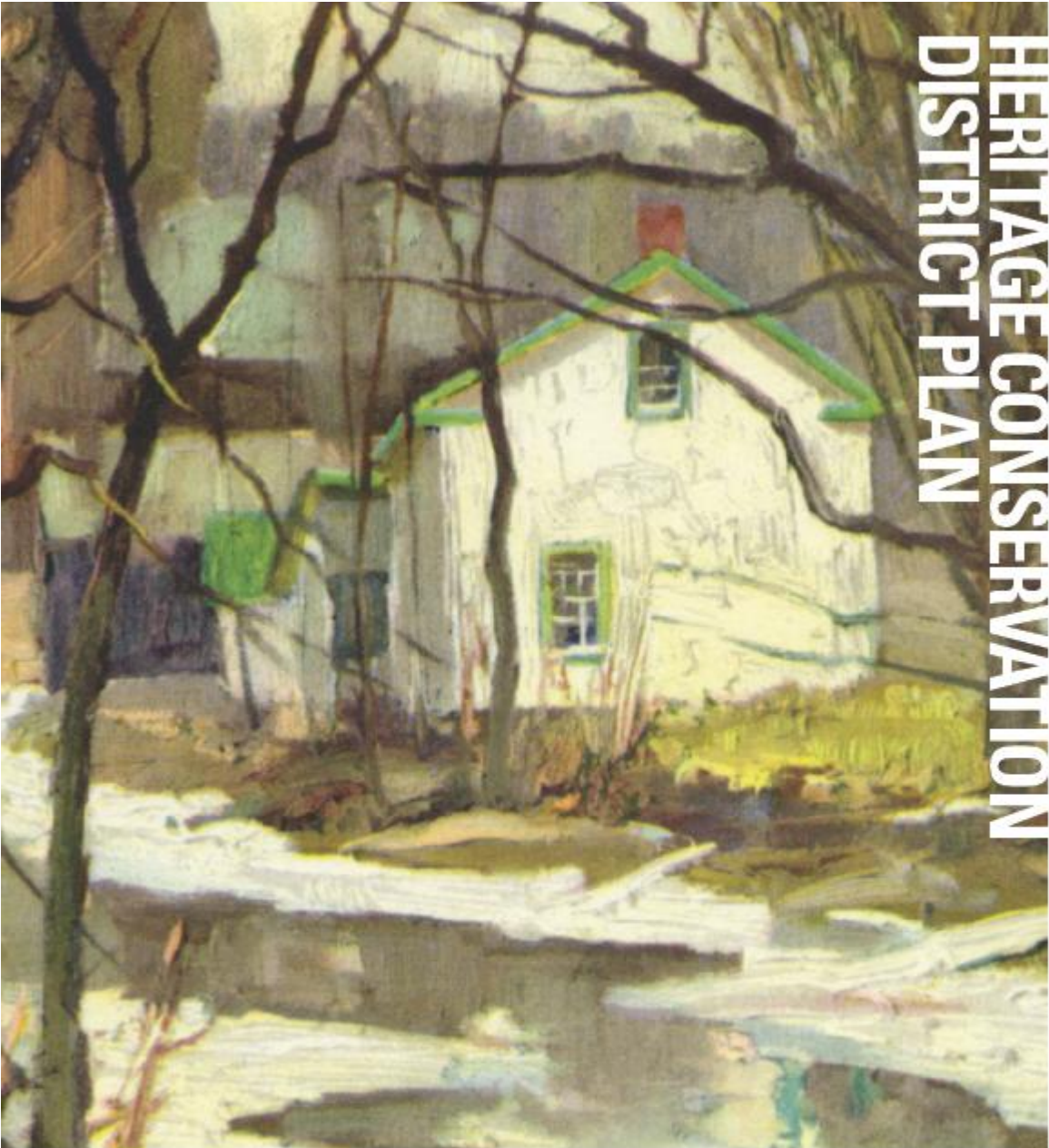


HERITAGE CONSERVATION DISTRICT PLAN



**MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN:
PROPERTY INVENTORY, APPENDIX A, 2013 DRAFT**



INTRODUCTION

The Meadowvale Village Heritage Conservation District (HCD) Plan Review List of Properties has been compiled as a background document for fifty seven residential properties and four properties under public ownership within the Meadowvale HCD. The historical background and related research was not completed prior to the 1980 heritage designation and is therefore provided here under the comprehensive review of the HCD Plan.

For each property within the HCD the following information has been provided:

- Municipal address – number and name of street
- Date of construction – date the building was constructed if known
- Historical background – history of the property and building
- Description – current description of the property, including buildings and context
- Heritage attributes – the heritage elements of the property
- Statement of significance – statement as to how the property contributes to the HCD

The photographs at the top of the first page of each listing were taken by City Heritage staff in May, 2012. All photos are attributed to their source. If a source is not given, it is the property of the City of Mississauga.

The photograph credit “PAMA” is the abbreviation for: Peel Art Gallery Museums & Archives.

In addition to information provided in this report, the City has compiled and filed the Land Registry documentation for each property. These records can be access at the Peel Land Registry Office in Brampton, Ontario.

There are references to the Bristow Survey of 1856. An image of the survey has been provided in this introduction, along with a map of the current HCD providing street names and municipal addresses.

A LIVING HISTORY DOCUMENT

As with any other document based on historical research and analysis, this report should not be considered a “completed heritage” document. Rather, it should be considered as a “living heritage” document which will continue to grow and expand into a deeper understanding of the Village as new stories and information are uncovered in the future.

According to the UNESCO *2003 Convention for the Safeguarding of the Intangible Cultural Heritage*, the intangible cultural heritage, or living heritage, is the mainspring of humanity's cultural heritage and diversity. It is defined by the following statement:



“Intangible Cultural Heritage means the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artifacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.”

Continued research will provide new trends in understanding how the development of Meadowvale contributed to the development of the City of Mississauga as a whole. Future insights, which may be uncovered in the future, will also permit the development of new planning initiatives that will drive forward the protection and conservation of identified cultural heritage attributes that have gone previously unnoticed or are at risk throughout the City of Mississauga. By doing so, Mississauga will be able to manage its cultural heritage features and heritage conservation districts well into the twenty-first century and beyond.

ACKNOWLEDGEMENTS

The City of Mississauga’s Culture Division gratefully thanks the following individuals and organizations for their generous contributions to the following report through the submission of photographs, background information and interpretive analysis:

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Matthew Wilkinson, Researcher (Land Registry Office Abstracts, Lot and Concessions)

Heather Henderson, Archaeologist, Historic Horizon Inc.

Rosemary Wilson, Resident of Meadowvale Village

Terry Wilson, Resident of Meadowvale Village

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Danette Franks, Administrative Assistant, Culture Division, City of Mississauga



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Nick Moreau, Reprographics specialist, Region of Peel Archives, Peel Art Gallery Museum and Archives

Jesse DeJager, Conservation Lands Planner, Credit Valley Conservation

Paul Tripolo, Urban Ecologist, Credit Valley Conservation.

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Funded in part by the Government of Ontario. The views expressed in this publication are the views of the City of Mississauga and do not necessarily reflect those of the Province.



STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Meadowvale Village Heritage Conservation District is characterized and defined by its inherent heritage value, size, shape, and form adjacent to the Credit River at the intersection of two roadways, Old Derry Road and Second Line West. The relationship of the historic village to the Credit River has not altered since its founding in the early nineteenth century. The village plan with lotting and road pattern has been retained since the 1856 Bristow Survey. The grid road pattern, aligning with the early established concession road and the inter-relationship of the lotting pattern as it relates to the topography, the river valley and ridge, is distinct within Mississauga. The village is situated in the low river valley, bordered to the south and east by a shallow ridge that establishes the table lands above the floodplain. The location of the Village, adjacent to the Credit River, illustrates the dependency of the early settlers on the river for its resources of water, travel and natural open space of a meadow and vale. These same conditions are not found elsewhere in Mississauga. Native populations, prior to pre-contact with European settlement, inhabited the area for over 10,000 years. The village's property plan, street pattern and physical layout have changed very little, although the once rural village is now within an urban context of the larger City of Mississauga.

The original Meadowvale Village Heritage Conservation District Plan from 1980 is under review. This comprehensive review proposes a boundary study area enlarged from the original 1980 HCD Plan to include the Meadowvale Conservation Park to the west and Old Ridge Park to the south, both of which are significant to the development of the village. Entry points to the Village from all directions will also be considered in this review to ensure that the transition to the historic village is conserved.

The Meadowvale Village HCD has maintained a pedestrian friendly scale, with the exception of Old Derry Road, whereby streets have a rural community lane-like appearance with soft shoulders, mature street trees, varied building set-backs and consistency of building size. What was once a commercial core, along Old Derry Road supporting a mill-based village has now become mostly residential with a few reminiscent commercial buildings, creating a quieter version of an earlier era. The narrow side streets retain an open character with views and vistas both to and from residential properties, void of privacy fencing, united by large open yards of green space and mature trees. In general, there are modest design and scale homes set on larger lots within a soft naturalized landscape. Historic photographs indicate that much of the vegetation in the area was cleared in the mid to late nineteenth century. The Village and immediate area were farmed for both wood products (sawmill production) and mixed agrarian farming. Today's public lands have become naturalized with a good deal of random mature tree growth of both native and invasive species. Private, residential lots also retain many mature trees and open space that provide a generous spacing around buildings and frame residential lots. The character of the Village is defined by the narrow roads, mature trees, open space and lack of density in building form. Some of the traditional late nineteenth century landscaping,



including simple picket fences have begun to be reintroduced. The variety of lot size, changed very little since the mid nineteenth century, and generally smaller structures on large lots has been protected and conserved by the Village's heritage conservation district status since 1980. Low volume lot coverage and retention of mature trees are significant characteristics to be conserved. The positioning of varied modest size structures on the lot, which vary throughout the Village, is a characteristic of this rural community development over time as opposed to a more urban, standardized and conventional setback. The varied setbacks, providing wide-ranging open space and streetscapes, are an important aspect of the Village character.

Archaeological resources are a significant element of the cultural heritage resources within and around the village. There is a high potential for pre-contact archaeological resources and known historical resources within the village. The extant mill ruins, mill race and tail race, remnant mill pond, and other archaeological references, are to be conserved.

Entry points into the village from the west and north have maintained a rural character. To the west there are farmlands on the south side of Old Derry Road, open green space to the north, the metal c. 1948 Pratt (Parker, "camelback") truss design bridge over the Credit River, all contributing to the agricultural past that surrounded the village for over a century. To the north, along Second Line West, the west side of the road retains a natural environment, reminiscent of the rural past, conserved within the Meadowvale Conservation Area. The late subdivision homes, of differing scale and form on the east side of Second Line West are mostly positioned high on the table lands above, retaining a naturalized road right-of-way at the street level, enhancing the former rural character.

