

THE BOWMAN HOUSE

66 OLD MILL ROAD | CAMBRIDGE

CIRCA. 1832



CEDARBROOK

THE BOWMAN HOUSE

A LANDSCAPE SHAPED BY WATER & INDUSTRY

The story of Blair begins in 1800, with the arrival of Pennsylvania German Mennonite settlers to land acquired through speculator Richard Beasley.

What followed was not simply settlement, but resolve.









EARLY SETTLEMENT & RESOLUTION

What began as uncertain settlement quickly evolved into something enduring. When Richard Beasley's financial instability placed the land under lien, the settlers responded with resolve, forming the German Company in 1803 and securing over 60,000 acres to establish a permanent foothold in the region.









WATER AND INDUSTRIAL GROWTH

From these beginnings, a community emerged, shaped not only by agriculture, but by water. Along Bowman Creek, just moments from present-day Old Mill Road, Joseph Bowman established the village's first dam and sawmill in the early nineteenth century, marking the beginning of Blair's industrial foundation. By 1846, the Bowman family expanded this legacy with the construction of a four-storey grist mill, transforming the area into a centre of production that would support the surrounding region for generations.









INNOVATION ALONG THE CREEK

The creek itself became both resource and identity. In 1876, the construction of the Sheave Tower introduced a rare and highly specialized system that allowed the same water source to generate power twice. It remains one of the only surviving examples of this early technology in Ontario. Within this landscape - shaped by the Bowman family's influence and defined by the movement of water - Cedarbrook was established.

Constructed circa 1832, during the formative years of the village's development, the residence is widely regarded as part of the early Bowman-era holdings, with longstanding local reference to the home as the "Bowman House." Its position along the same waterways and in the same immediate setting as the original mill sites places it firmly within the historic core of Blair's earliest growth.









ENDURING CHARACTER & LEGACY

Today, the connection remains tangible. The movement of Mill Creek, the surrounding land, and the enduring presence of the historic mill sites continue to define the character of the property. This is not simply a home set near history. It is a residence shaped by it. Over time, the village evolved, known at various points as Shinglebridge and Carlisle before formally becoming Blair in 1858. While its name evolved, its character endured. It has always been a place defined by persistence, craftsmanship, and a deep connection to the land. That character remains, quietly and unmistakably, to this day.













SURVEY

RECEIVED AND APPROVED

May 5, 1994

Robert L. Light
LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WATERLOO (SR)

