

THE CORPORATION OF THE TOWN OF MILTON

BY-LAW NO. 002-2020

BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 1335 BASSWOOD CRESCENT AT LOT 126, PLAN 20M-1209, TOWN OF MILTON, REGIONAL MUNICIPALITY OF HALTON IN THE TOWN OF MILTON AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, authorizes the Council of a municipality to enact by-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council or the Corporation of the Town of Milton has caused to be served on the owners of the lands and premises known as, 1335 Basswood Crescent in the Town of Milton and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property and has caused such Notice of Intention to be published in the same newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the Town of Milton hereby enacts as follows:

1. THAT there is designated as being of cultural heritage value or interest, the real property known as the exterior and interior of the building located at 1335 Basswood Crescent at Lot 126, Plan 20M-1209, Town of Milton, Regional Municipality of Halton, in the Town of Milton, more particularly described in Schedule A' attached hereto.
2. THAT the municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A', attached hereto, in the proper Land Registry Office;
3. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality.

PASSED IN OPEN COUNCIL ON JANUARY 20, 2020.

_____ Mayor
Gordon A. Krantz

_____ Town Clerk
Troy McHarg

SCHEDULE 'A' to BY-LAW NO. 002-2020

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being on the east side of Basswood Crescent, in the Town of Milton, Regional Municipality of Halton more particularly described as Lot 126, Plan 20M-1209, Town of Milton, Regional Municipality of Halton, in the Town of Milton, Regional Municipality of Halton.

SCHEDULE 'B' to BY-LAW NO. 002-2020

Legal Description

Lot 126, Plan 20M-1209, Town of Milton, Regional Municipality of Halton in the Town of Milton.

Description of Property

The original 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 relocated in 2018 to its present location at 1335 Basswood Crescent.

Statement of Cultural Heritage Value and Interest

The Bowes House is an excellent representative example of vernacular mid-Victorian domestic architecture. It 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.

Design Value of Physical Value

The Bowes House has a design or physical value as an early example of vernacular, timber-frame construction, it has the "L" shape configuration that became very popular in the mid to late nineteenth century. 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

Historical Value

It 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.

Contextual Value

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. The preservation of this property at its relocated position continues to remind us of this important contextual relationship.

Character Defining Elements/Heritage Attributes

Important to the preservation of the Bowes House at 1335 Basswood Crescent are the following exterior and interior character-defining elements/heritage attributes:

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.

Heritage Attributes Photographs Bowes House

