options may require extensive stabilization, repairs, rehabilitation, and partial demolition. The Town’s *Heritage Impact Assessment Terms of Reference* also allows for *ruinification* or *symbolic conservation* only if a defensible rationale can be provided against *in situ* conservation or relocation. Since Bowes House was determined to be of CHVI, Mattamy is considering only Option 1 or Option 2 as part of the application for draft plan approval, and intends to continue use of the structure as a private residence. An analysis of both options is provided in Table 5.

Three alternative sites were considered as part of Option 2 (Figure 68), but only Alternative C was considered appropriate (Table 4).

Table 4: Bowes House Relocation Site Selection Assessment

Site Location	Appropriateness	Rationale
Alternative A (northern portion of Block 5)	Inappropriate	Although this location maintains the visual and historical relationship between Bowes House and the Bowes Presbyterian Church and Cemetery, it removes the historic setback of the house from Regional Road 25, and its historic siting next to Sixteen Mile Creek. It also introduces a potentially inauthentic association between the house and church and cemetery, which historically were widely separated.
Alternative B (southern corner of Block 1)	Inappropriate	This location maintains the visual relationship between the house and Sixteen Mile Creek to some degree but is adjacent to a potentially busy intersection, and therefore less desirable to a future purchaser. In the immediate term, this unit is required to be frozen for 4-5 years to allow for the construction of the Sixteen Mile Creek Bridge Crossing, and selecting this location would also delay implementing portions of the Sixteen Mile Creek Restoration Plan and the Town’s trail



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Site Location	Appropriateness	Rationale
		construction, which is expected to continue until 2022.the indirect adverse effects of the future Sixteen Mile Creek Valley Crossing on the house at this location are difficult to assess, but are likely to further reduce the sustainability of the property.
Alternative C (Block 27)	Appropriate	From Block 27 the visual relationship between the house and Sixteen Mile Creek would be maintained. At this location the house would be incorporated into the streetscape, but also adjacent to an open space lot (further rationale is provided in Table 5).