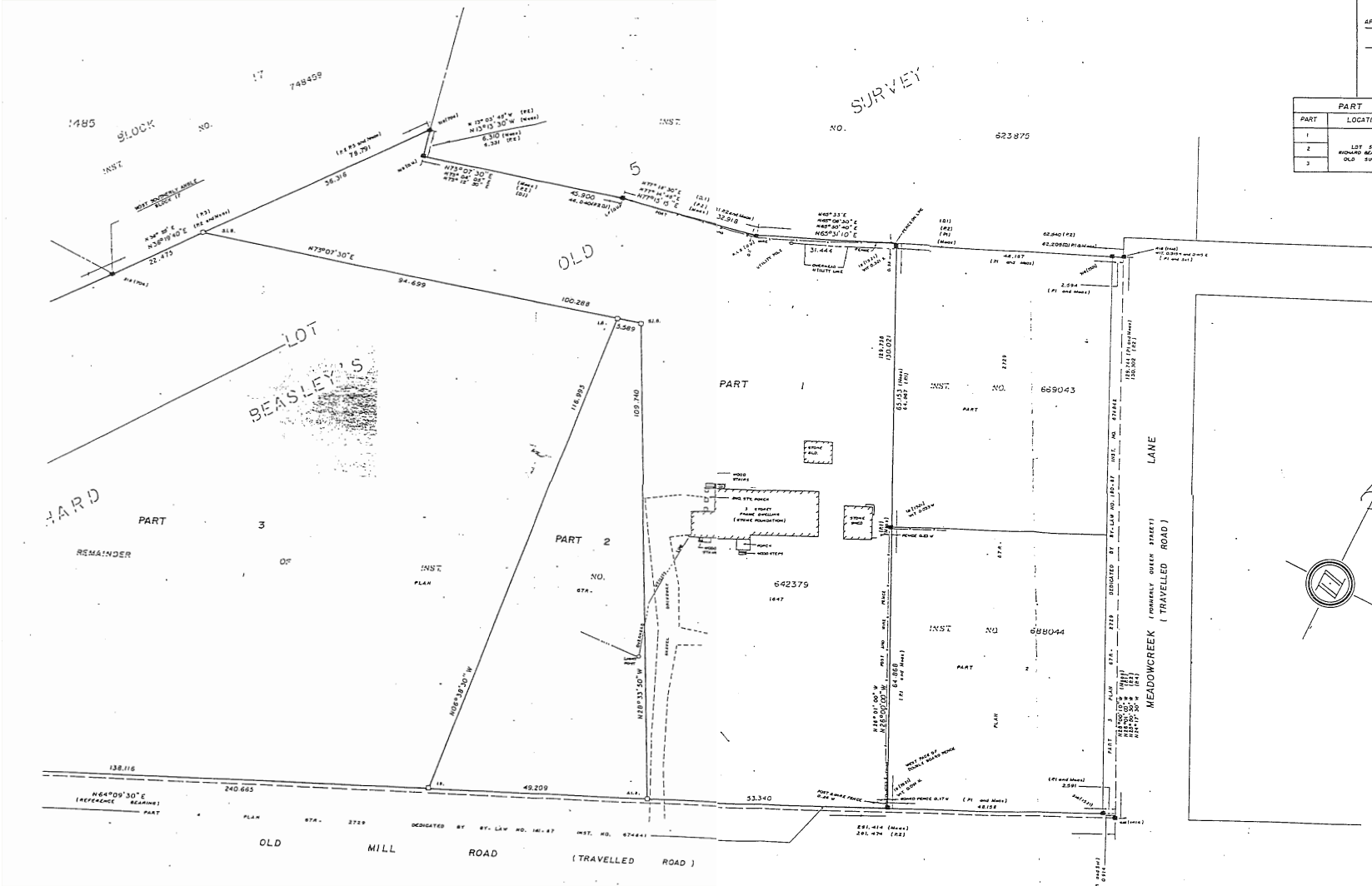
I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
REGISTRY ACT.

APRIL 29 1994

W. B. TAMBLYN
W. B. TAMBLYN - O.L.S.

PART SCHEDULE

PART	LOCATION	INST. NO.	AREA
1			0.963 ha.
2	LOT 2 BEASLEY'S OLD SURVEY	642379	3019 m ²
3			1.825 ha.