DESCRIPTION OF HERITAGE ATTRIBUTES

- a significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge
- an ecological feature and tradition of a floodplain meadow on the Credit River that has existed for hundreds of years
- a land pattern that retains the layout and plan of generous lots and pedestrian oriented and narrow roadways since the 1856 Bristow Survey spatial organization of narrow soft landscaped streets with no shoulder, mature trees in a random pattern and a visual relationship that blends from public to private space among front and side yards void of privacy fencing
- long term tradition of rural village-like streetscapes, without curbs with no formalized parking, sidewalks (except on Old Derry Road), modest signage and limited modest lighting



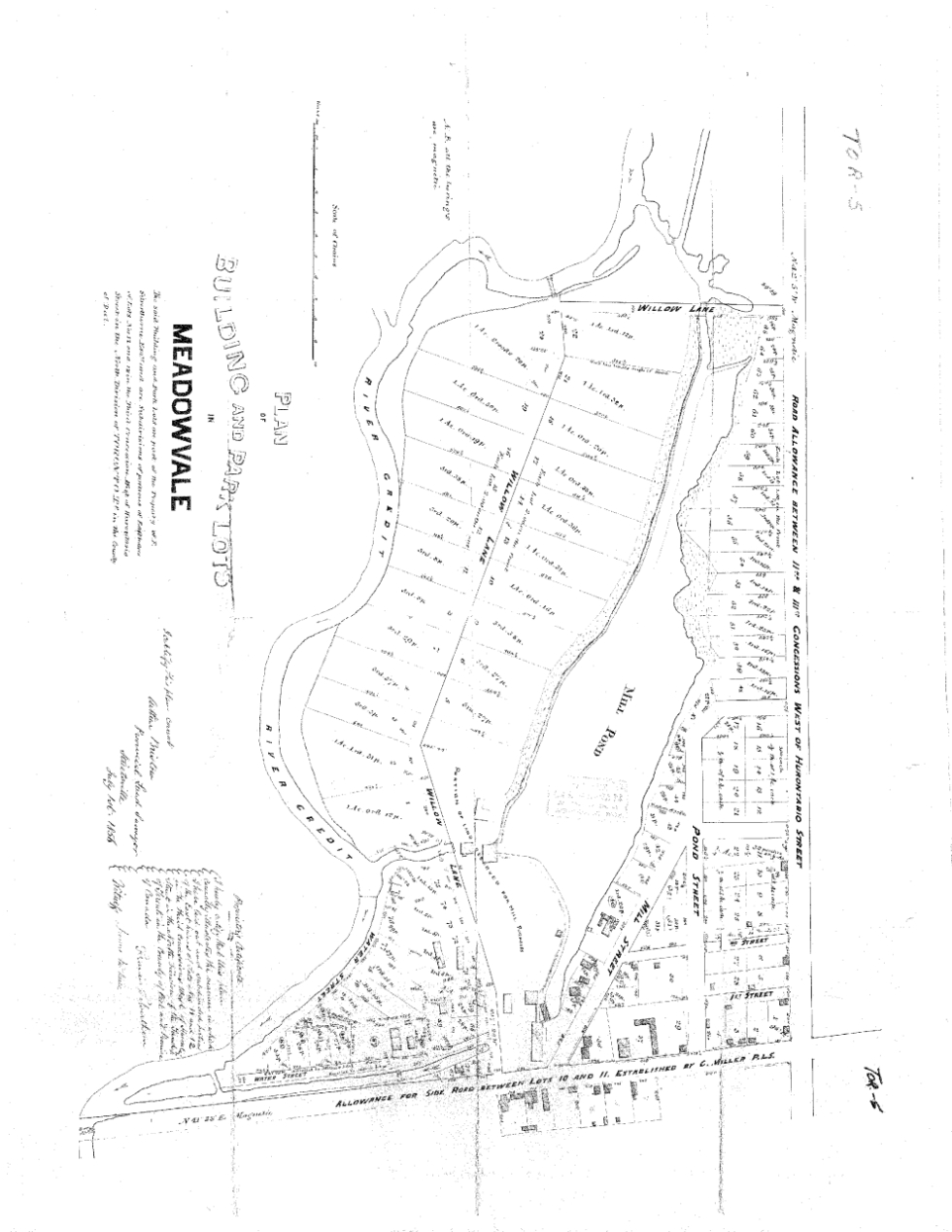
Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft

- a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village
- later 20th residential styles that are compatible with the district character from a scale, materiality and massing perspective;
- a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick
- structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the village
- visual identity of rural character roadway entry points to the village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south
- individual properties of particular character and significance are identified in “The Meadowvale Village Heritage Conservation District Plan Review List of Properties”.
- archaeological resources, including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill pond



Heritage Conservation District Plan Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft

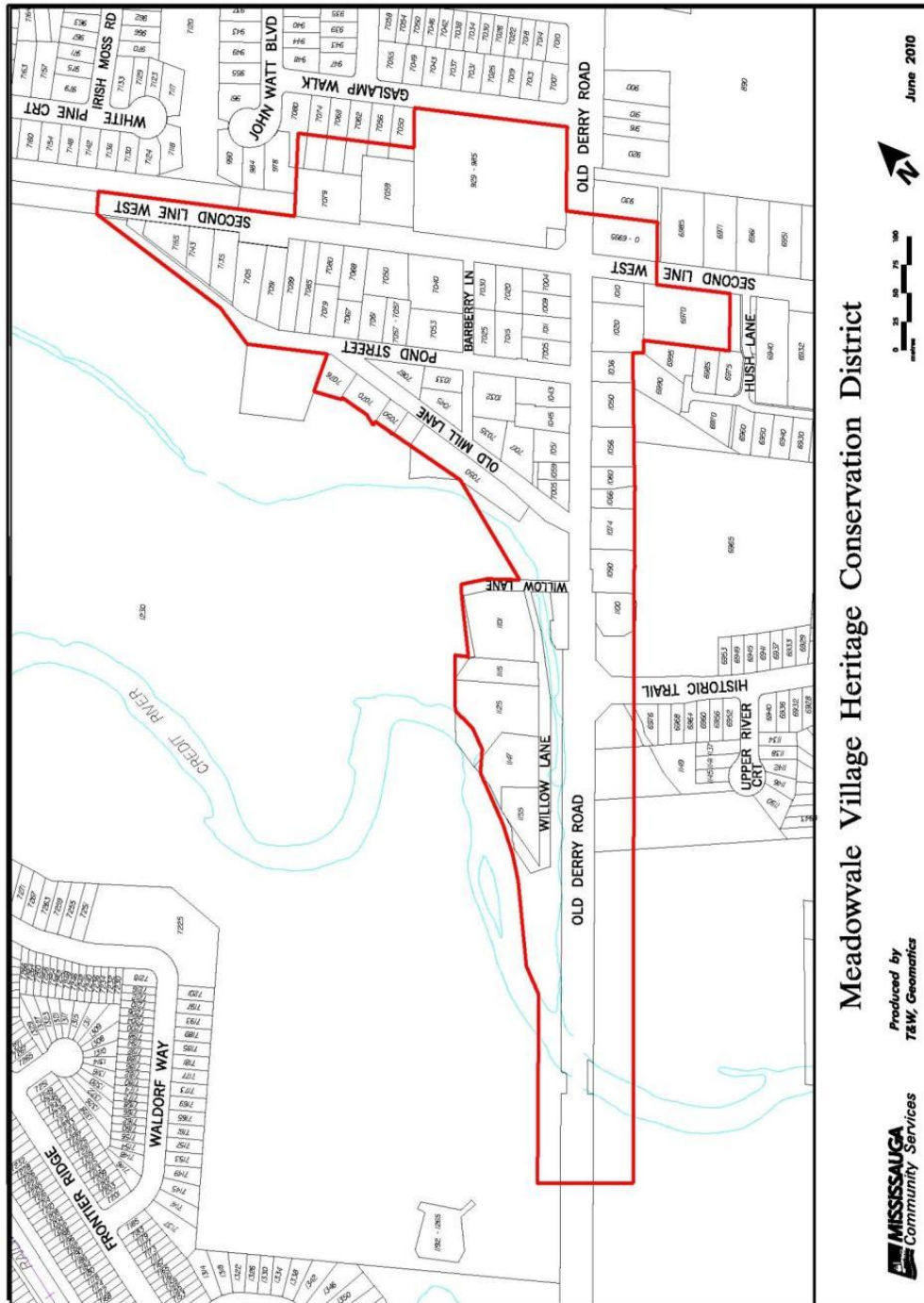


Bristow Survey, 1856



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Address: 1032 Barberry Lane

Date of Construction: c. 1945

Historical Background: This property sits on land once owned by Francis Silverthorn, which was passed down to Matthew Laidlaw, the builder of the Commercial Hotel on Old Derry Road. The 1856 Bristow Survey shows a structure existed on this property in the same location as the present house. Perhaps this current house was built upon the original footprint of the previous structure. However, it is possible that this is the original house which, at some time in its past, has been raised up on cement blocks to create a full basement/cellar and then clad in aluminum siding. The size, shape and form of this dwelling is consistent with dwellings of the mid to late 19th century.

The present owner has resided here since 1961.

Description: A very modest one storey structure with a shallow set-back from Barberry Lane on a very large lot. The small scale of this house is enhanced by the generous open space on three sides, with an extensive east side yard over to Pond Street. The large open yard, with no fencing, along Pond Street provides an historic open



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space and green area within the centre of the Village. Although this is private property this open space has a long tradition within the Village and greatly contributes to its character. The house is raised about one metre above grade on a concrete block foundation. The house has aluminum siding and simple one-over-one windows and a hip roof.

Heritage Attributes:

- The modest size, shape, form and style of the house
- The location of the structure on the lot in relation to the setbacks in all directions
- The large open yard creating a green open space in the centre of the Village at the intersection of Pond Street and Barberry Lane

Statement of Significance:

The property at 1032 Barberry Lane is significant for its scale, size, shape and form, traditional to the character of the Village in the mid to late 19th century. The context of this property is significant with the building having a shallow setback to Barberry Lane and significant open green space to the west, rear and from the house to Pond Street.



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Address: 1033 Barberry Lane

Date of Construction: 1832 (Richmond Hill, ON)

Historical Background: This is the most well-travelled house in Meadowvale Village and is one of the oldest. In 1832, this farmhouse, known as the Atkinson-Nelson House, was constructed by pioneer farmer Edward Atkinson in Markham Township, which is now in the municipality of Richmond Hill. Atkinson was born in England in 1800 and came to Canada in approximately 1829. He bought 200 acres from Christopher Steckley for £187.10 in February 1832. The house could have been built as early as the summer of 1832. In 1833, Atkinson married Ann (maiden name unknown) who also was born in England in 1812. It is quite feasible that the house was ready by 1833 for them to take up residence.

The Atkinsons did not have heirs. However, the 1851 census for Canada West showed that a widow and young male also lived at the residence. It is possible that these residents may have been farm hands or relatives of Edward Atkinson. Edward passed away in 1867 and Ann Atkinson sold off parcels of the farmland for \$1 in 1884 to Matthew Teesley in trust for Joseph and John Atkinson. It



is commonly believed that John Atkinson was Edward's younger brother. John had a daughter Sarah, who married Simon Nelson. Upon Ann Atkinson's death, the Nelsons took over the farm. The property was sold in 1986 for future development of the land. The house had not been lived in for over a decade and had fallen into severe disrepair.

In 1995, 1033 Barberry Lane changed ownership. The property at that time included a 1950s wood frame bungalow. This bungalow was demolished to make way for the relocation of the Atkinson house from Richmond Hill in 1998. The Atkinson farmhouse was dismantled with every single piece being numbered then moved by Tradition Incorporated, a company specialising in historic house relocations. The dismantling took a total of six weeks and the reassembly took eight weeks. The interior detailing includes the original flooring, doors, crown moulding and door trims, including all the hardware. There is also evidence in the basement of an open cooking hearth.

Description:

A post and beam timber framed one-and-a-half storey Neoclassical farmhouse structure with a stucco exterior and gable ends. The house is placed on a solid concrete foundation with a stone facing at grade level. The roofline has gable ends with cornice returns. The front open porch, supported by four simple chamfered posts and has a gentle bell cast curve. The front entrance, with detailed wood framing, (has sidelights of four panes each, on either side of the doorway), and a transom above. The porch and house roof are wood shingle. The wood windows are twelve over eight divided panes. There are Rumford fireplaces at either end of the house with internal red brick chimneys.