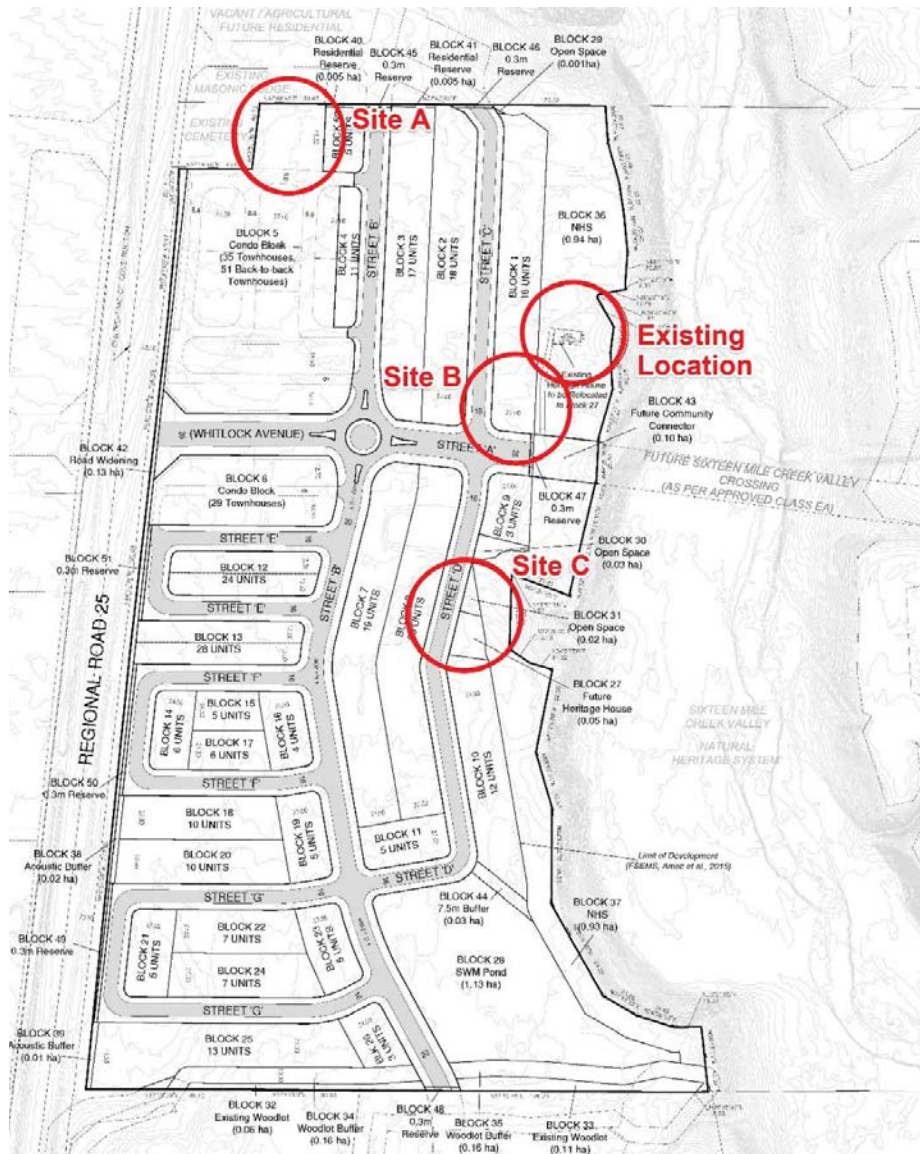


Figure 68: Sites considered for relocation of Boves House.



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Table 5: Conservation Options Analysis

Option	Advantages	Disadvantages	Comment
<p>1</p> <p><i>In situ</i> preservation (on-site retention in the original use and integration with the surrounding or new development)</p>	<p>This is generally the most preferred of conservation options since —through the principle of minimal intervention— it has the highest potential for retaining all built heritage attributes of the property.</p> <p>The preservation also meets the highest priority for conservation under Section 4.10.1.12 of the <i>Official Plan</i> and <i>Guiding Principle No. 5: Appreciate the original location of a structure by not moving it to a different location.</i></p> <p>Additionally, it will maintain the contextual linkages to Sixteen Mile Creek.</p>	<p>Preservation is not a 'do nothing' approach: to ensure the building does not suffer from deterioration, repairs must be carried out and a systematic monitoring and repair program initiated for both exteriors and interiors.</p> <p>This option will also have to address the future sustainability and costs associated with maintaining the large surrounding property, any structural issues and soil instability that may result from natural changes in the course of Sixteen Mile Creek, and any planning restrictions on new construction or alteration adjacent to the Sixteen Mile Creek Valley Natural Heritage System.</p>	<p>While minimum intervention is the most preferred approach, this can prove detrimental to long-term sustainability. In the case of Bowes House, the size of the surrounding property may be prohibitively expensive to maintain, and potential property buyers may be further dissuaded by the likelihood that any additions to the house or new construction on the property will be restricted by planning and environmental planning constraints.</p> <p>A number of these constraints are known. For access, the house can no longer be associated with the current tree-lined driveway since the proposed Whitelock Avenue and 'Street A' must be aligned with the road approved for the draft plan south of Regional Road 25, and the Town's EA for the future Sixteen Mile Creek Crossing that may further restrict driveway access to Bowes House from Whitelock Avenue.</p> <p>In addition to access issues, continued use of Bowes House as a residential property may be at odds with the objectives of Sixteen Mile Creek Valley Natural Heritage System. A Town-funded trail is proposed to run within a few metres of the current location of Bowes House and, as per the Region's <i>Official Plan</i> and <i>Secondary Plan</i>, Bowes House is within 30 m of the top of bank provided as a buffer for natural reserve corridor.</p>



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Option	Advantages	Disadvantages	Comment
<p>2</p> <p>Relocation to an 'alternative, appropriate site' in the development – Alternative C, Block 27</p>	<p>As defined in the Parks Canada <i>Standards & Guidelines</i>, relocation and associated rehabilitation can 'revitalize' a historic place. Not only are structures repaired and in some cases restored when adapted to a new location, they can be more easily maintained and protected, and their heritage attributes widely understood, recognized, and celebrated.</p> <p>Rehabilitation projects are generally more cost-effective, socially beneficial, and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake.</p> <p>Since the house will stay on the original property and adjacent to Sixteen Mile Creek, most of the contextual linkages will be maintained, and its increased visibility has the potential result that it will be considered a local</p>	<p>Relocation is sanctioned in the <i>Official Plan</i> but only in cases when in situ conservation is not achievable. It also does not respect <i>Guiding Principle No. 5: Appreciate the original location of a structure by not moving it to a different location</i>, and the building could be irreparably damaged during minor or major accidents during the relocation effort.</p>	<p>Relocating a heritage structure is not without risk from accidental damage, and heritage integrity and authenticity is impacted when a structure is moved from its original location. However, under this option visual, physical, and historical relationships with the Bowes property and Sixteen Mile Creek will be retained.</p> <p>Incorporation into new development and rehabilitation for adaptive re-use is one of most common conservation approaches since it balances the need for new construction with retention and appreciation of architectural and social heritage.</p> <p>This option should be accompanied by a heritage conservation plan to ensure that the surviving heritage attributes of Bowes House are protected and conserved in the new location and setting.</p>



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Option	Advantages	Disadvantages	Comment
	landmark within the new development. Provisions for open space around the building are provided in the plan through a vacant lot and a shared boundary with the Sixteen Mile Creek Valley Natural Heritage System.		



