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ONTARIO HERITAGE TRUST

MAR 29 2021

RECEIVED

March 25, 2021

VIA COURIER

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Sirs/Madames:

Subject: Notice of Proposed Amendment to Designation By-law 2011-033
A by-law to designate the Bowbeer House 3369 Sixth Line, Oakville

Enclosed please find the Notice of Proposed Amendment to Designation By-Law 2011-033, A by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance, served upon you in accordance with subsection 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck Town Clerk
D. Perlin, Assistant Town Solicitor
D. Childs, Manager, Policy Planning, Planning Services
C. Van Sligtenhorst, Heritage Planner

To be the most livable town in Canada.

NOTICE OF PROPOSED AMENDMENT TO DESIGNATION BY-LAW 2011-033, “A by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance”

On March 8, 2021, Oakville Town Council resolved to amend Heritage Designation By-law 2011-033, “A by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance” for the following property under Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended:

Bowbeer House
5 Bowbeer Road, Oakville, Ontario

Purpose and Effect of Proposed Amendment

The proposed amendment of By-law 2011-033, “A by-law to designate the Bowbeer House at 3369 Sixth Line as a property of historical, architectural and/or contextual significance” is to clarify the statement explaining the property’s cultural heritage value or interest and the description of the property’s heritage attributes, to correct the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the *Ontario Heritage Act*.

The following is the amended Statement of Cultural Heritage Value or Interest:

Design Value or Physical Value

The property is considered to have design and physical value for its unique 1½ storey brick farmhouse known as the Bowbeer House. The original c.1858 brick house was dismantled in 2012 due to significant structural issues. Both exterior and interior historic materials were salvaged and used to construct the existing house in 2019-2020.

The dichromatic red and buff brickwork was laid in a combination of Flemish Bond and common bond with decorative brick ‘quoins’ at the corners of the building, ornamental horizontal bands of brick ‘roses’ and vertical brick headers above the windows and doors. The new 6/6 wood windows and wood paneled front door were designed to replicate what would have existed historically. On the interior, the historic mantelpiece has been reinstated and the original wood baseboards, trim and moulded panels have been replicated.

Historical Value or Associative Value

The Bowbeer House has cultural heritage value for its historical associations with the Bowbeer and Biggar families, both early settler families in Trafalgar Township. The property was

originally owned as an investment property by D'Arcy Boulton, a prominent lawyer and politician and Auditor General of Upper Canada. William and Mevira Bowbeer purchased the property in 1824 and likely constructed the house around the 1850s. Their son William Somerset Biggar built the existing house at 1086 Burnhamthorpe Road and the two homes are similar in age, design, material and architectural details.

The property was later owned by the Biggars, a Loyalist family who were among the first settlers in Trafalgar Township and contributed greatly to the early settlement and development of Trafalgar Township.

Contextual Value

The property has contextual heritage value as a landmark along Sixth Line, a historic side road, and as one of the last remaining historic structures associated with Munn's Corners at Sixth Line and Dundas Street. This historic settlement was once home to taverns, a stagehouse, church, parsonage, cemetery, school and multiple residences. The Bowbeer House was reconstructed directly in front (to the west) of its original location and still faces Sixth Line as it always did. The building therefore retains its contextual association with the original farm property, Sixth Line and Munn's Corners. The house continues to be a significant reminder of the former agricultural landscape of this area of Oakville.

The property also has contextual associations with the ancestors of the Mississaugas of the Credit who used the land prior to European settlement of this area. The property is contextually significant as a reminder of not only the development of the area by early settlers like the Bowbeer family, but also of the land's association with Indigenous peoples for centuries prior to European settlement.

The following is the amended Description of Heritage Attributes:

Key features of the property which embody the cultural heritage value of the Bowbeer House include the following attributes, as they relate to the two-storey brick portion of the structure:

- The orientation of the house to Sixth Line;
- The 1½ storey square form of the building with low pitched side gable roof with small front gable;
- The red and buff brick cladding, including the design and layout in a Flemish Bond pattern and the decorative brickwork features such as the 'roses', 'quoins', and headers above windows and doors;
- Fenestration of the original front door and window openings on the north, west and south elevations;
- The use of a wood panelled front door;
- The design of, and use of wood material for, the 6/6 windows;

- The design of, and use of wood material for, the soffit, fascia and cornice with cornice returns;
- Lakestone cladding on foundation above grade;
- The two red brick chimneys on each gable end of the brick house; and
- The wood mantelpiece in the northwest room.

The contemporary 1 ½ storey frame wing with wood cladding was constructed in 2020 and is not considered to be of heritage value or interest.

The following is the amended Legal Description:

In the Town of Oakville in the Regional Municipality of Halton, the property description is as follows:

Bowbeer House
5 Bowbeer Road
Lot 1, Plan 20M1214, Town of Oakville

Any objection to this designation must be filed no later than April 19, 2021. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

The last date to file a notice of objection is April 26, 2021.