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YORK
REQU/RECEIVED

15-05-2003

CORPORATE SERVICES COMMISSION
Clerk's Department

REGISTERED MAIL

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18;

AND IN THE MATTER OF THE LAND AND PREMISES IN PART LOT 30,
CONCESSION 5, KNOWN MUNICIPALLY AS 4165 19TH AVENUE, TOWN OF
MARKHAM, IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO:

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
Attention: Catherine Axford, Chairman's Executive Assistant

RECEIVED
MAY 29 2003
CONSERVATION REVIEW
BOARD

TAKE NOTICE THAT the Council of The Corporation of the Town of Markham intends to designate the property, including land and building, on Part Lot 30, Con. 5, known municipally as 4165 19th Avenue, Markham, as a property of architectural and/or historic interest or value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

A Statement of the Reasons for the Proposed Designation of The James Bowman House, is attached.

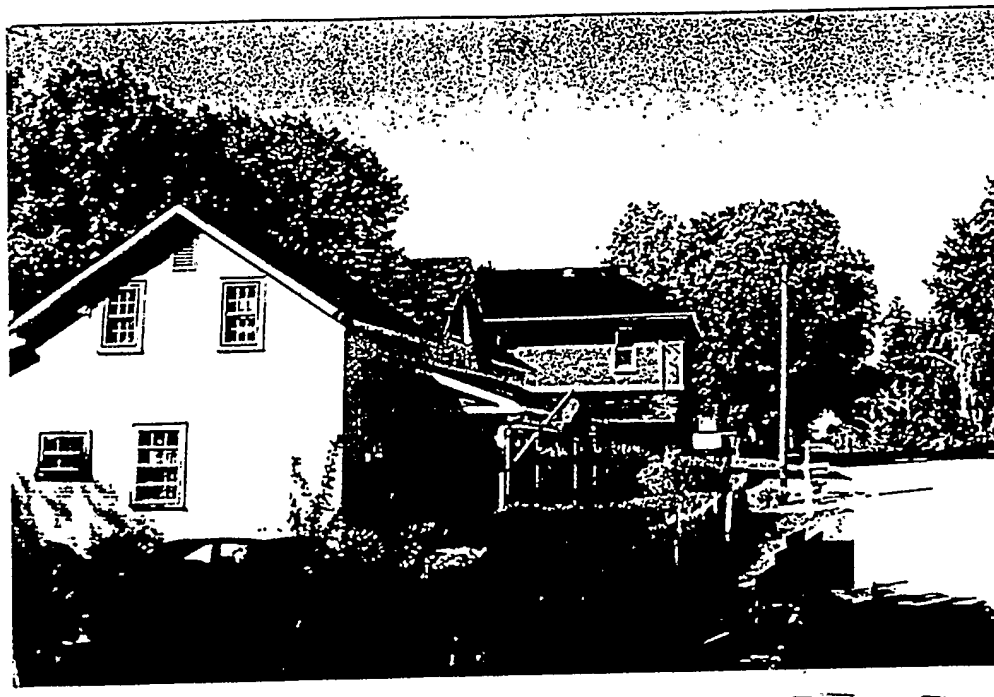
NOTICE OF OBJECTION to the designation may be served on the Town Clerk within thirty (30) days, or before 4:30 p.m. on the 13th day of June, 2003.

Sheila Birrell, Town Clerk
The Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

May 13, 2003

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DESIGNATION PROPOSAL



THE JAMES BOWMAN HOUSE
4165 19 th Avenue
Part Lot 30, Concession 5
Hamlet of Almira

Prepared For: Heritage Markham

Prepared By: Marie Jones

STATEMENT OF REASONS FOR DESIGNATION

The James Bowman house is recommended for designation under Part IV of The Ontario Heritage Act as a property of cultural heritage value or interest containing the following heritage attributes:

Historical Attributes

The 1 ½ storey frame dwelling located at 4165 19th Avenue was built on land, which was originally owned by Mathias Klein. The Berczy Census of 1803 lists Mathew Kein, his wife Anna and their five children as living on Lot 30, Concession 5. It was not until Nov. 1815 that Klein received the patent to the full 200 acre parcel.