10.1 Results of Options Analysis

The conservation option that best balances the long-term sustainability of Bowes House as a valued historic resource with intact heritage attributes is:

Option 2: Relocation to an 'alternative, appropriate site' in the development – Alternative C, Block 27.

This option:

- Retains Bowes House on its original property and general geographic and visual setting, thereby supporting understanding of the cultural heritage value or interest of Bowes House as rural farmhouse built next to Sixteen Mile Creek and associated with the former Bowes Presbyterian Church and cemetery;
- Ensures that the property's heritage attributes with the highest significance —those related to the physical elements of Bowes House— are protected and conserved;
- Is the most effective conservation option for balancing the goals of increasing public visibility and understanding of Milton's 19th century architectural and social heritage, and meet the objectives of the Sixteen Mile Creek Valley Natural Heritage System; and,
- Will preserve a rare example of early 19th century vernacular architecture in the municipality.

To demonstrate how Bowes House will appear on Block 27, Mattamy has prepared a preliminary site plan that includes provision for a garage (Figure 69).



Figure 69: Siting of Bowes House on Block 27 showing orientation, setbacks, surrounding lots and potential location for a garage.



10.2 Practical Considerations for Relocation

A structural engineering assessment undertaken to determine the feasibility of relocating Bowes House to Block 27 found that the main block and north wing will have to be separated prior to lifting for relocation (APPENDIX B). However, as outlined in Section 6.0, the north wing has a low level of heritage integrity due to the substantial amount of original fabric removed during Phases 3 and 4 (such as subfloor, finishes, and roof), and has a small scale with inefficient division of space that could discourage a future purchaser.

Given these conditions, a preferred recommended option is to demolish the north wing yet recreate it with a moderately larger footprint on Block 27. This option would:

- Retain the existing and historic gabled ell configuration of Bowes House;
- Ensure the main block is supported and enhanced by compatible, code compliant new construction; and,
- Increase the interior living space and its functionality, making Bowes House a desirable, sustainable residence.

A conservation plan, recommended below, would provide guidance to ensure the new wing would be compatible with the main block design and massing. Attempting a reconstruction of the original wing is not advised based on the lack of original material and paucity of historic data, and it would constrain contemporary living requirements.



11.0 SUMMARY STATEMENT & CONSERVATION RECOMMENDATIONS

This HIA determined that Bowes House is of CHVI for the Town of Milton and that this value is more extensive than previously recognized. Although the heritage integrity of the building has been compromised by successive alterations over the course of the 20th century, in massing, fenestration, and construction it represents the vernacular traditions, economy, and religious development of Milton's earliest phase of Euro-Canadian settlement. The framing and early interior elements of the main block may also be the Town's second oldest residential structure. Given this level of heritage integrity and architectural significance, any future work on the structure should respect the building's rare heritage attributes.

Based on a rigorous options analysis that addresses the practical considerations of the development, prioritizes the remaining heritage integrity of Bowes House, and ensures the long-term survival and use of the structure as a valued heritage asset, Golder recommends to:

- ***Relocate the main block to a new lot (Block 27) in the proposed development, and recreate the north wing in new, compatible construction.***

This operation will require the following short-term and long-term actions, presented in the following subsections.

11.1 Short-term Conservation Actions

The following actions are associated with pre-construction of the proposed development and prior to relocating Bowes House to Block 27.

- ***Implement a mothballing plan compliant with the Town's Terms of Reference: Mothballing of Heritage Resources;*** and,
- ***Prepare a conservation plan detailing the conservation approach (i.e., preservation, rehabilitation, or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve Bowes House prior to, during, and after the relocation effort.***

11.2 Long-term Conservation Actions

The following long-term actions are presented in priority order:

- ***Designate the Bowes House and its associated new parcel under Part IV of the Ontario Heritage Act;***
- ***Officially name the building 'Bowes House' and install commemorative plaque on the new parcel in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house;*** and,
- ***Request that Bowes House be added to the Canada's Historic Places Canadian Register of Historic Places (CRHP).***



12.0 STUDY LIMITATIONS

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport and Town of Milton, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Mattamy Homes (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.



