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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2022-018

A by-law to designate the property at 14966 Torbram Road
as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;


NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The property at 14966 Torbram Road (the "Property"), more particularly described in Schedule "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.


Enacted by the Town of Caledon Council this 29th day of March, 2022.

This photocopy is a true copy of the original
Document which has not been altered in any way.

Dated at the Town of Caledon
this 26 day of May, 2022



Jordyn Lyndsey Lavecchia
Deputy Clerk
Town of Caledon



Allan Thompson, Mayor



Laura Hall, Town Clerk

SCHEDULE “A” to By-law 2022-018

Description

The property at 14966 Torbram Road is within the east part of Lot 32 Concession 5 EHS, geographic Chinguacousy Township, Town of Caledon. It is located on the west side of Torbram Road, directly south of Boston Mills Sideroad. The property contains the David Bowles log farmhouse, a one and a half storey building with one storey additions on the south side façade and west rear façade, and two frame outbuildings. The main house and additions are presently clad in white siding. The house is set on a small knoll and faces east onto Torbram Road. It is accessed by gravel laneways on either side of the farmhouse that join at the rear of the house. The outbuildings were found to be of no heritage merit and no further evaluation was undertaken.

The property is within a rural area on the Peel Plain; the surrounding lands are under agricultural cultivation. The property is near to the historic communities of Kilmanagh, Sandhill and Mono Road.

Statement of Cultural Heritage Value

The log farmhouse on the property at 14966 Torbram Road was built for David Bowles, who immigrated to Upper Canada from Tipperary, Ireland, in 1828 and is believed to have leased the property c.1832 before purchasing it in 1839. As his elder brother, Charles Bowles, was already settled on adjacent Lot 31, Concession 5 EHS, it is possible that David was able to forego the construction of a first house or shanty and erected this log house as the original dwelling on the lot. Oral history suggests the dwelling was built c.1832-1835 with a rear addition c.1845, although no formal record of it appears until 1851.

The property's c.1830s dwelling with c.1840s rear addition has design or physical value as a representative and early example of Neoclassical architecture in Chinguacousy Township. Its rectangular form, 1 ½ storey massing, gable roof with returned eaves, 3-bay front façade, decorative door surround, and overall symmetry is characteristic of this early style; the 1 storey rectangular rear addition with gable roof and returned eaves is similarly characteristic of the style and period. The building's siting on a small knoll close to the road is an historic technique to elevate the dwelling within the context of the farmscape.

The main house and primary rear addition are both built with hand-hewn, squared logs, characteristic of early construction methods and materials in Chinguacousy Township. Its outside walls retain the original roughcast plaster cladding, now overlaid with mid-20th century metal siding. Only the dwelling's 19th century features; the laneway; and the associated vegetation were found to merit cultural heritage designation. The 20th century additions to the dwelling are excluded from the designation.

The roughcast plaster cladding represents a traditional form of exterior cladding used in early 19th century Ontario for aesthetic reasons and to provide protection against the weather. The 20th century side and rear additions of frame construction are excluded from designation.

The historical or associative value of this property is found in its direct association with early Irish settler David Bowles and his descendants and the longevity of their occupancy, c.1832-1999, and ownership, 1839-2017. David Bowles and his wife Margaret (McGee) (c.1800-1894) were among the Irish settlers who established and contributed to the early and ongoing development of this part of Chinguacousy Township.

David Bowles and his descendants are also related to the other Bowles families who settled in the immediate vicinity in Chinguacousy and neighbouring Albion Township, several of whom held government positions with the township, county and in nearby towns such as Orangeville. Most directly, David's brother Charles Bowles (1797-1879) and his wife Ann (c.1795-1886) were the great-grandparents of former Prime Minister Lester B. (Bowles) Pearson, who attended family reunions on the Bowles 'home' farm on Lot 31.

Contextually, the property is important in defining, maintaining and supporting the continuing agricultural character of the area. It is physically, functionally, visually and historically linked to its surroundings as the long-standing location of the original farmhouse dwelling on the lot. Situated close to the concession road and framed by two rows of mature white pine, the farmhouse retains its relationship with the other remaining elements of the farmstead cluster, being the U-shaped farm laneway and the remnant agricultural outbuildings to its rear, as well as the surrounding agricultural lands. This Bowles farmhouse is a landmark as the oldest of the small cluster of 19th century Bowles family farmhouses that remain on this stretch of Torbram Road.

Description of Heritage Attributes

The heritage attributes of this property are the c.1830s-1840s Neoclassical style log dwelling; the laneways; the tree rows in the front yard and other specimen trees near the dwelling. For the reasons given in the Statement of Cultural Heritage Value or Interest, the dwelling, laneways, and trees support the historical or associative, design or physical, and contextual values of this property. The principal characteristics of these attributes are as follows:

Dwelling

- The rectangular form, 1 ½ storey massing, and medium pitched gable roof with returned eaves on the end gables of the 1830s dwelling
- The rectangular form, 1 storey massing, and medium pitched gable roof with returned eaves of the 1840s rear addition to the dwelling
- The siting of the 1830s-40s dwelling on a slight knoll in close proximity to the road resulting in the higher elevation of the dwelling in the context of the surrounding farmscape
- The orientation of the dwelling east/west, with primary façade facing east toward the road
- The 3-bay composition of the front (east) façade (centre entrance flanked by windows)
- The decorative door surround on the centre entryway on the front (east) façade
- All original window and door openings of the 1830s dwelling and 1840s rear addition
- The molded window trim of all original window openings
- All components of the hand-hewn, squared log construction of the 1830s main dwelling and the 1840s rear addition
- All components of the roughcast plaster exterior cladding
- All components of the rubblestone foundation

Laneways

- The existence of east-west laneways on either side of the dwelling between the road allowance and where they join at the rear of the 1830s-40s dwelling

Tree Rows

- Mature trees in healthy condition that form two tree rows in front of the dwelling, and other specimen trees near the dwelling

SCHEDULE “B” to By-law 2022-018

Legal Description

PIN 14294-0020 (LT) – Part of Lot 32, Concession 5 EHS (Chinguacousy), designated as Part 1 on Plan 43R-40287; Town of Caledon; Regional Municipality of Peel

Properties

PIN

14294 - 0020 LT

☒ Affects Part of Prop

Description

PART LOT 32, CONCESSION 5 EHS (CHINGUACOUSY), DESIGNATED AS PART 1 ON PLAN 43R-40287; TOWN OF CALEDON; REGIONAL MUNICIPALITY OF PEEL

Address

14966 TORBRAM ROAD
CALEDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE TOWN OF CALEDON

Address for Service

6311 Old Church Road
Caledon, ON, L7C 1J6

This document is being authorized by a municipal corporation Alexis Alyea, Town Solicitor for The Corporation of the Town of Caledon.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Brittany Rae Ziegler

6311 Old Church Rd
Caledon East
L7C 1J6

acting for
Applicant(s)

Signed

2022 06 02

Tel

905-584-2272

Fax

905-584-4325

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORP. OF THE TOWN OF CALEDON

6311 Old Church Rd
Caledon East
L7C 1J6

2022 06 02

Tel

905-584-2272

Fax

905-584-4325

Fees/Taxes/Payment

Statutory Registration Fee

\$66.30

Total Paid

\$66.30