Heritage Attributes:

- The property is associated with the Silverthorn family and its history as an open green space throughout the 19th century to the mid twentieth century
- The form, shape, size and style of the structure typical of the 1830 period.
- The exterior stucco finish and wood shingles
- The window pattern and detailing of features on the home



Statement of Significance:

The property at 1033 Barberry Lane does not have an historic association with Meadowvale Village as it was relocated in 1998 from Richmond Hill, Ontario, but its size, shape, form, materials and detailed features are compatible with the character of the Village HCD. The context of this property with its shallow setback from Barberry Lane and generous yard of open green space contribute to the Village character.



1033 Barberry Lane – this mid-20th century bungalow was demolished in 1998 to allow for the existing Atkinson-Nelson House which was relocated from Richmond Hill to this site.



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Address: 1045 Barberry Lane

Date of Construction: 1992

Historical Background: The house was built in 1992 replacing a small one storey structure believed to have been built circa 1950.

This property formed part of the original “three corners” open green space which included the properties of 1033 Barberry Lane and 7067 Old Mill Lane. This triangle of land had been set aside, it is believed, by Francis Silverthorn to be a village green where children could play and families enjoy Sunday picnics and other social get-togethers. This piece of land had remained green space until the 1940s, when development happened for the first time.

Description: A one-and-a-half storey frame residential structure finished in vertical wood siding. The house has a steep pitched roof with three dormers on the front façade. A double garage is incorporated into the building with entrance off to the north façade. This is a corner lot, but heavily treed so that the house is only partially visible from the either Old Mill Lane or Barberry Lane.



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Heritage Attributes:

- The property is associated with the Silverthorn family and its history as an open green space throughout the 19th century to the mid twentieth century
- The vertical wood siding and wood shingles are compatible to the HCD character

Statement of Significance:

The structure at 1045 Barberry Lane does not have an historic association with the Village HCD but is compatible in its overall size and location within the lot and open green space.



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Address: Old Ridge Park, 6965 Historic Trail

Date of Creation: 1997

Historical Background: The history of this land dates back to the 1824 Crown Grant awarded to Evan Richards for the lands on the south side of Old Derry Road. Evans farmed some of this land nearest to the Credit River until 1837 when John Simpson acquired it. It was Simpson who developed the full 200 acres into farm land and operated Meadowvale's first commercially successful saw mill further to the west of the park.

In 1888, James Jackson acquired this land from Mary Graham, who was John Simpson's daughter. Jackson continued to farm the existing land and lived at the property's



main house located at present day 1200 Old Derry Road known as the Simpson-Humphries Residence, which is designated under Part IV of the Ontario Heritage Act. This property is located outside the Meadowvale Village HCD boundary. Village legend suggests that it was James Jackson who constructed, on this site, the large wood frame barn with a rubble stone foundation in about 1890. This barn stood in Old Ridge Park along the west side until the late 1960s.

In 1912, James Jackson's son, Francis, acquired the land after his father passed away. Francis Jackson was a prominent businessman, local politician and farmer in the Meadowvale area.

By 1915, Jackson had bought up an additional 150 acres of land, which had once been owned by John Simpson, into one continuous parcel. This included all lands along Old Derry Road from the Simpson-Humphries property up to and including lands severed by the Pearsons at 1020 Old Derry Road. Francis is also believed to have constructed the house at present day 1100 Old Derry Road for his son, William, who lived here while farming the land while Francis was away tending to his various political activities. Francis was also the Land Registry Officer for Meadowvale Village from about 1915 until 1930. William became postmaster for the Village from 1918-1920 and relocated his residence to the Jackson Store and Post Office at 1060 Old Derry Road.

In 1927 Florence Jackson, Francis' daughter, who had married local farmer Doug Hunter a few years before, took up residence at 1100 Old Derry Road. The Hunters severed the property by selling off some of the farm land to the west



and keeping the property at 1100 Old Derry Road as their main residence.

The Hunter's lived here until 1968 when Ernest Reed acquired the property. By 1968, the Hunters had severed off much of their lands, but retained the farm land that makes up present day Old Ridge Park. An aerial photo, taken in 1963, shows the Jackson Farm Barn still in use. However, by 1976, the aerial photo shows the barn has been removed. It is believed in the Village that Ernest Reed had the barn removed in about 1970 as he did not farm the land. However Reed retained the land and allowed it to become naturalised over time.

This current City Park (P-391) was created through the development of a plan of subdivision in 1993. The residents of Meadowvale Village petitioned the City to create a park-like buffer zone to protect the historic village from urban development encroachments. This park was the result of this petition. Because of this park's long historic association with the Village, residents wanted to retain some open, green public space. However, the residents felt the most important feature to be retained was the ridge because it symbolised the natural topography which influenced how and where the survey lots and nineteenth century dwellings were developed. The naturalised park was acquired by the City of Mississauga in 1997. This nearly eight acre park is all that remains of Meadowvale Village's meadow to the south, nestled below the ridge.

Along the ridge on the east side of the park, there are some visible foundations and remnant structures. It is quite possible that these structures may have a direct connection



to the nineteenth century businesses that existed along Old Derry Road. The remnants are immediately to the south of the property at 1056 Old Derry Road, located within the park property. A careful archaeological study should be undertaken should any development work, including the planting of trees, be required in the future at this particular location within the park.

Description:

This current City Park (P-391) was created through the development of a plan of subdivision which commenced in 1993. The park consists of an open playing field, asphalt paved parking lot off Historic Trail and a children's play area with structure. The natural ridge to the east is a significant land feature which runs through the centre of Meadowvale Village and north along Second Line West. The park also contains several plantings of deciduous trees and other vegetation. The natural appearance sympathetically retains the rural appearance which has changed little on this site since the land was first farmed in 1824.

Old Ridge Park is characterised by its openness which references the once rural character by allowing for views and vistas of the ridge from any location within the park. This is an active park, which serves the recreational needs of the residents of Meadowvale Village and surrounding area. This park area has always been an open space, whether as agricultural land or as an active park, and is important to the heritage character and identity of Meadowvale Village. As the community grows and evolves over time, the recreational uses of the park may also change and evolve to meet the community needs.

Heritage Attributes:



- The historic associations with the Simpson and Jackson families
- The historic association and tradition of the ridge being as a natural heritage feature
- It's contextual and cultural heritage attributes as the last remaining parcel of open space immediately adjacent to the Meadowvale HCD with a link to an agricultural past
- Its open green park space and natural landscape
- The visual relationship between the Village core and the open park space to the south, including the ridge, which creates a sense of openness and transparent views and vistas
- Its high ridge topography created by the changing course over time of the Credit River Valley basin
- The remnant concrete foundations of two separate structures located at the bottom of the ridge behind the property located at 1056 Old Derry Road

Statement of Significance:

This open, green park space reflects the development of Meadowvale Village from its early 19th century settlement through its development as a milling centre into the quieter 20th century community of today. The context is significant as it marks the geographical formation of the Credit River with the ridge to the east side of the park. Old Ridge Park provides views and vistas of the Credit River floodplain retaining its rural character which has changed little since the region was first settled by the Loyalists in 1824. The visibility of Old Ridge Park from the corner of Old Derry Road and Historic Trail provides a transparent view of Meadowvale Village's main street built form by framing the private realm with open views and vistas of the properties along the south side of Old Derry Road to the public realm of open views and vistas of the ridge and park lands. The context of Old Ridge Park, within the context of the Village, is significant to how the Village developed and is a key factor in the unaltered existence of these properties along the south side of Old Derry Road. The park provides a continuance of green open space and a sense of the rural character which makes Meadowvale Village distinct within Mississauga.



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Old Ridge Park, c. 2003. The ridge remains the most significant heritage attribute and most prominent geological feature of the park.



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Jackson Farmhouse at 1100 Old Derry Road c. 1925. Note the Jackson barn is visible to the left of the photograph. (PAMA)



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Remnants along the ridge of a concrete foundation (within the red box)



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This aerial photo shows the Village area as it appeared in 1963. The red square indicates the Jackson Farm property barn constructed c. 1890. It was removed c.1970



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Address: 929 Old Derry Road

Date of Construction: 1870

Historical Background: Charles Horace (Holly) Gooderham commissioned the construction of this twenty-one room Italianate red brick mansion in 1870 for a cost of \$30,000. The architect is unknown. Charles was the son of William Gooderham who founded in 1832 the Gooderham and Worts distillery dynasty in York (later Toronto) with his brother-in-law James Worts. In order to supply the necessary grains for the distillery business, William Gooderham purchased large plots of land in Peel, Halton and York Regions which were farmed. A number of these farms were operated by relatives of the Gooderham and Worts families or hired farm managers. William Gooderham came to Meadowvale Village in about 1860 to farm much of the land in the surrounding area and to operate the grist mill, once owned by Francis Silverthorn. Gooderham also opened a mercantile store which, at its peak, had



twenty employees. Gooderham was also a major shareholder in the Bank of Upper Canada and, as a result, he sponsored several mortgages including those owned by Francis Silverthorn, the grist mill owner. When Silverthorn went bankrupt in 1860, Gooderham foreclosed on the lands Silverthorn still held mortgages on, including the grist mill. Gooderham thus found himself a major stakeholder in the land ownership of the Meadowvale Village area.

William Gooderham needed someone in Meadowvale Village full time to look after his newly acquired business interests. He sent both his sons James and Holly to Meadowvale in 1865. James was the Village postmaster in 1867 before moving on to Streetsville to mind his father's interests there. Holly managed the grist mill, hired Joseph Sutcliffe to manage the Gooderham Store and oversaw his father's farming operations around the Village.

Holly built the Gooderham Mansion as his home while in Meadowvale Village. When William Gooderham died in 1881, Holly decided to leave Meadowvale Village to focus on the family's business interest on the Toronto Waterfront. The mansion was then sold to Angelique Douglas in 1884 for \$4,500.00, a substantial loss compared to the cost of construction. When Thomas and Mary Graham decided that their home at 1020 Old Derry Road no longer fitted their needs, they purchased the Gooderham Mansion for \$3,600 from Angelique Douglas in 1888. The Grahams lived here until they sold it to entrepreneur John Watt in 1895 for \$2,000. This was the lowest price the Mansion had ever sold for. The depreciation of many home values, including the former Gooderham Mansion, is a testament to the bust years experienced in Meadowvale after the Gooderhams left. The boom times were over. However, in terms of the Mansion itself, Watt tried to change its appeal and bring it to life again.

Soon after purchasing the Mansion in 1895, Watt converted the residence into a tourist resort aimed at wealthy Torontonians looking for a journey into the country for a weekend respite. Watt named his resort Rose Villa and he only had a few successful years before business began to wane by 1902. He sold the property in 1904 to famed Quebec-born artist Georges Chavignaud who was looking for a quiet, pastoral setting to produce his paintings. Chavignaud only stayed in Meadowvale



for ten months before selling the Mansion to MP Walter Curry in 1905.

The Mansion saw a succession of owners from 1905 onward, including Major-General Francois Lessard, Canada's most decorated veteran of the Boer War, from 1920 until his death in 1927. The Mansion was also home to a Ukranian Orthodox Seminary in the 1950s. The Mansion was abandoned for about a decade in the early 1990s before a development firm purchased the property in 1998 and put substantial funding into restoration costs to turn the Mansion into its sales office. These restorations brought the mansion back to its former glory by repairing the interior plaster, paneling, staircases, floors, ceiling trims and windows.

Since 2000, the Gooderham Mansion has been home to the Rotherglen Montessori School, which services the Peel and Halton Regions.