When Mathew Klein died in 1844, the property was passed on to his sons John, Jacob and Abraham who had by 1857 sold off the full 200 acres. The only structure illustrated on Lot 30 on George McPhillips's Map of 1854 is located on the East ¼ well set back from 19th Avenue, owned at that time by the Kline's. In 1857 Benjamin Bowman purchased the E. ½, 67 acres from John Klein for 1250 pounds. Benjamin Bowman, at this time, was the owner of part of Lot 31, Concession 5 (across the street) where he operated a Flour, Grist and Woolen Mill, which was erected in 1844. This was the first mill erected in the Almira area and from this early start the village prospered. The large three storey brick structure was divided in half from top to bottom by a heavy fire wall of brick, the west half was the grist and flour mill and the east half the woolen mill. The woolen mill was the only one of its kind in the province. The Almira Mills passed into Alfred Spoffard hands and then onto Samuel Boyer Lehman, who with his two sons operated the business. The property south of the mill (part of Lot 30) followed the same ownership, as it was at this location where the Rouge River crossed 19th Avenue and where the mill's tail race ran through.

The Bowman family were at first members of St. Helen's, the first Presbyterian church erected in Markham Township. The church and graveyard were located on lot 26, Concession 6 where many Bowman family members are buried. Following events in Scotland the congregation of St. Helen's was split and those choosing to follow the Free Church left St Helen's. It was Benjamin Bowman who offered a room in the Almira woolen mill as a meeting place before the new Melville Church was erected in 1848.

As early as 1844 there was a general store located across the street from the mill. Benjamin Bowman's son James operated the grocery and general store. The post office opened in 1857 with Benjamin Bowman being the first postmaster of Almira. The frame dwelling, referred to as the James Bowman house, was situated directly to the east of the General Store and was most likely built to support that family who operated the business and post office next door. The Census of 1861 indicates that James Bowman and his wife Mary were living in a one storey frame building on this property. The Tax Assessment Rolls for 1870 lists James Bowman's 1 ¾ acre parcel as having a value of \$530. This higher value suggests that a building was located on the property at that time.

In 1862 it was Jane Bowman, Benjamin's wife, who came into possession of the west ½ of the east ½ of about 35 acres after her husband passed away. It seems likely that James inherited the 1 ¾ acre part of Lot 30, Concession 5 and built the frame dwelling for he and his wife Mary about the year 1860.

Architectural Attributes

The house located at 4165 19th Avenue is a well preserved example of a 1 ½ storey Georgian Cottage. The house is built on a rectangular plan 5 bays across by 2 bays deep. Within the last fifteen years a number of changes have been made to the front elevation of the building. Originally the front entrance was centrally located with a pair of windows on either side, but the door has since been relocated to the east side of the structure. The original door opening is presently a window. The front façade, under the verandah, is clad in vertical board. The balance of the front elevation and the side elevations are covered in painted tin panels. A low pitched, small center gable with pointed gothic window was also added more recently in the upper storey. The roof is of a medium pitch with plain projecting eaves and verges. The windows are rectangular with a 6/6 pane division and have a moulded wood trim. The single chimney is on the exterior right side. There is a simple 1 storey addition at the back clad in horizontal board and having a shed roof. The one storey, full width verandah has square posts and open railing with square pickets.