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Report Signature Page

GOLDER ASSOCIATES LTD.

Henry Cary, Ph.D., CAHP
Cultural Heritage Specialist / Archaeologist

Hugh Daechsel, M.A.
Principal, Archaeologist

HC/HD/ly

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APPENDIX A

Proposed Site Plan, courtesy Mattamy Homes

**DRAFT PLAN OF SUBDIVISION
FILE 24T-15002/M REVISED**

PART OF LOT 7,
CONCESSION 3, NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRINJALGAR)
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

**MATTAMY - MARTIN WEST
COBBAN NEIGHBOURHOOD**

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE APPLICANT TO PREPARE AND SUBMIT THIS
DRAFT PLAN OF SUBDIVISION TO THE TOWN OF MILTON FOR APPROVAL.

SIGNED: *MLW* DATE: October 21, 2014
Mattamy (Group) Limited
Attn: Glenn Lott Esq.
Tel: (905) 882-9272 ext:6003-3041

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS
SHOWN ON THIS PLAN HAVE BEEN MEASURED AND FOUND TO BE IN ACCORDANCE WITH THE
CORRECTLY AND ACCURATELY SURVEYED.

SIGNED: *f.p. Beck* DATE: March 24, 2017
F.P. Beck
REGISTERED PROFESSIONAL SURVEYOR
1410888 ONTARIO STREET, WOODBINE, ONTARIO, L4B 4R3

ADDITIONAL INFORMATION (UNDER SECTION 51 (1) OF THE PLANNING ACT)
1) ALL UTILITIES AND PIPES TO BE PROVIDED
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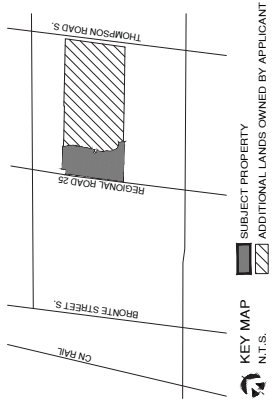
LAND USE SCHEDULE

Land Use	Blocks	Area Total (ha)	Units
Detached Residential	1-3, 7-11	16, 18-26	18, 5, 97, 178
Townhouse	14, 15, 17	4	0, 43, 22
Back to Back Townhouse	4, 12, 13	3	0, 64, 63
Condo Block	5, 6	2	2, 20, 64
Future Heritage House	27	1	0, 05, 1
Open Space	28	1	1, 13
Future Heritage House	29	1	0, 05
Future Heritage House	30	1	0, 05
Future Heritage House	31	1	0, 05
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Future Heritage House	100	1	0, 05

DATE	BY	REVISION
10/04/17		Remission
10/11/16		General Revisions
08/04/14		Original Submission
		DATE (DATE) REVISION

NOTES:
* Local/Local corner radius = 5m
* Local/Connector corner radius = 7m
* Collector/Aerial corner radius = 15m
* Permanent illustration is diagrammatic

mattamyHOMES
SCALE 1:1250 APRIL 10, 2017
North of Hurontario, 17th Avenue West, Unit 101, 101-102
KORSIK Urban Planning
250-270 Avenue Road, Unit 101
Toronto, Ontario M5T 1P7
Tel: (416) 593-9292

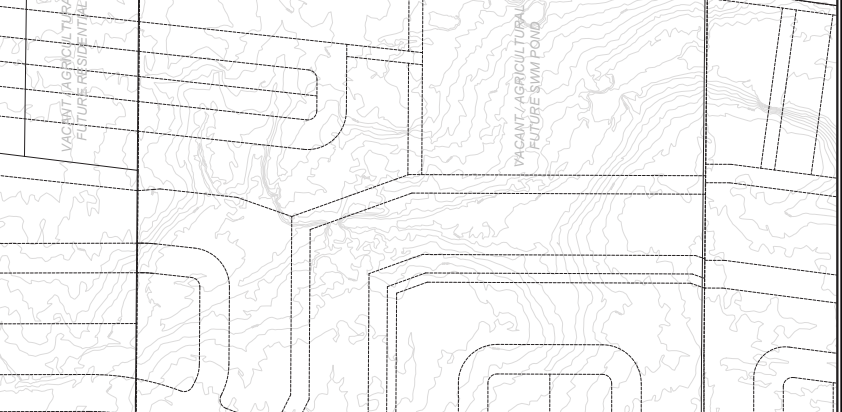


KEY MAP
N.T.S.