Description:

The Gooderham Mansion is a large, full two-storey red brick residential structure that, for many years now, has been painted white. Historically the house had an Italianate style with a full open porch across the front façade. This porch was removed circa the late 1970s and replaced with a two storey high canopy supported by large fluted columns.

The building has a hip roof with a gentle slope and bracketed eaves. The historic windows are two-over-two design with carved stone headers. Most windows have working shutters. The rear of the house has a series of tail sections, the first two storeys and the remainder one storey. The rear of the house has had many alterations and is quite different in its shape and form today than it was historically. A red brick addition was added on the north west façade in 2004. A small barn directly northeast of the house was removed and replaced in 2009. This structure now functions as the gymnasium to the current Montessori school.

The house has a significant set-back from both Old Derry Road and Second Line West. The front area onto Old Derry Road is treed and has a long standing tradition of being an open green space within the Village setting. This open space has become



more significant as the area became more densely populated and homes were built on Gaslamp Walk and on the south side of Old Derry Road.

Circa 2001 a narrow strip of land, which ran north parallel to Second Line West to a large barn, was severed from the property. The barn was demolished and the lands sold off to the lots which front onto Gaslamp Walk.

Heritage Attributes:

- The historical significance of the property under the ownership and development by the Gooderham family
- The style, shape, form and materials of the original house structure
- The open green space and trees on the front (south) and west facades of the property that allow for views into and from the property
- The retention of the topography on the property that reflects the 19th century creek and drainage on the lands

Statement of Significance:

The Gooderham Mansion, 929 Old Derry Road, is significant for its historic association with the Gooderham family, known for their controlling interest in the firm of Gooderham & Worts, and their land holdings and business within Meadowvale Village from circa 1860 to 1881. The structure has architectural significance for its size, shape, form and materials distinct within Meadowvale Village, and its context as a landmark estate property, open green space and natural topographic features.

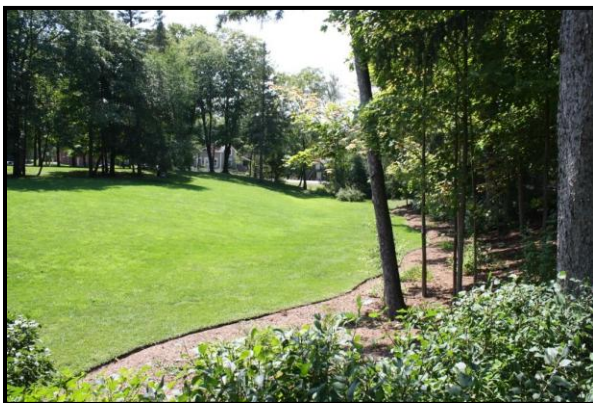


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929 Old Derry Road – West Façade, Including red brick 2009 addition



View of the trees and open space with natural ridge in front of the Gooderham Mansion.

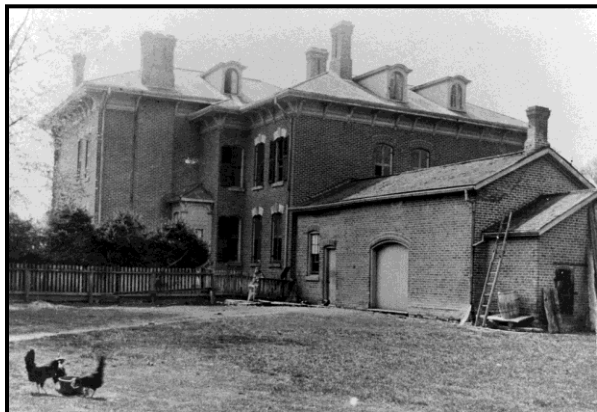


The Gooderham House c. 1900, under the ownership of the Watt family.

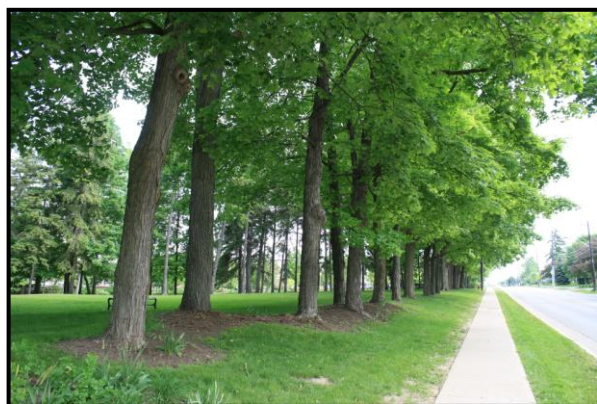


Heritage Conservation District Plan

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Rear or north façade when it was owned by the Watt family, c. 1900.



Streetscape from Old Derry Road highlighting the open green space and trees on the Gooderham Estate grounds. Photo, 2012.



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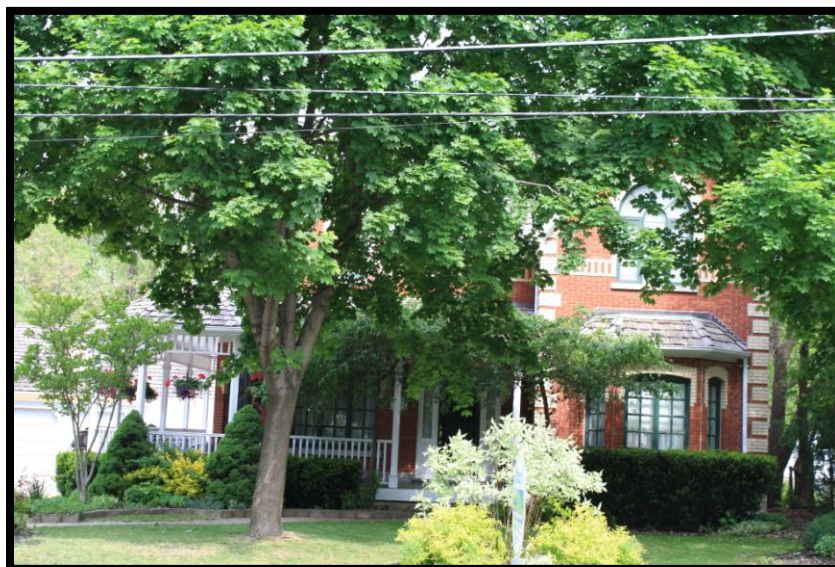


Gooderham barn/drive shed (left) removed c. 2009 and replaced with a similar size and shaped building now used as the school's gymnasium (right).



Heritage Conservation District Plan

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Address: 1009 Old Derry Road

Date of Construction: 1989

Historical Background: The two properties at 1009 and 1011 Old Derry Road were one lot until they were severed c. 1988. The mid-20th century one storey single family home was removed and believed to have been relocated to another municipality in 1988. The two current homes were built at the same time with a shared drive and garage structure to the rear. Brick veneer, not usually permitted in new infill construction in the HCD, was allowed in this instance due to the proximity of both the Graham-Pearson house and the Meadowvale United Church across the street.

The current house was built in 1989. This property once belonged to Gideon Silverthorn at the turn of the 20th century. Gideon, the grandson of Francis Silverthorn, was a prominent doctor in Toronto. He purchased the land presumably as a future investment. However, he never developed any of these lands and eventually sold the property to John Dugan in 1918.



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Description:

Frame construction with dichromatic brick veneer (red with yellow accents) with a wraparound porch on the west façade. The style of this house was not based on historical relevance to the Village but on a general Victorian era Gothic style.

Heritage Attributes:

- Contributing elements: wood shingle roofing, shared drive and garage, mixed brick and wood exterior materials

Statement of Significance:

The property at 1009 Old Derry Road does not have historic association within the Village HCD but the structure is compatible in its overall size, shape and form, detached garage and open space within the lot.



Heritage Conservation District Plan

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Address: 1010 Old Derry Road

Date of Construction: 1862

Historical Background: The Methodist religion was the most popular in the area before the construction of a local church. John Simpson gave the land, one fifth of an acre, in exchange for \$1.00, in order for the church to be built. Before the Church was constructed, the closest Methodist congregation would have been found in Streetsville. Although Simpson was born a Quaker, he joined and supported the Methodist Church as a young man upon his arrival to Canada.

Prior to the construction of the Church in 1862, there were three known locations for Methodist worship. They were: John Beatty's residence at 1125 Willow Lane, the outbuildings on the Francis Silverthorn House property at 7050 Old Mill Lane and at Hill House at 7015 Pond Street. The Congregation by 1858 decided it was time to build a church and the fundraising efforts were spearheaded by Luther Cheyne, the Village's first postmaster and builder of the Appletree Inn. Cheyne would go around every Saturday to collect weekly donations from residents to raise the funds the funds needed. Finally, in 1861, their goal had been



realised and construction began in earnest with all residents pitching in to help where they could by contributing labour or providing meals for the workers.

Although constructed in 1862, the Church was not dedicated until January 17, 1864. The United Church was inaugurated on June 10, 1925 in Toronto, Ontario, when the Methodist Church of Canada, the Congregational Union of Canada, and 70 per cent of the Presbyterian Church of Canada merged. In 1929 the church became part of the Cooksville circuit and changed to the Huttonville circuit in 1949.

There has never been a cemetery associated with this property. The Churchville Cemetery was historically most often the cemetery of choice for those living in the Village.

Since 2000, the church has been operating as the Korean United Church.

Description:

A modest red brick church with yellow brick pilasters at the corners and arches over the windows. A table leg yellow brick frieze can be seen on the front façade above the entryway. The front façade has an added red brick vestibule, built 1890, with a gothic shaped doorway, side round arched windows and, above the main door, a round window in four sections. The rear of the church has a one storey brick tail, and an addition that was rebuilt circa 1998 with a stucco veneer. Over the years Old Derry Road has been elevated so that the original relationship of the church to the road has changed whereas the church originally sat elevated from the road.

Heritage Attributes:

- Only church in Meadowvale Village, both historically and through time
- Much of the structure is original in its shape, form and materials
- Its high visibility at the intersection of Second Line West and Old Derry Road

Statement of Significance:

The Meadowvale United Church, 1010 Old Derry Road, is significant for its historic association with the development and social history of the Village of Meadowvale since its construction in



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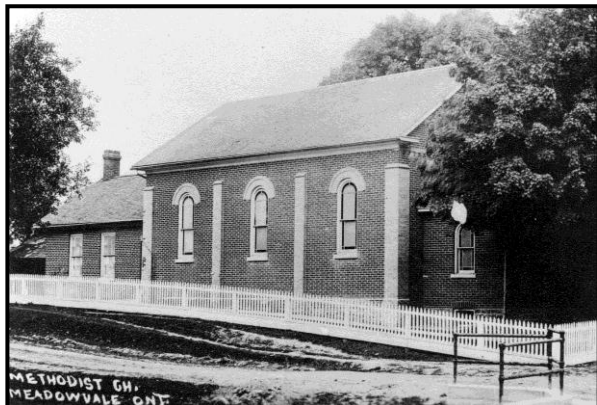
1862, its architectural style and materials and context with high visibility at the intersection of Old Derry Road and Second Line West.



Front façade and entry



Meadowvale United Church, rear and east façades



Meadowvale Methodist (United) Church, c. 1910. The metal barrier in the lower, right foreground is attached to a concrete drainage channel that directed water under the intersection of Second Line West and Old Derry Road.



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Address: 1011 Old Derry Road

Date of Construction: 1990

Historical Background: The two properties at 1009 and 1011 Old Derry Road were one lot until they were severed circa 1988. The 20th century one storey single family home was removed and relocated to another municipality. The two current homes were built at the same time with a shared drive and garage structure to the rear. Brick veneer, not usually permitted in new infill construction, was allowed in this instance due to the proximity of the Graham-Pearson house across the street.