Grand River Conservation
Authority

Date: Apr 09, 2026

GRCA Map - 66 Old Mill Road, Cambridge

Legend

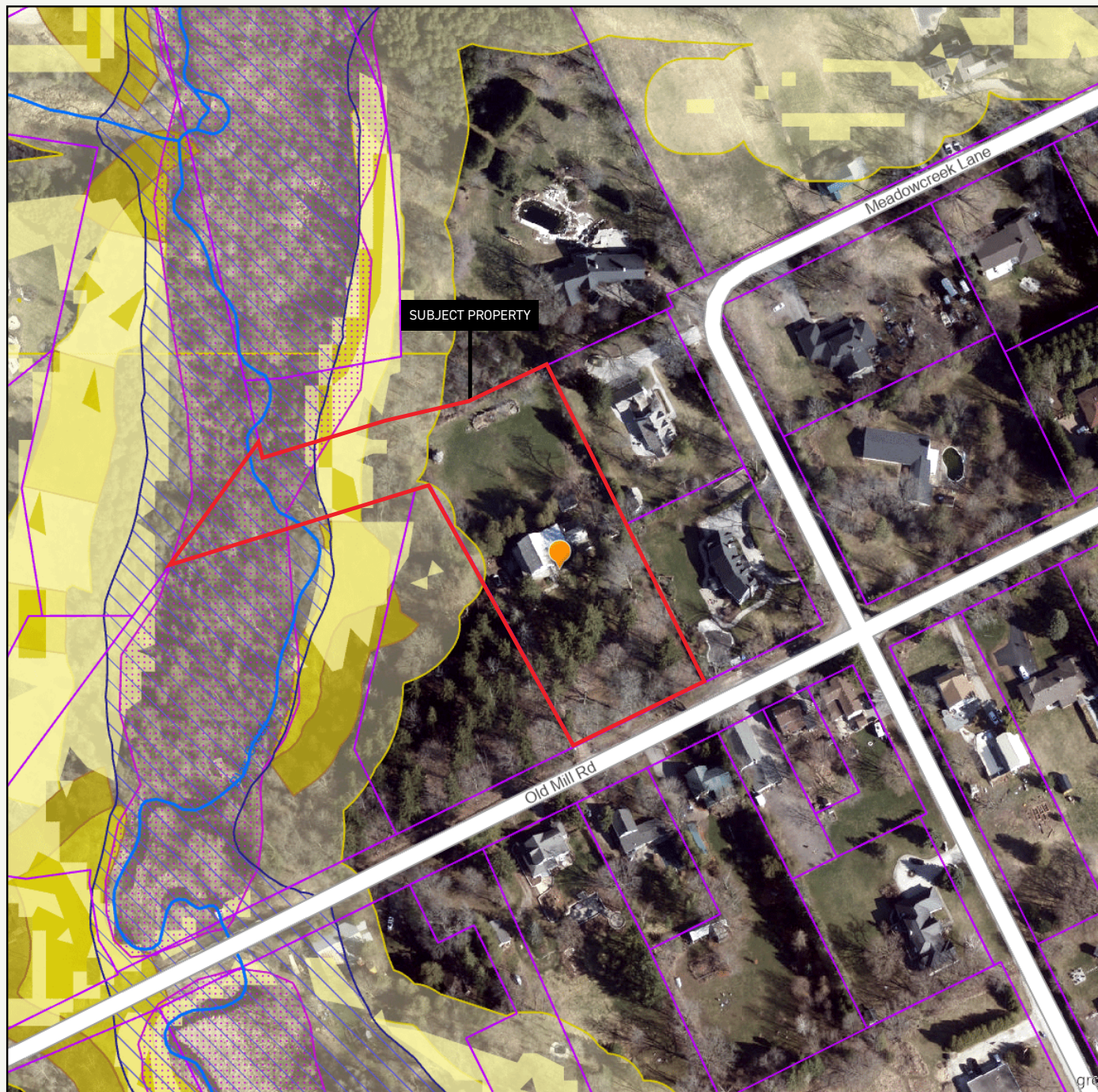
- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:2,052

NAD83 UTM zone 17 (EPSG:26917)



Map Centre (X,Y): 549260.94, 4803456.72 | [Map Link](#)

