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Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

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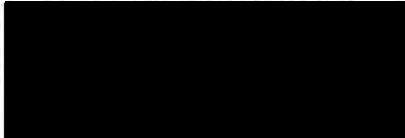
Leading today for tomorrow
ONTARIO HERITAGE TRUST

MAY 15 2013

RECEIVED

May 10, 2013

VIA REGISTERED MAIL



VIA REGULAR MAIL

Jim Leonard, Registrar, Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, ON M5C 1J3

Re: Notice of Intention to Designate – Bowic Medical Hall
264 Queen Street South, Mississauga, ON, Ward 11
Reference: HAC-0026-2013, Council Resolution 0079-2013
Office of the City Clerk File: CS.08.QUE

The Heritage Advisory Committee (HAC), at its meeting on April 23, 2013, considered a Corporate Report dated March 26, 2013 regarding the above noted matter and recommended the following:

HAC-0026-2013

That the Bowic Medical Hall, located at 264 Queen Street South, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value.

Ward 11

(HAC-0026-2013)

This recommendation was approved by General Committee on May 1, 2013 and subsequently adopted by City Council on May 8, 2013.

In accordance with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to designate the above-noted property and a copy of the abbreviated Notice of Intention that will appear in the *Mississauga News* on Wednesday, May 15, 2013. In addition, I am enclosing a copy of the above-noted Corporate Report for your information.

For more information, please contact Paula Wubbenhorst, Acting Senior Heritage Coordinator, at 905-615-3200, ext. 5385 or Paula.Wubbenhorst@mississauga.ca. **Notice of objection to the designation may be served on Crystal Greer, Director of Legislative Services and City Clerk, no later than 4:30 p.m. on Monday, June 17, 2013** via the following address: The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1, Attention: Crystal Greer, Director of Legislative Services and City Clerk.

Sincerely,

Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee
City of Mississauga
Legislative Services Division, Office of the City Clerk
905-615-3200, ext. 5471
Julie.Lavertu@mississauga.ca

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cc (by email). Councillor George Carlson, Ward 11
Paul Mitcham, Commissioner of Community Services
Margaret Beck, Legal Counsel
Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Crystal Greer, Director of Legislative Services and City Clerk
Diana Rusnov, Manager of Legislative Services and Deputy Clerk
Andrew Whittemore, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Acting Senior Heritage Coordinator

encl. Notice of Intention to Designate the Property
Abbreviated Notice of Intention to Designate the Property
Corporate Report dated March 26, 2013

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT **264 QUEEN STREET SOUTH** IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended.

Description of Property

The T.I. Bowie Medical Hall is a mid to late 19th century structure, located on the west side of Queen Street, south of Thomas Street, in the former village of Streetsville.

Statement of Cultural Heritage Value or Interest

The T.I. Bowie Medical Hall has historical/associative value as it has direct associations with activities that were significant to the community including the provision of early telephone service and health care; it has direct associations with people who were significant to the community, including J.E. Wilkinson, R.H. McClung, and Dr. T.I. Bowie. The property yields, or has the potential to yield, information that contributes to an understanding of Streetsville in the late 19th and early 20th centuries.

The T.I. Bowie Medical Hall has physical/design value as an early example of late 19th century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit.

The T.I. Bowie Medical Hall has contextual value as it defines, maintains and supports the character of Streetsville's historic streetscape from a time when Streetsville played a role in serving the needs of the late 19th/early 20th century rural farming community. The property has value as it serves to define purpose-built mid to late 1800s architecture. Specifically, the structure was built for both commercial and residential use. It helps to define how people lived and worked in the area. Further, the T.I. Bowie Medical Hall remains physically, visually and historically linked to its surroundings.

Description of Heritage Attributes

Attributes of the T.I. Bowie Medical Hall that reflect its historical or associative value:

- its location within the village of Streetsville;
- its proximity to and visibility from other historic buildings on Queen Street South, specifically, but not limited to, the United Church, Lee Funeral home, the former Falconer's General Store, the Franklin House, the Odd Fellow's Hall;
- its two-storey massing, which is reflective of mid to late 19th century rural village commercial buildings;
- its recessed front commercial entrance way, which is reflective of local mid to late 19th century rural village commercial buildings;
- the open space between the sidewalk and the portico;
- the relationship between the commercial entrance and the sidewalk.

Attributes of the T.I. Bowie Medical Hall that reflect its physical/design value:

- its two-storey massing;
- its underlying symmetrical composition;
- its red brick façade;
- its rubble stone foundation;
- its rectangular plan;

- its gable roof, with the end gable facing Queen Street South;
- its recessed entranceway, on the ground floor, which leads into the historically commercial section of the structure;
- its transom topped commercial entrance door;
- its slightly arched headed wood windows which are capped with segmentally arched red brick voussoirs or stone lintels;
- its single/double hung wood windows;
- its two-over-two windows;
- its one-over-one windows;
- its ten-over-one window;
- its stone sills;
- its functional wood shutters, which were removed sometime in the recent past, which should be replicated/restored;
- its exterior chimney on the main structure's north wall;
- its square, two-storey, red-brick portico;
- its stone cap, which wraps around the portico at the intersection of the red-brick and the wood shiplap/vinyl/aluminum siding;
- its decorative red-brick corbels, located on the portico, that cascade down to a point;
- its opening in the south wall of the portico, with its stone lintel and stone header which is supported, and/or decorated, with two white, wood columns that are situated at the extreme ends of the opening, which allows light and air to penetrate into the portico enclosure;
- its decorated arched brick detail, on the entry into the portico, which is embellished with a combination of protruding red-brick and, historically what appears to have been protruding rough stone, between the two layers of flush red-brick work;
- the portico's red-brick interior;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, which is capped with a stone header, which appears to match the header and lintel of the south-wall opening
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway which is divided into three sections; being a horizontal transom-like section, in a five-over-five configuration, which sits above two rectangular lites;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, with its wood muntin bars. Specifically its horizontal wood muntin bar which is embellished with decorative wood carving;
- the open space between the portico and the sidewalk;
- its mid-section, which, like the front-section of the building, is a rectangular, two-storey red brick structure, set on a ninety-degree angle to the front-section of the structure;
- its mid-section which on the south façade juts out from behind the front-section of the building and on the north façade sits flush with the front-section of the building;
- its mid-section with its wooden fire escape on the west wall.
- the massing of the post-1939 addition, on the west end of the building.

Attributes of the T.I. Bowie Medical Hall that give it contextual value:

- its location on Queen Street South within the historical commercial core of the early community;
- its visibility from Queen Street South;
- its relationship to the neighbouring historical United Church and historical Lee Funeral Home;
- its proximity to other heritage properties in the area.

Notice of Objection

Notice of objection to the designation may be served on Crystal Greer, Director of Legislative Services and City Clerk, no later than 4:30 p.m. on Monday, June 17, 2013 via the following address: The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1, Attention: Crystal Greer, Director of Legislative Services and City Clerk.

ABBREVIATED NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT **264 QUEEN STREET SOUTH** IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended.

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For more information or to receive a copy of the Designation Statement, please contact the Acting Senior Heritage Coordinator at 905-615-3200, ext. 5385. **Notice of objection to the designation may be served on Crystal Greer, Director of Legislative Services and City Clerk, no later than 4:30 p.m. on Monday, June 17, 2013** via the following address: The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1, Attention: Crystal Greer, Director of Legislative Services and City Clerk.