This house was built in 1990. The property belonged to Gideon Silverthorn at the turn of the 20th century. Gideon, the grandson of Francis Silverthorn, was a prominent doctor in Toronto. He purchased the land presumably as a future investment, however, he never developed any of these lands and eventually sold the property to John Dugan in 1918.

Description: Frame construction with dichromatic brick (red with yellow accents) with a large central gable, flanked by two smaller gables.



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There is a large open porch across the front façade. The style of this house was not based on historical relevance to the Village but on a general Victorian era Gothic style.

Heritage Attributes:

- Contributing elements: wood shingle roofing, shared drive and garage, mixed brick and wood exterior materials

Statement of Significance:

The property at 1011 Old Derry Road does not have historic association within the Village HCD but the structure is compatible in its overall size, shape and form, detached garage and open space within the lot.



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Address: 1020 Old Derry Road

Date of Construction: 1862

Historical Background: Receiving a brand new 3,000 square foot brick home as a wedding gift was a rare occurrence in 19th century rural Ontario. The Graham-Pearson House is perhaps the best example of one of those rare occurrences in the Peel Region!

John Simpson came to Meadowvale Village in 1837 and purchased 200 acres of land on the south side of Old Derry Road. Simpson built the first saw mill in the area in 1838 on land that is now occupied by 1200 Old Derry Road. Simpson was also the first person to dam the Credit River in an attempt to create a water supply for his saw mill.

Starting in the 1860s, Simpson began selling off his lands east of the present Credit River bridge in Meadowvale Village. This land



included a two acre parcel located at 1020 Old Derry Road which Simpson donated to James Graham to build a house. The house was built in about 1862 for James Graham's son, Thomas, and his new bride, Mary Simpson, daughter of John Simpson.

In 1888, the Grahams decided that they needed a larger home to accommodate their growing family. When the Gooderham Mansion came onto the market, they purchased it for \$3,600. Before they moved, the Graham's severed parts of their land and sold them to several purchasers. Part of that severed land was acquired by James Rowcliffe of Alton, Ontario in 1894. He was looking for land to build a blacksmith shop. His son, Albert Rowcliffe, also a blacksmith, took over the blacksmith business in 1897 and lived in the house at 1043 Old Derry Road.

The Pearson family, connected to the first Pearson settlers who came to the area in the 1820s, bought the house in 1912 and it stayed in the family until 1961. Emily Pearson married William Brett, the grist mill owner from 1911 until 1943. Emily was also a very active member of the Women's Institute in Meadowvale. Emily and William Brett lived her for a short time before the house passed to her brother and sister-in-law, Thomas and Jessie Pearson.

Throughout the first half of the 20th century, the Graham-Pearson House became a popular social and festivity location for the Women's Institute of Meadowvale. Often, the Institute would celebrate anniversaries or appointments to the Executive by having tea parties on the grounds of the property in the summer months.

The property has changed hands a few times in the twentieth century. However, the current owners have resided here since 1984, making them one of the longest serving owners in the house's history. They have worked diligently to maintain the outstanding heritage attributes of the home.

Description:

A full two-storey red brick structure with ornate yellow brick detailing, window surrounds and quoining. The only residential structure of its kind in the Village, this house has an elaborate front entrance enclosed vestibule, front projecting bays on the



ground level with bracketed eaves on the front bays. On the upper eaves there are decorative double brackets. The brick work and woodwork are of fine craftsmanship, all very well maintained by the present owners. A single hooded dormer is on the front façade. Functional shutters are on all but the front bays, with original two-over-two wood windows. On the west façade is an addition built in 1994. This one storey addition replaced what was originally an open porch, which had been enclosed at a later date. The addition was carefully designed to be sympathetic to the overall design and scale of the house.

The house illustrates the social and economic standing of those who built it as being quite separate from the more modest homes in the Village. The house sits elevated above Old Derry Road, with a good deal of open green space on all four sides. Mature trees and gardens provide a suitable setting for the home. To the rear of the property is an outbuilding which serves as a workshop.

Heritage Attributes:

- Two-storey structure of dichromatic (red with yellow) brick
- Its historic association with the Simpson, Graham and Switzer families who were all significant contributors to the development of Meadowvale
- Original fine exterior detailing in the brick patterning and woodwork
- Its location on a rise set back from Old Derry Road with generous open space and views to and from the property from the front, side and rear elevations.

Statement of Significance:

The Graham-Pearson House, 1020 Old Derry Road, has an historic association with both the Graham and Pearson families, as well as the Simpson and Switzer families, all founding families of Meadowvale Village with social, property ownership and business significance. The house has architectural significance in its size, shape, materials and form distinct within the Village HCD and its context on Old Derry Road, highly visible with generous open green space on all facades. The house and property are a local landmark and therefore maintain a significant context for the Village.



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Graham-Pearson House, front, north elevation.



Graham-Pearson House in c. 1915. (PAMA)

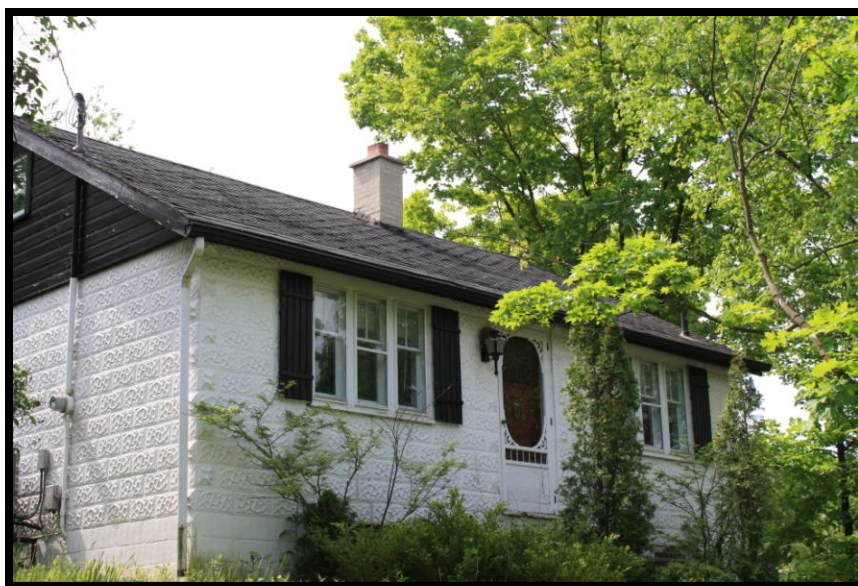


Thirty-fifth anniversary of the Women's Institute of Meadowvale, 1945, on the front lawn of 1020 Old Derry Road. (PAMA)



Heritage Conservation District Plan

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Address: 1036 Old Derry Road

Date of Construction: c. 1945

Historical Background: Much of the 200 acres south of Derry Road was once owned by saw mill owner John Simpson. Prior to this current structure being built, this site was known to be the location of the Merchants' Bank, constructed in the late 19th century. (Ref. Rosemary & Terry Wilson, September, 2012)

The textured concrete blocks used to construct this dwelling were considered very stylish and modern during the 1940s. Textured concrete and aggregate blocks were first used by the Boyd Brothers of Osgoode, Ontario. The Boyd brothers were pioneers in the use of concrete blocks at the turn of the 20th century for building materials and their usage of various aggregates influenced builders well into the 1960s.



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Description:

A one-and-a-half storey residential structure built of textured concrete block with gable ends. Front windows are segmented into three sections, made of wood in a two-over-one pattern. This is a modest structure which sits on a rise above the south side of Old Derry Road. The rear yard has a generous setback which provides for an open space to the rear.

Heritage Attributes:

- The concrete block building material and façade
- Its location overlooking Old Derry Road
- Its modest size, shape and form

Statement of Significance:

The property at 1036 Old Derry Road has an historic association with the Simpson family as this property was divided from the Simpson farm. The residential structure is compatible with Village character in its modest shape, form, size and style. It relates to the post WWII development within the Village. The context of the property, overlooking Old Derry Road has setbacks from the front and side facades which allow views to all three facades and retains an open green space.



1036 Old Derry Road in 1990.



Heritage Conservation District Plan

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Address: 1043 Old Derry Road

Date of Construction: c. 1850

Historical Background: This house may date back to the time of the original 1856 Bristow Survey for the Village, as the current structure is similar in shape, size, form and location with the structure listed on the Survey map. The three bay façade, Neo-Classical design and building materials consisting of stacked plank-on-plank, suggest that this structure is from the mid nineteenth century.

This land was once owned by the Gooderhams and one of the better known owners was Alfred Rowcliffe, the Village blacksmith. Rowcliffe's father, James, purchased this property in 1894 and the blacksmith shop was directly across the street from the house on land severed off the Graham-Pearson property. Rowcliffe originally came from Alton and remained in the village for a



number of years. He was especially well known for his high quality tool making skills.

Sometime in the latter half of the twentieth century, the entire façade of the building had been covered in grey insulbrick. There was a fire on the property that gutted the interior in 2004 and, through careful, sympathetic reconstruction, the structure has reverted back to a more historically accurate appearance in keeping with the heritage character of the Village.

Description:

A one-and-a-half storey residence of stacked plank construction. A simple three bay façade, front dormer, gable ends with a cat slide rear addition. There is an open porch on the front façade and one-over-one windows. This building was refinished and refurbished circa 2009 with wood siding.

Heritage Attributes:

- Stacked plank construction with original proportions, door and window openings.
- Believed to be one of the original mid nineteenth century buildings indicated in the 1856 survey
- Modest size, shape and form reflecting the mid nineteenth century character of the Village, including the well-proportioned front porch, dormer, and cat slide addition
- On its original location, a highly visible structure on a corner lot at the intersection of Pond Street and Old Derry Road

Statement of Significance:

The property at 1043 Old Derry Road has historic significance as the structure dates to the mid nineteenth century and has changed little in its size, shape, form and stacked plank construction. The context and location of the structure on the site with generous open green space allows for views of the building from all directions.



Heritage Conservation District Plan

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1043 Old Derry Road as it appeared in 1978.



View of Pond Street with 1043 Old Derry Road, c.1900. (PAMA)



Heritage Conservation District Plan

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Address: 1045 Old Derry Road

Date of Construction: 1893

Historical Background: This structure was built by Albert S. Lambe in 1893 on the lot where it is believed Jonathan Robinson built the first store in the Village in 1848. Lambe acquired this property from James Ward's estate in 1893, a couple months after the store burned down. Albert Lambe was born Dennis Lambe in Chinguacousy in 1854. When his parents died in 1860, Lambe, at the age of six, was adopted by John and Mary Simpson and renamed Albert Simpson Lambe.

Lambe probably learned many of his business skills from John Simpson. Lambe operated a saw mill, general store and purchased the Bell Hotel in 1890. Although the grist mill was beginning to wane in the later years of the 19th century, Albert Lambe was doing quite well with his saw mill. One of his major contracts was to the T. Eaton Company, supplying thousands of



board feet of lumber per month, presumably for Eaton's furniture business and kit home construction.

Lambe's other claim to fame is that he was the Village's first car owner in 1905. He received the car in lieu of payment for lumber at his sawmill. He never drove the car and it sat in the shed until his death when his son William acquired it. Despite never driving, he did survive a car crash in which his son was driving. The car was struck by a train on the tracks at the Meadowvale station in 1918. The only injury to Albert was a scratch on the face.

Lambe died on November 5, 1925, and had been blind for the last 12 years of his life.