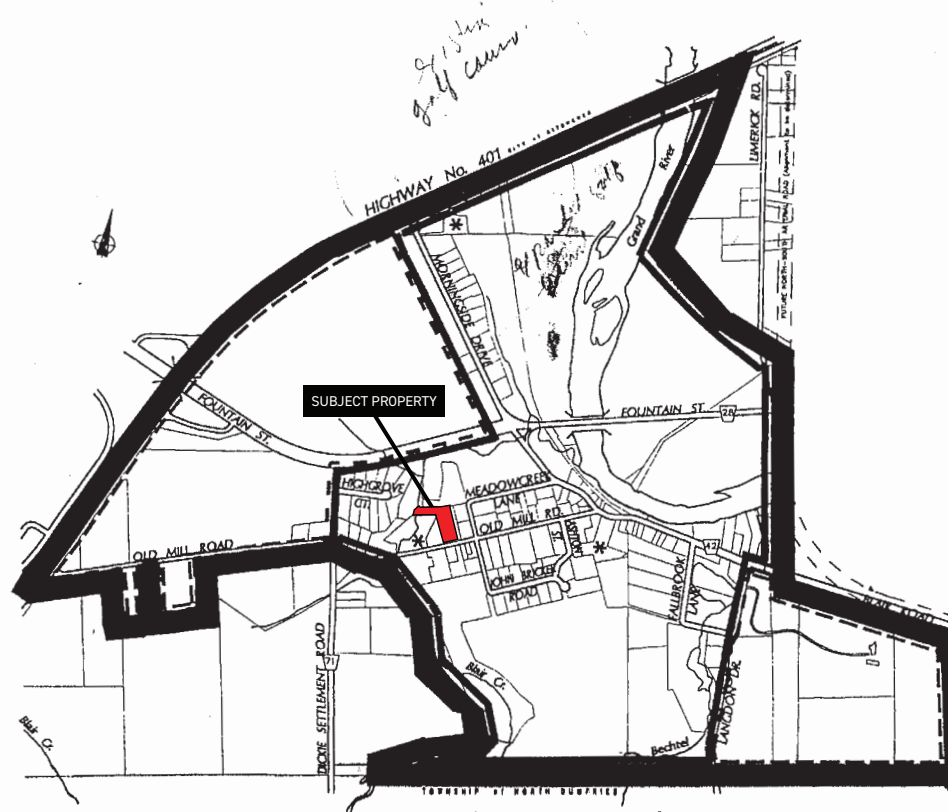
This map is not to be used for navigation | 2020 Ortho (ON)

This is Schedule A to By-law No. 205-01

BLAIR

HERITAGE CONSERVATION
DISTRICT PLAN

SCHEDULE A HERITAGE CONSERVATION DISTRICT

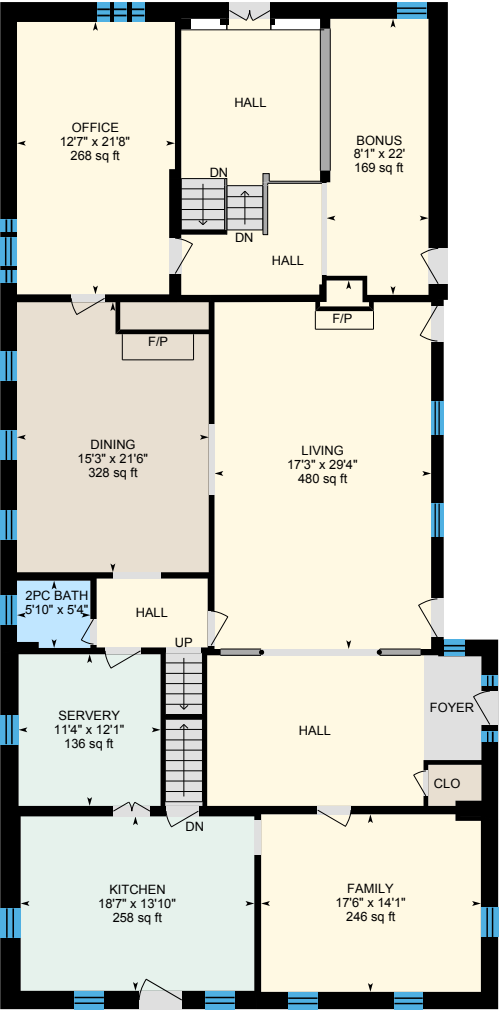


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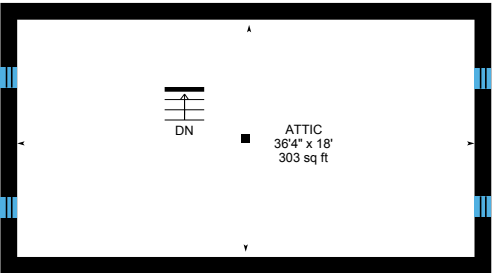
*Denotes property designated under
Part IV of the Ontario Heritage Act

