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REC'D/RECEIVED

28-08-2003

CORPORATE SERVICES COMMISSION
Clerk's Department

August 27, 2003

RECEIVED
SEP 4 - 2003
CONSERVATION REVIEW
BOARD

[REDACTED]
[REDACTED]
4165 19th Avenue
Markham, Ontario
L6C 1M1

Dear [REDACTED]:

Re: By-law 2003-240 - Heritage Designation
The James Bowman House - 4165 19th Avenue

This will advise that Council at its meeting held on July 8, 2003, passed By-law 2003-240, which designated The James Bowman House - 4165 19th Avenue, as being of historic and/or architectural value or interest.

A copy of the by-law with the pertinent registration data is attached for your information. If you should have any questions, please contact Mr. Regan Hutcheson, Manager, Heritage Planning at 905-477-7000, Ext. 2080.

Sincerely,


Sheila Birrell
Town Clerk

Encls.

c: R. Hutcheson, Manager, Heritage Planning
Ontario Heritage Foundation

12/29/03
✓
RA



BY-LAW 2003-240

A by-law to designate a property as being of
Historic and/or Architectural Value or Interest
The James Bowman House

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the council of a municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Town of Markham has caused to be served on the owners of the lands and premises at:

[REDACTED]
[REDACTED]
4165 19TH AVENUE
MARKHAM, ON L6C 1M1

and upon the Ontario Heritage Foundation, notice of intention to designate The James Bowman House, 4165 19th Avenue, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

The James Bowman House
4165 19th Avenue
Town of Markham
The Regional Municipality of York

2. THAT the Town Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" attached hereto in the property Land Registry Office.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
8TH DAY OF JULY, 2003.

"Patricia Miller"

PATRICIA MILLER, DEPUTY CLERK

"Don Cousens"

DON COUSENS, MAYOR

SCHEDULE 'A' TO BY-LAW 2003-240

In the Town of Markham in the Regional Municipality of York, property description
as follows:

PT. LT. 30, CON. 5 MARKHAM
PT. 1, 65R14071

TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCHEDULE 'B' TO BY-LAW 2003-240

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 and 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. The Markham Atlas Map of 1878 clearly illustrates the dwelling at this location and a second building, that of the "P.O.", to the west of it.

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. There is evidence that at one time there were two doors on the front façade where presently only one exists towards the east side. The earlier door has been blocked in. This suggests that this may have been a double house at one time in its history. It is presently a single family dwelling. The front façade, under the verandah, is clad in vertical board, which does not appear original to the building and was added directly over the earlier siding. These additional layers of cladding have changed the look of the original window and door trim although the profile of them remains unchanged. The balance of the front elevation and the side elevations are covered in pressed tin panels, probably installed c.1900. Beneath some of this tin panel cladding is an earlier board and batten material. A low pitched, small center gable with pointed gothic window was added about ten years ago in the upper storey (this window is purely decorative and does not open to the upper hall). 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 plain wood trim. There is a 1 storey salt box addition at the back, which runs the full width of the structure, clad in horizontal board. The one storey, 2/3 width verandah has square posts and open railing with square pickets built c.1920.

Significant Heritage Attributes to be preserved:

1. Historic form of the dwelling;
2. Original wood double hung windows;
3. Early 20th Century porch;
4. Original roofline of the structure.

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.