Lambe lived in a number of properties in Meadowvale including the original cottage located at 1066 Old Derry Road and the Bell Hotel at 1090 Old Derry Road. The Tweedsmuir account of Meadowvale Village states, however, that Albert Lambe's favourite residence was the one he built here at 1045 Old Derry Road.

At some point in the 1940s or 1950s, the house was covered with red insulbrick and then was covered in white vinyl siding in the 1980s.

Description:

A one-and-a-half storey frame structure, almost a full two storeys in height. There is a deep open porch across the front façade only one step above grade. The front door is off to the right side with a single picture window to the left. On the second floor of the front façade are two symmetrical original windows. To the rear and side is an attached garage. The house is currently finished in vinyl siding. The house has generous side and rear yards that maintain a visibility from three sides.

Heritage Attributes:

- The size, shape, massing and form of the original historical structure
- The historical association of this property with Albert Lambe and his importance to the community
- Location of the house in relation to Old Derry Road and the open views to the front and side facades



Heritage Conservation District Plan

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- Large lot with open green space to the west and rear of the house

Statement of Significance:

The property at 1045 Old Derry Road has an historic association with Meadowvale Village as there has been development on this property since the mid nineteenth century. The Lambe House has an historic association with the Lambe family and their numerous contributions to the development and business history of Meadowvale. The structure has architectural significance in its size, shape, form, massing and style, as well as contextual placement within the lot allowing for generous side and rear yards of open green space.

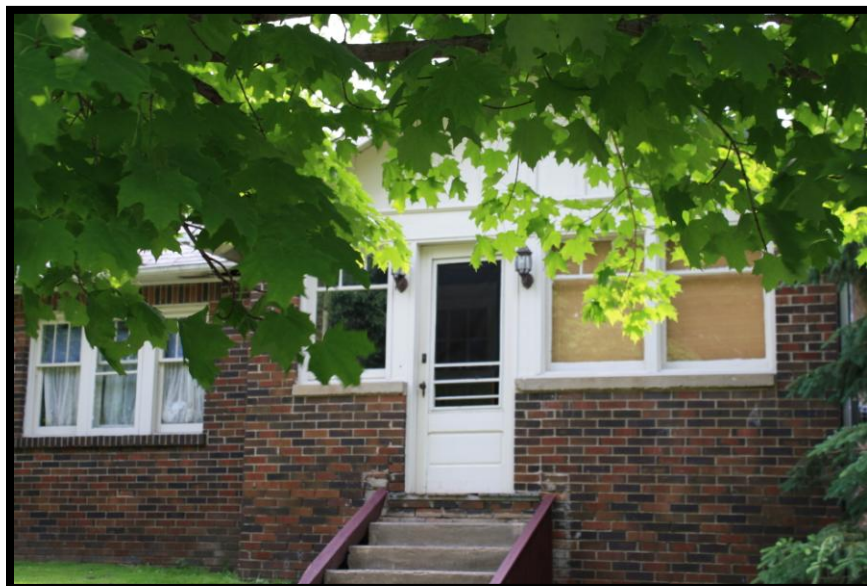


1045 Old Derry Road as it appeared in 1978 with insulbrick sheathing.



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Address: 1050 Old Derry Road

Date of Construction: c. 1930

Historical Background: This property sits on land once owned by John Simpson. Little is known about this current property except for the fact that this was believed to have been the site of a wagon wheel shop. Land Registry abstracts indicate that William Lambe acquired this property in 1921. He sold the lot to his son James Albert Lambe in 1938 and it is believed that William built the house for James and his family. James lived here until 1942. Renovations conducted inside the house in about 2005 produced newspapers dating to 1927 used in the walls for insulation. Although this is not definitive proof of the house's construction, as paper was kept and used for future use such as insulation, it is generally believed the house was built close to 1930.

Description: A modest one storey red brick veneer structure with a projecting bay entrance at the front façade. The wood windows are original



three-over-one pattern. The house has a modest scale, shape and form on a large lot.

Heritage Attributes:

- The modest scale, shape, massing and form of a one storey structure of original brick veneer
- Original wood windows in a three-over-one pattern
- Its location in relation to Old Derry Road and open views to the front and side facades within generous side and rear yards of open green space

Statement of Significance:

The property at 1050 Old Derry Road has historical association with the early development of Meadowvale Village, and the current structure with the mid-20th century Village development. The building contributes to the Village character with its modest scale, size, shape, massing, form and materials within a context of generous side and rear yards of open green space.



Heritage Conservation District Plan

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Address: 1051 Old Derry Road

Date of Construction: 1852

Historical Background: The Commercial Hotel was built by Matthew Laidlaw in 1852. This is the oldest brick structure in the Village. Laidlaw was one of Meadowvale Village's most prominent early citizens. He took over ownership of Ward's General Store next door at what is now 1045 Old Derry Road. There is evidence to believe that perhaps the Commercial Hotel was the first hotel to be built in Meadowvale Village.

Matthew Laidlaw was born in Driffield, England. His father's family were multigenerational coal miners who were looking to improve their situation in life. The family decided to try their luck in Canada West. Matthew came to York first and decided to settle in Meadowvale a few months later. The rest of his family arrived in Meadowvale during the height of the 1837 Mackenzie Rebellion.



Matthew Laidlaw married Ann Farnell shortly after his arrival to Meadowvale. His brothers, Aaron and John, became active in rousing community support for the eventual construction of the Methodist Church in Meadowvale in 1862. Laidlaw apparently died suddenly in his sleep while Aaron and John worked together to sell off his interests in the store.

Another well-known figure in the history of the Commercial Hotel was Ephraim Hopkins, who managed the Hotel in 1885 for owner for Francis Sibbald. However, Hopkins was not highly regarded in the Village, especially by mill workers boarding at the hotel, who saw him nothing more than a lazy and unkempt host. His bed sheets were known to have fleas, floors kept unswept for weeks and his currant breakfast scones were known to hold more dead flies than currants.

Fortunately, Sibbald fired Hopkins and decided to sell the hotel to William Lambe, son of Albert Simpson Lambe. William was the postmaster for Meadowvale, Justice of the Peace and storekeeper as well. William is credited as being the owner to have converted the Hotel to a boarding house by creating a number of separate apartments.

Sometime in the 20th century, the front porches had been removed. The current owners reconstructed the front porches, circa 2008, as they would have looked at the turn of the 20th century.

Description:

A two-and-a-half storey brick structure, built as a hotel, converted to residential use. A five-bay symmetrical façade, with a stacked front porch was reconstructed circa 2008 from historical documentation. The roofline has gable ends with cornice returns. The shed dormers were added at a later date when the structure was converted to a private residence/apartment complex. The original structure is made of red brick. It is not known when the structure was painted white but it has remained this way for several decades.

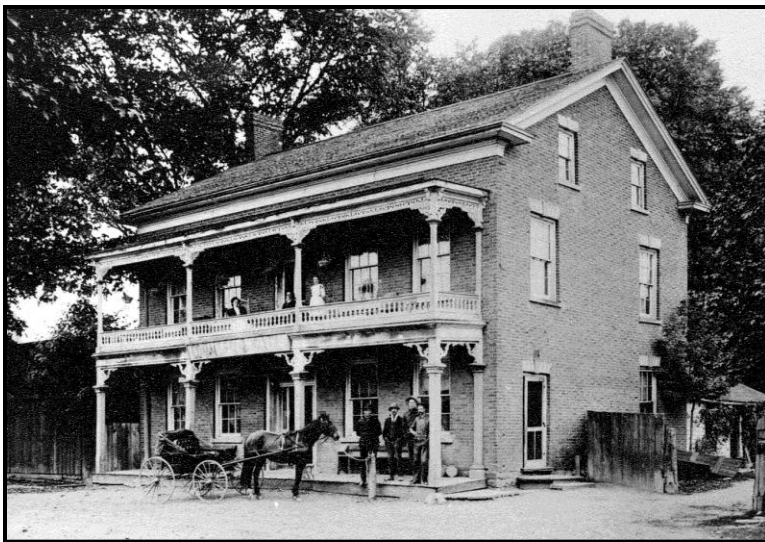


Heritage Attributes:

- One of few two storey brick structures in the Village
- Its historic association with the commercial development of Meadowvale in the nineteenth century
- Brick construction and finish
- Stacked front porch and wood detailing
- Symmetrical fenestration
- Shallow set-back from Old Derry Road
- East side yard and rear yard of open green space

Statement of Significance:

The Brick, or Commercial Hotel, 1051 Old Derry Road, has an historic association within the Village HCD as one of the earliest hotels and the first brick one dating from the mid nineteenth century. The architectural style of the structure is distinct within the Village with its brick masonry and stacked front porch. The context of the building, fronting Old Derry Road, makes it highly visible and a significant element to the streetscape and reminder of the former business core of the Village.



The Commercial Hotel as it appeared in 1900. (PAMA)



Heritage Conservation District Plan

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The Commercial Hotel as it appeared in 1989.



Heritage Conservation District Plan

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Address: 1056 Old Derry Road

Date of Construction: c. 1945

Historical Background: This is the last commercial property left in Meadowvale Village. Over the years this site has been home to sawmills, blacksmith shops a tennis court and finally a gas station and garage. This property once formed the lands owned by John Simpson, who arrived in 1837. Simpson slowly sold off portions of this land to various owners who started businesses along this stretch of road which would later become Old Derry Road.

This site has always been home to commercial activity in Meadowvale Village since the mid nineteenth century. The West side of the property was home to a wagon wheel maker's shop and the site of the present garage was the location of William Gardner's store in the late 1860s. Eventually, Albert Simpson Lambe bought the Gardner Store and ran his family store here until his son William moved the store to a larger location at 1060 Old Derry Road in 1921. When the store was removed, a tennis court and skating rink were installed until the garage and gas station were constructed in about 1947.



The person to start the Texaco gas station was Albert (Abe) Golden who then sold the property to Sydney (Sid) Buttle. It was Buttle who made the garage not only a profitable venture, but also a community gathering place. Residents would come to the garage to chat and catch up with other residents on a sunny afternoon. Buttle was remembered as being a gregarious fellow who enjoyed bringing people together almost more than he did operating a business. When Syd Buttle ran the garage from 1954 to 1973, it was the last business, besides the post office, left in Meadowvale. While operating the business, Buttle resided in the concrete block house on the same property.

Description:

A one storey frame structure built as a commercial garage with baked enamel panels on the front exterior. The garage was once a Texaco station as evidenced by a single red star fixed to the west façade. Although this type of garage may have been common throughout Ontario, there are now only two remaining in Mississauga. The structure and its history speaks to the car culture of the 1940s and 50s when car travel and roadways expanded greatly after WW2.

The front façade has had vinyl siding applied over the enamel panels from grade to the top of the large garage bays.

To the immediate east of the garage is a small patterned concrete block residential building. The structure is one storey, with a single front door and window divided into three sections. The house is very modest in size and scale, making it secondary to the more prominent commercial garage on the same property.

Heritage Attributes:

- The historic context of a continuously operating commercial property on Old Derry Road in the core of the Village since the mid nineteenth century
- The original size, shape and form of the commercial garage and its building materials of enamelled metal panels
- The location of the structure on the property, allowing for an open space to Old Derry Road
- The modest residential structure built of patterned concrete block, including its size, shape, form, style and materials



Statement of Significance:

The property at 1056 Old Derry Road has an historic association with the business and industrial development of the Village in the nineteenth and early twentieth century. The current structure has an historic association with the development of the common use of the automobile and its relationship to the twentieth century development of the Village. The location of the structure on the lot and its open space are significant to the streetscape of the Village core. The modest residential structure has historical significance in that it was built to house the commercial garage owner and has architectural significance in its style, shape, form, materials and contextual location within the property.