Heritage Conservation District Boundary
Secondary Area

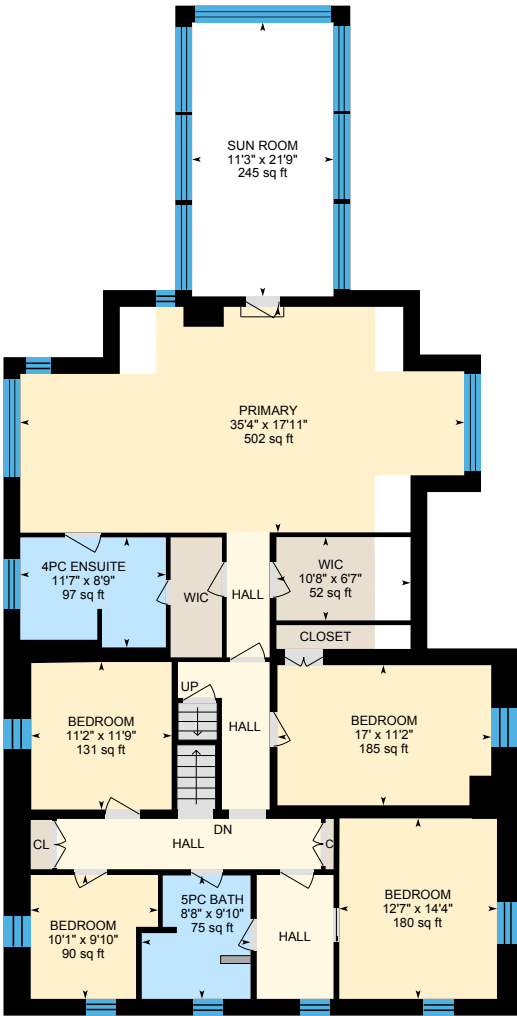
FLOOR PLANS



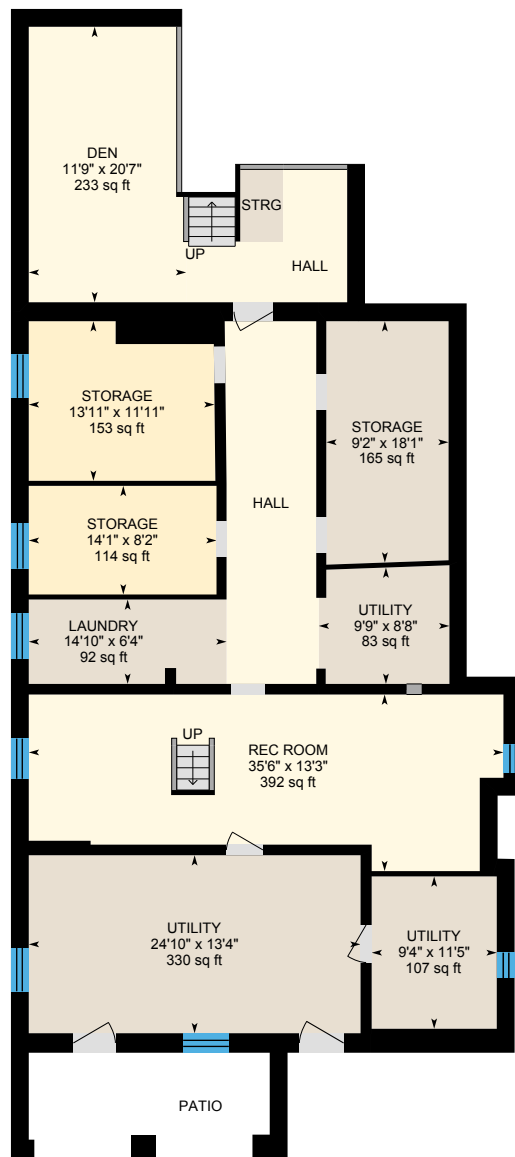
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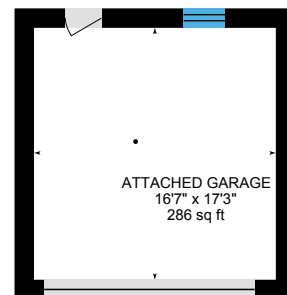
ATTIC