SUBJECT PROPERTY
ADDITIONAL LANDS OWNED BY APPLICANT

Unit Type	Blocks	SDE	Units
Detached Residential	1-3, 7-11	179.00	179
Townhouse	15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52	62.78	86
Back to Back Townhouse	4, 5, 12, 13	57.00	114
	Total	379	379

* SDE Factors:
Detached - 1.0
Townhouse - 0.73
Back-to-Back Townhouse - 0.5





APPENDIX B

Bowes House Structural Condition Review, Zaretsky Consulting Engineers Inc., September 2017

ZARETSKY CONSULTING ENGINEERS INC.

25 VALLEYWOOD DRIVE, UNIT #1
MARKHAM, ONTARIO L3R 5L9
(905) 470-1080 [TEL]
(905) 470-0598 [FAX]

REF.#17-127

SITE REVIEW	
PROJECT ADDRESS	'BOWES' HOUSE 6311 REGIONAL ROAD 25 EAST HALF OF LOT 7, CONCESSION 3 TRANFALGAR TOWNSHIP TOWN OF MILTON, ONTARIO
DATE	SEPTEMBER 8, 2017
REGARDING	VISUAL REVIEW TO ASSESS IF HISTORIC HOUSE CAN BE MOVED TO ANOTHER SITE
REPORTED TO	MATTAMY HOMES ATTN: JON RAFTER

As requested and in your company, we performed a visual review of the structural condition of this historic house which was built in 2 or 3 stages starting circa 1825 or approximately 190 years ago. The reason for this review was to determine if this house can be lifted and relocated to a neighboring site in its present vicinity.

OBSERVATIONS

- 1) This 'Bowes House' is a compilation of 1 storey north wing structure and a 1½ storey structure on the south side (the so called main block) which is 2 storey high.
- 2) There are 2 existing brick chimneys with brick bases which, in our view, may not even be the original chimneys or their original location in this house.
- 3) The foundation walls in the original house (south block and adjacent section of the northerly wing) are founded on a rubble stone foundation placed directly on grade.
- 4) A section of the northerly wing was extended at some stage as was a small porch on the north face. These wings were built directly on grade with no foundations.
- 5) The long porch on the east side is, from our observation of the construction, a flimsy built add-on to the north wing on the east side of the extension.
- 6) The perimeter framing above grade, ground to 2nd floor is all stick built which consists of 2" x 4" studs. The ground and 2nd floor consists of full size wood joists supported by full size timber beams (trees shaped into a beam on site using an adze). In our opinion, once the lath and plaster are removed from the walls and the ceiling exposing the framing for review, it is more than likely that some remedial work will be required to strengthen the existing members to make the house conform to code.

- 7) There are no cracks in the exterior masonry perimeter foundation wall and no cracks or separation in the perimeter vinyl siding which covers the exterior of the house.
- 8) The facade of the interior basement walls was cement parged.
- 9) The construction of the existing floor appears to be sound. There was no give or perceptible deflection when walking on the floors.
- 10) The levels of all the floors in the main block, the northerly section and the porch are even and no bounce was noted in both the ground and 2nd floors.

COMMENTS

- A) This house was built in stages with the main south block first, followed by the one storey north block. The orientation of the floor joists in both pods aligned in opposite directions, it will be impossible for the house mover to lift and relocate both structure simultaneously without separating the north wing from the south wing. After completion of the move, the 2 sections can be reconnected.
- B) During the separation, the interface between the north and south pods will require a temporary full height partition wall at the interface to prevent the walls of the north pod from collapsing inward during the move.
- C) We strongly suggest that all the window casements be blocked with plywood to strengthen them before the move starts.
- D) The ground & 2nd floor joists and the perimeter studs will need reinforcement after the stripping of the ceiling cover as the original framing, more than likely does not conform to the present code requirements.
- E) To move this house, please follow the instructions noted above and ensure that the move is carried out by a competent and experienced mover.

per: **ZARETSKY CONSULTING ENGINEERS INC.,**


Oscar S. Zaretsky, P. Eng.,

OSZ: cl/mn

As a global, employee-owned organisation with over 50 years of experience, Golder Associates is driven by our purpose to engineer earth's development while preserving earth's integrity. We deliver solutions that help our clients achieve their sustainable development goals by providing a wide range of independent consulting, design and construction services in our specialist areas of earth, environment and energy.

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