Concrete block residence at 1056 Old Derry Road



Heritage Conservation District Plan

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Address: 1059 Old Derry Road

Date of Construction: c. 1950

Historical Background: This property is believed to have been the site of the Mill Store, a tiny general store run by Henry Brown when he was mill owner from 1895 to 1911. The store was not as well stocked as the Gooderham or Lambe Stores had been, but did sell general items for residents. The store was removed sometime after William Brett acquired the mill in 1911, and the space reverted back to a general village green. In 1929, the skate shack was towed from the garage property to the back of this property to serve as the Village Library, run by the Women's Institute well into the 1960s.

Description: A one storey frame structure of modest proportions, gable ends and finished in vertical wood siding.



Heritage Conservation District Plan

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Heritage Attributes:

- The modest scale, set-back and location of the structure on the lot.
- The wood siding finish, size shape and form of the one storey structure

Statement of Significance:

The property at 1059 Old Derry Road has an historic association with the business development within the core of Village in the nineteenth century. The current structure does not have historic relevance. The modest size, shape, form and materials of the structure are compatible with the Village character.



Small white structure to the west of the Commercial Hotel is the Mill Store in c. 1900. This is the current location of 1059 Old Derry Road. (PAMA)



Heritage Conservation District Plan

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Address: 1060 Old Derry Road

Date of Construction: c. 1915

Historical Background: This building was constructed in two phases. The first phase was built in 1872 likely as a cottage. This is the white (aluminum) clad section to the west side of the brick building. The brick portion was constructed in approximately 1915 by Frank Jackson, a Meadowvale Village farmer who had served first as Reeve, then Deputy Reeve and, eventually, Toronto Township Councillor. Jackson built this structure to be the Village's newest General Store. In 1918, Francis' son William Jackson, became the Village postmaster and ran the post office from this building along with the General Store. In 1921, William Lambe, son of Albert, wanted to expand his own store, which was next door to the east so he purchased the Jackson building. This building remained in the Lambe family until 1945, when Albert Lambe, son of William, was the last store owner and postmaster in the Lambe family.



Since the Lambes' sold in 1945, the building has seen many owners and poster masters from James Van Allen (1945-54), James Ogle (1957-59) and Arthur Mongeau (1960-70). In 1983, the current owner, purchased the property and became the last person to run the Village post office from here until retiring in 1989. It was at this time that Canada Post decided to install community post boxes. The post boxes were placed on the grounds where the mill had once stood and was given the address of 1081 Old Derry Road. In keeping with tradition, a gazebo covering the mail boxes was constructed based on historic images of the gazebo that had existed near the mill at the turn of the century.

Description:

A two storey brick commercial structure with a flat roof and shallow red brick cornice and corner corbelled features on the front façade. Between the first and second floor on the front façade is a wood decorative cornice above what would have been the sign board area. A one storey feature is on the east façade. The building had a commercial function at grade which related directly to the main street business core of the Village in the 19th and early twentieth century. The building is currently residential and has not been used for commercial purposes since circa 1990. This is the only commercial building of its architectural style in the Village.

Heritage Attributes:

- The shape, form, massing and style and decorative brick work at the front cornice of a commercial building in its original location on Old Derry Road
- The historical commercial function of the red brick building as a 'main street' structure, highly visible to the streetscape
- Original building materials of brick and wood two-over-one windows on the upper floors and storefront windows on the front façade

Statement of Significance:

The property at 1060 Old Derry Road has an historic association with the development of business and industry within the Village core. The structure has an historic association with the Lambe family who used it as a general store and Post Office for many years. The structure has architectural significance as it is the only commercial building of its type within the Village HCD



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and has contextual significance as it contributes to the streetscape within the commercial core of the Village.



Photo showing 1060 Old Derry Road on the left in the background, c. 1925. Note there are gas pumps in front of the store at the street. The house on the right was the former Albert Lambe house. The wedding couple are unknown. (PAMA)



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Address: 1066 Old Derry Road

Date of Construction: c. 1850

Historical Background: The original structure formerly located on this property had a long and varied history which ended in unfortunate tragedy in the Fall of 2011. Part of his original 200 acre grant, John Simpson built a sawmill close to this location which his adopted son, Albert Lambe, eventually took over and made a profitable business. The plank on plank construction of the original cottage suggests that this structure was built sometime in the mid-19th century, so it is unlikely that Lambe constructed it. It may, however, have been built by John Simpson.

Historical photos show the changes that occurred to the structure over time. During the latter half of the 19th century, the original modest cottage is evident. It had been slightly changed by 1974 with modified door and window openings. By 1979, the three gables, faux Tudor timber trim and massive side addition had been added, completely absorbing the original cottage into the new façade. While undergoing renovations in 2011, the structure caught fire and was completely destroyed. However, evidence remained of the original stacked plank on plank construction.



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Description:

The property is currently vacant. The demolition of the residential structure that was on this property was due to its destruction from fire in November, 2011.

Heritage Attributes:

- There is historical significance with its direct association with the Albert Lambe family and the former stacked plank constructed residence which was on this site
- The lot is in the main commercial core of the Village and future built structure must respect the streetscape with respect to building setbacks, style, size, shape, massing, form and materials

Statement of Significance:

The property at 1066 Old Derry Road has historical significance in its direct association with the Albert Lambe family who owned and built a residential property on this land in the nineteenth century. The lot is currently vacant with no structures. The context of this property is significant in that it is located in the core of the Village commercial area, highly visible, and should contribute in a traditional manner with respect to massing, style, relation to the streetscape and neighbouring properties.



A.S. Lambe residence c. 1890 (PAMA)



Lambe residence in 1974 prior to the renovations and addition.



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The property in 2010

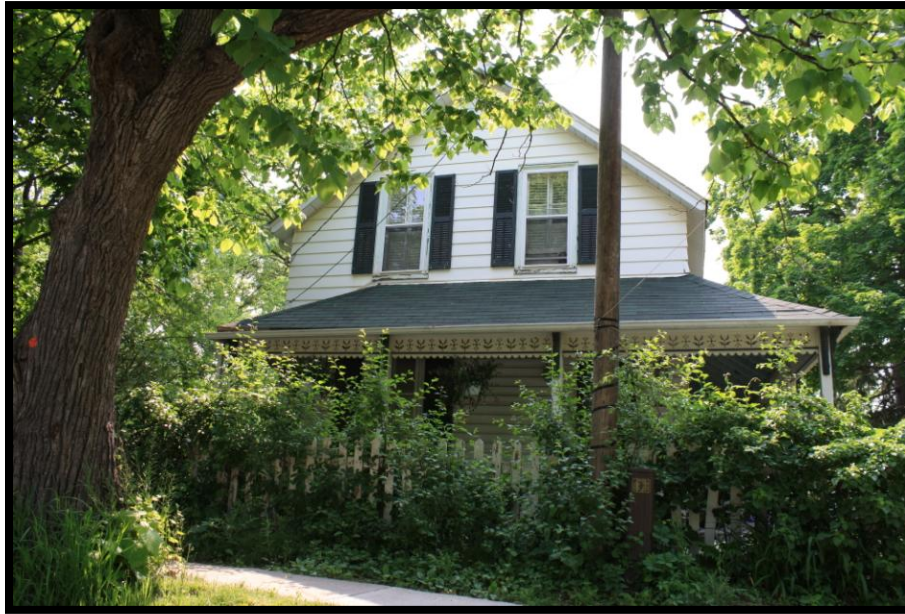


Evidence of the stacked plank on plank construction within the original cottage after the fire, November 2011.



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Address: 1074 Old Derry Road

Date of Construction: c. 1884

Historical Background: This land dates back to the 1824 Crown Grant awarded to Evan Richards for the lands on the south side of Old Derry Road. In 1837, John Simpson acquired most of this land and began to develop these 200 acres into farm land as well as commercial ventures such as his saw mill. Francis Silverthorn has been noted in the Perkins-Bull Collection that he built a small general store “close to the hotel” in about 1850. This may have been the site as the 1856 Bristow Survey does identify a small building here, beside the Bell hotel.

In 1881, William Campbell sold 1/10 of an acre to Jonadab Hardy, the Village Cooper. Three years later in 1884, Hardy acquired a mortgage from Francis Sibbald for an unspecified amount. It is speculated that this mortgage was used to build the current house. In March of 1888, there is a court order of Hardy vs. Campbell where Francis Sibbald was awarded the property. The Land Registry record is incomplete, so we do not know the true



nature of the court order. However, it appears clear that Hardy somehow defaulted on the mortgage and Sibbald foreclosed.

Albert S. Lambe also owned this property from 1903 until his death in 1925. There have been a few owners since including the current owner, who has been lived here since 1991.

Description:

This is a frame one-and-a-half storey structure with wood siding exterior and shuttered windows on the second floor. The windows are the original two-over-two wood windows. The open front porch wraps around to the west façade and a second entry. There is some wood work detail in the porch supports and frieze. The house is a modest scale, size, shape and form, typical of what may be expected in a small village at the turn of the century. The lot is large is with a very generous east side yard. A white picket fence borders along the front property line near the public sidewalk.

Heritage Attributes:

- The historic size, shape, form, massing and materials with few alterations
- A very generous side and rear yard of open green space which provides clear views of the house from the street and through to the parkland beyond the rear property line

Statement of Significance:

The property at 1074 Old Derry Road has an historic association with the nineteenth century development of the Village, contributing in its architectural significance as a vernacular style, with wrap-around open porch, scale, size, shape, massing, form and materials. The location of the house on the lot has a significant context contributing to the streetscape and open green yards to the east and rear of the property.



1074 Old Derry Road to the left of the Bell Hotel
c. 1900. (PAMA)



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1074 Old Derry Road as it appeared in 1976



1074 Old Derry Road in context with the Bell Hotel, c. 2008



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Address: 1090 Old Derry Road

Date of Construction: Between 1837 and 1856

Historical Background: Over the last few decades, it is believed that this structure was built by George Bell, who was a blacksmith in the Village. This assumption came from a Brampton Conservator article written on August 19, 1915, stating that the hotel was a frame structure built by Bell in 1844.

The common belief is that George Bell purchased this land from John Simpson to build the hotel. However, the Lot and Concession abstract shows that Bell did not purchase this property until 1856. And, in addition, a William Bellas leased the land from Simpson for \$650 starting in 1837. The Land Registry Title for this lease is listed as LR, which means Leasable Resource. This is a term that was not used much in the nineteenth century and tended only to be used in special circumstances where land, and its resources, were considered to be highly valuable. It seems unlikely that a simple cluster of barns would



fetch such a high lease price in 1837. And Simpson, being a shrewd businessman, was never known to have leased out his saw mill operation to anyone, not even his son.

As Simpson was developing his sawmill, and Francis Silverthorn who had arrived in 1838 to build his own saw mill before building the grist mill a few years later, Simpson was a man who did not miss an opportunity to make money. So, it is quite possible that he was the one who built the hotel to cater to all the new workers who would be coming to the Village. Therefore, he leased the land to William Bellas for a large sum and George Bell eventually acquired the property in 1856. Further investigation through land registry indenture searches might be able to shed more light on when the Bell Hotel was constructed and by whom.

The current owner has lived here since 1976 and has diligently and carefully maintained the heritage qualities of this property since that time.

Description:

A two storey structure, frame construction with rough cast stucco exterior. There is a shallow hip roof. The windows have functional shutters. The symmetrical 5 bay façade has 5 windows on the second floor. Original windows are a six-over-six pattern with custom storm windows. There have been some alterations to the rear of the house, but the main portion of the home remains original in its size, shape and form. The early hotel has been used as a single family home for many years.