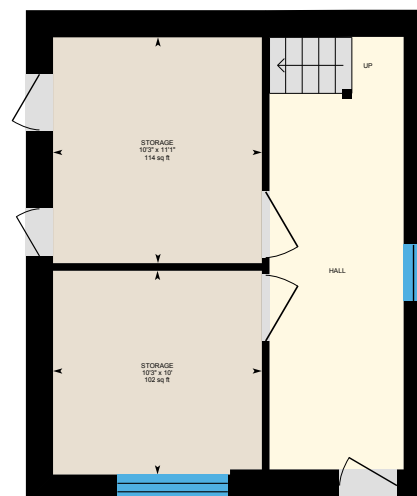
TOP FLOOR



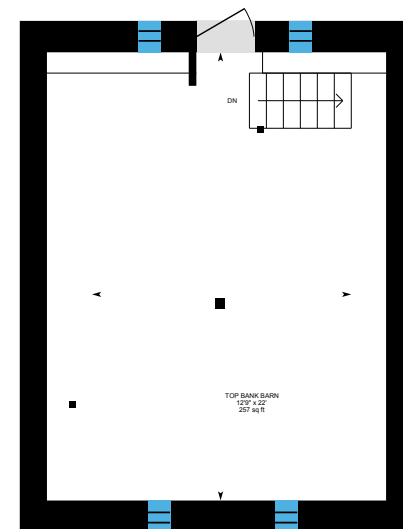
BASEMENT (BELOW GRADE)



ATTACHED GARAGE



BOTTOM BANK BARN



TOP BANK BARN



FEATURE LIST

The Bowman House represents a rare opportunity to own a restored heritage estate, thoughtfully updated for modern living while preserving its architectural integrity.

The Property

- Circa 1832 heritage residence set within the historic core of Blair Village
- Approx. 2.4 acres of private, treed land
- Mill Creek runs through the property
- Located within the historic Bowman landscape tied to early mills and industry
- Minutes to Highway 401, Whistlebear Golf Club, and Langdon Hall

Residence Overview

- Over 4,500 sq. ft. of living space
- 5 bedrooms | 3 bathrooms
- Grand foyer and expansive principal rooms
- Formal dining room and private library with built-ins
- Screened three-season sunroom off the primary suite
- Unfinished loft and two-level bonus area for future customization

Restoration & Investment

- Approx. \$500,000 invested in restoration and improvements
- Work completed from 2021 to present
- Focus on preserving original character while enhancing modern functionality

Exterior & Grounds

- Entire property fenced with four access gates
- Gardens reclaimed and planted with Carolinian species
- Established berry patch (haskap, raspberry, wild strawberry)
- Dedicated vegetable and herb garden
- Electrical and lighting installed at barn ruin

Barn & Bake House

- Barn walls rebuilt using original 18" fieldstone construction
- Structural reinforcement completed to support second level
- New barn-style steel roof installed
- Bake House fitted with cedar shake-style steel roof

Residence & Exterior

- New cedar shake-style steel roof
- All eavestroughs replaced with double screening system
- Exterior fully restored, scraped, and repainted with specialty wood primer
- Front and side porches rebuilt with custom-milled railings and flooring

Interior Craftsmanship

- Replica tongue-and-groove flooring installed throughout
- Custom-milled baseboards and trim to match original design
- Solid wood detailing throughout main and upper levels
- Interior fully repainted (Benjamin Moore)

Kitchen & Bathrooms

- Fully custom kitchen and pantry renovation
- Butler's pantry with custom cabinetry and second dishwasher
- All bathrooms renovated with new fixtures and finishes

Mechanical & Systems

- Electrical system upgraded (panels, plugs, switches)
- Water treatment system upgraded (iron filter, softener, UV system)
- Hot water system updated
- Basement windows replaced
- Primary bedroom and ensuite windows replaced
- WETT-certified STUV wood-burning fireplace installed

Additional Features

- Stone barn and original Bake House with hydro with electrical service
- Trout-filled waters running through the property
- Mature landscape and established natural setting
- Cement flooring installed in multi-level utility/cold room



STEVE BAILEY

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