Significant Heritage Attributes to be preserved:

- Historic form of the dwelling;
- Original wood double hung windows;
- Early 20th Century porch
- Original roofline
- Historic doors

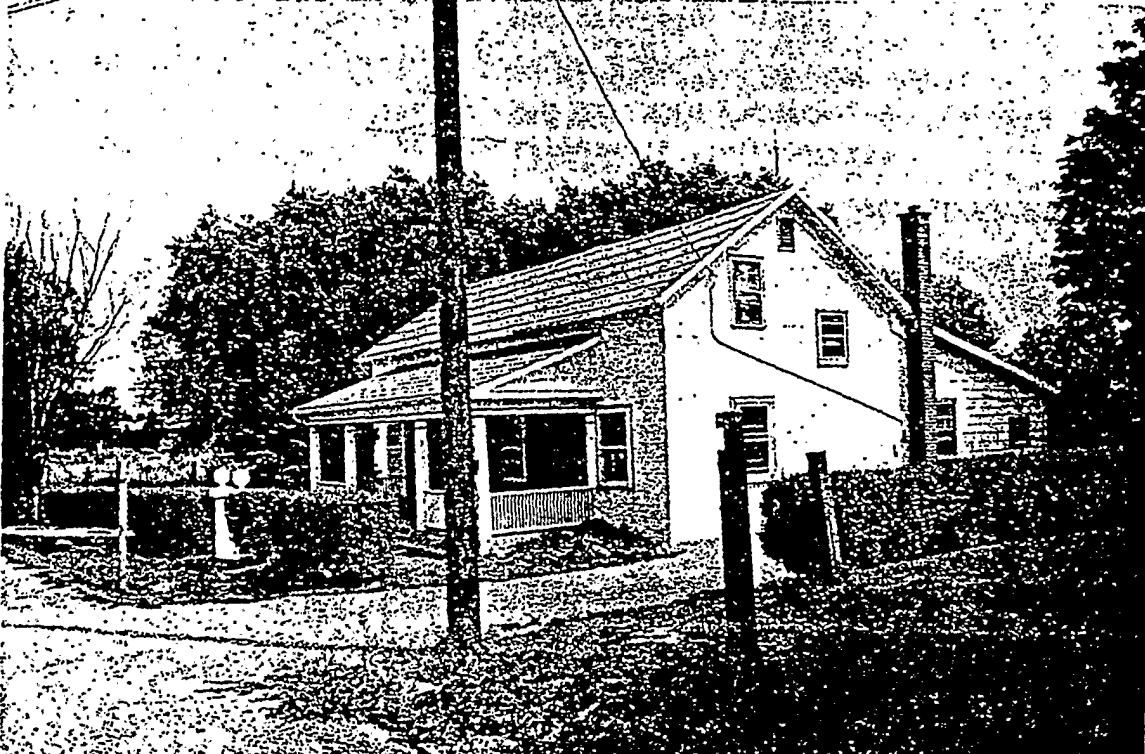
Contextual Attributes

The James Bowman house is of contextual significance for its association with the early Village of Almira. Together with other residences in the vicinity, the village has remained a good example of some of Markham's early settlers who once lived and prospered in this area.

IDENTIFICATION

<u>Property:</u>	The James Bowman House
<u>Legal Description:</u>	Lot 30, Concession 5
<u>Owners:</u>	
<u>Inventory Number:</u>	E2-11
<u>Assessment Roll No.:</u>	160-885-00
<u>Date of Construction:</u>	c.1860
<u>Style of Construction:</u>	Georgian Cottage
<u>Type of Structure:</u>	Single Family Residence
<u>Number of Storeys:</u>	1.5
<u>Exterior Wall Material:</u>	Painted tin panels, vertical and horizontal board
<u>Special Features:</u>	Original form and structure intact

MARKHAM INVENTORY OF HERITAGE BUILDINGS

S I T E	ADDRESS: 4165 19th Avenue VILLAGE: Almira LOT/CONCESSION: 30/5 CONCESSION BLOCK: E2 A/R No.: 160-885-00
S T A T U S	PRESENT USE: Residential ORIGINAL USE: Residential HERITAGE DESIGNATION: n/a 1982 INVENTORY: n/a OFFICIAL PLAN: Hamlet ZONING: 01
P H O T O G R A P H	
K E Y M A P	