Heritage Attributes:

- Original site overlooking Derry Road West, highly visible on its front and side facades
- The original materials, size, shape, massing and form of the structure and original windows
- Traditional black and white colour scheme

Statement of Significance:

The Bell Hotel, 1090 Old Derry Road, has historical significance as the first hotel established in the Village in the nineteenth century. It has architectural significance in its symmetric design, size, shape, massing, form and materials. There is contextual significance as the structure is



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highly visible located close to Old Derry Road and contributes to what was the mid nineteenth century streetscape.



1090 Old Derry Road West, front and west façade



Bell Hotel – date unknown.



In the centre of the photo is the Bell Hotel, c. 1910, when it had an open porch across the front façade.



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Address: 1092 Old Derry Road

Date of Construction: Vacant lot (as of 2013)

Historical Background: The lot at 1092 Old Derry Road was severed from #1090 in 1996. The lot therefore has historic association with 1090 Old Derry Road and its history prior to severance.

Description: This is a vacant lot. There may have been an earlier structure on this lot, but it has remained vacant for many years.

Heritage Attributes:

- The historic association of this property to 1090 Old Derry Road prior to its severance in 1996
- The open views and green space of the property to Old Derry Road



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Statement of Significance

The property at 1092 Old Derry Road is a vacant lot created by the severance of this parcel from 1090 Old Derry Road in 1996 and therefore retains the history related to #1090.



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Address: 1095 Old Derry Road

Date of Construction: c. 1990

Historical Background: Francis Silverthorn came to Meadowvale Village in about 1837. He purchased several parcels of land from James Crawford, including the Grist Mill location. Silverthorn came from a family of entrepreneurs. His father Aaron was a mill owner in the Niagara region around the time of the War of 1812. The family decided to move to the York Region just before the 1837 Rebellion to help further their business interests.

With James Crawford already having tried to dam the Credit River in the 1830s for his saw mills, Francis Silverthorn saw bigger and better opportunities to make use of the Credit. He chose the land located at what is now 1095 Old Derry Road as the site for a flour grist mill.

The first mill on this site was constructed in 1845. It continued for about four years when it accidentally caught fire. Silverthorn was



not deterred by this set back and went about constructing a new mill, which was completed in the spring of 1850. Silverthorn had three mortgages on the mill and associated lands; two from the Bank of Upper Canada and one private mortgage through John Wilmot Silverthorn needed these funds to be able to construct the new mill. The earliest known photograph taken in Meadowvale was a silver nitrate coated tin plate of the second Silverthorn Mill in about 1850, just after its construction.

When the prices of wheat and flour bottomed out after the end of the Crimean War, Silverthorn had stockpiled too much flour and went bankrupt trying to sell it off at lower prices. In a desperate bid to raise the cash needed to keep paying his mortgages, Silverthorn began trying to sell of Village lots he owned. However, it was too little too late. Because the Bank of Upper Canada held Silverthorn's mortgages, he lost nearly everything to the bank. At the time, the major shareholders and trustees of the Bank were the Gooderham and Worts families of Toronto. As a result, the Gooderhams ended up acquiring all of Silverthorn's lost properties, including the mill.

William Gooderham, the family patriarch, had enough to deal with in his distillery business on the Toronto waterfront so he sent his sons, Charles Horace "Holly" and James to Meadowvale to look after his business interests in 1861. When William Gooderham died 20 years later in 1881, Holly began to close out his business interests in Meadowvale Village and left the Village by 1882 to focus on the Toronto distillery operation. He sold the mill, and its 60 acre property, in 1882 to Edward Wheeler of the Wheeler Brothers milling company from Stouffville, Ontario.

After the Gooderhams left, it would be several years before the mill experienced prosperity again. When Henry Albert Brown bought the mill for \$2,000 in August 1895, he took the mill, which had been closed for almost 4 years, and turned it into a functioning and profitable business once again. Brown also expanded the mill pond by creating another dam further up the Credit River to create Willow Lake in a bid to attract visitors to the region in the summer for boating and picnic excursions. Brown was drowned in the spring of 1911 when he and an assistant opened the floodgates after the spring thaw to let the water back



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into the mill pond. The quick thaw that spring resulted in a surge of water that swept the two men into the mill pond, drowning them both.

The next mill owner was William Brett who owned the mill until he sold it to Stanley Gorman in 1943. Gorman could not make the operation profitable so he sold the mill to Luther and Grace Emerson in 1946. Grace Brown was the only daughter of Henry and Lillie Brown. The mill ceased to operate as a grist mill in 1950, but was used as a storage facility until Emerson were forced by Toronto Township to dismantle the mill because it was deemed a derelict fire hazard. Emerson was so disgruntled with the decision to force him to take down the mill that he left the ruins in a pile to essentially rot away to nothing. Residents and citizens from other parts of the town would come and salvage wood from the mill, while the rest just naturally filled in over time. The turbines are still in what was the cellar area and are now covered with several feet of earth. In 1963, the Credit Valley Conservation Authority acquired the lands owned by the Emersons, including the mill ruins site.

The gazebo has been a fixture on the mill site lands since the 1860s. It was originally located on the opposite side of the street to its current location and served a number of functions including concerts by the Meadowvale Band, community announcements, a gathering place during public holidays and it was the scene of a few weddings over time. The presence of the current mail box gazebo is a direct link to the importance of community spirit, gathering and celebration.

Description:

The wooden gazebo structure houses the mail boxes for the property owners in the Village as there is no direct mail delivery. Eight wooden posts support a conical shape roof of wood shingles resting on a concrete pad. The postal gazebo received refurbishment and repair in 2011 for the 175th Village anniversary celebrations. The gazebo not only provides a protected area over the postal boxes but also allows for a Village gathering space and area to post community notices. The subject land is owned by Credit Valley Conservation.



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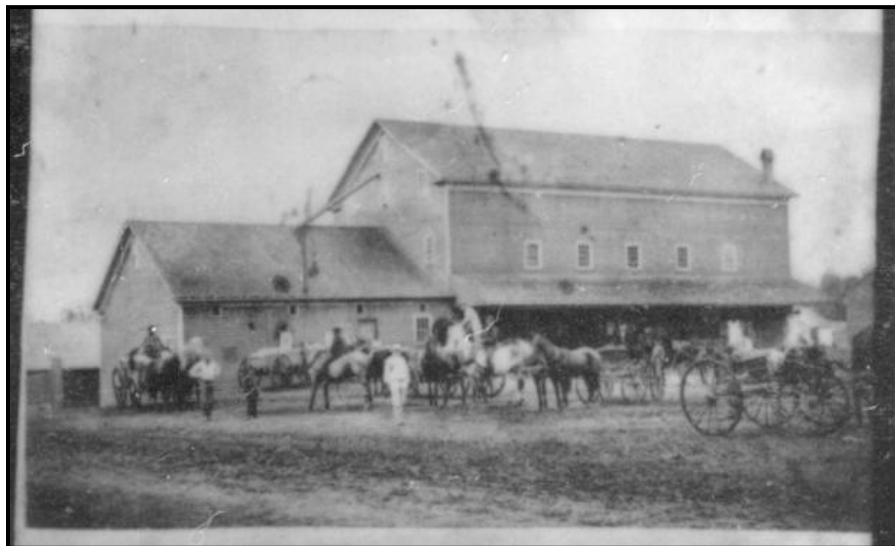
The mill ruins are directly behind (west) of the gazebo. The stone and concrete ruins are only partial but do provide a sense of the location and mill race that led to the mill.

Heritage Attributes:

- The gazebo structure reflects a tradition of a gazebo in the Village core related to open public space at what is now Old Derry Road and Old Mill Lane
- The stone and concrete ruins relate and inform about the former grist mill which was located on this property
- The open space around the ruins and postal gazebo, which allow for views into and from the site.

Statement of Significance:

The mill ruins are a significant reminder of the history and development of Meadowvale Village from its early settlement. The ruins have architectural significance in that they are the only remaining features of the mill complex and related landscape features, including the mill race and mill tail race. The context of the ruins within the Village is significant to how the village developed, their visibility from Old Derry Road and Old Mill Lane and its relationship to the Credit River.



Silverthorn Grist Mill, c. 1850 located on the site of today's postal gazebo. This is believed to be the first photo ever taken of the Silverthorn grist mill. (PAMA).

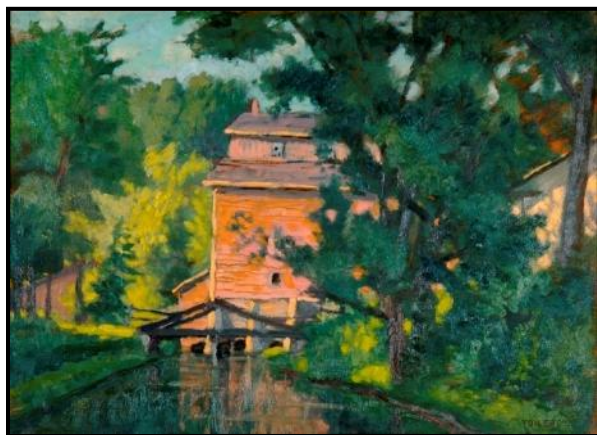


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Mill stone - on site of former grist mill, now public open space. (Stone was donated and is not the stone from this mill site.)



Tom Stone, The Old Mill, oil – 1935 (PAMA)



Mill complex c. 1910. The original gazebo is located on the left side behind the tree where it stood at the intersection of Old Mill Lane and Old Derry Road. (PAMA)



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Photo of the mill from a similar perspective as Tom Stone's painting. The bridge leads to Willow Lane. (Ontario Archives). c. 1931.



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Address: 1100 Old Derry Road West

Date of Construction: c. 1910

Historical Background: Francis Jackson was a prominent businessman, local politician and farmer in the Meadowvale area. His main property was the farmhouse known as the Simpson-Humphries Residence, which is designated under Part IV of the Ontario Heritage Act and is located outside the Meadowvale Village HCD boundary at 1200 Old Derry Road.

By 1915, Jackson had bought up over 150 acres of land that had once been owned by John Simpson. This included all lands along Old Derry Road from the Simpson-Humphries property up to and including lands severed by the Pearsons at 1020 Old Derry Road. Jackson's son, William, lived here and farmed the land while Francis was away tending to his various political activities. William became postmaster for the Village from 1918-1920 and relocated his residence to the Jackson Store and Post Office at 1060 Old Derry Road.



In 1927 Florence Jackson, Francis' daughter, who had married local farmer Doug Hunter a few years before, took up residence in the house. The Hunters severed the property by selling off some of the farm land to the west and keeping the property at 1100 Old Derry Road as their main residence.

In 1976, the former Meadowvale Rail Building, which had been located at the corner of Old Derry Road and Creditview Road, was disassembled and relocated to the rear of this property. The board and batton exterior, which had been painted with white wash, was reversed to show the weathered wood that had been exposed on the interior of the building.

Description:

This two storey residential structure is believed to have been built in two sections, the rear portion being first (mid nineteenth century), which was oriented east, and the current front façade being added later, about 1910. (Ursula Karalus, in her history of the Simpson Farm, states that in 1895 Francis Jackson bought this land with a house and outbuildings. He is said to have built a large bank barn behind the house in the same year.)

There is an open porch the length of the front façade. The structure is finished in stucco and has gable ends. The windows may be their original aperture, but the windows have been replaced with single casement windows and some larger pane windows.

To the rear of the property is an outbuilding constructed of material from the Meadowvale Credit Valley Railway station, formerly on Creditview Road, which was dismantled and moved to this site in the 1970s.

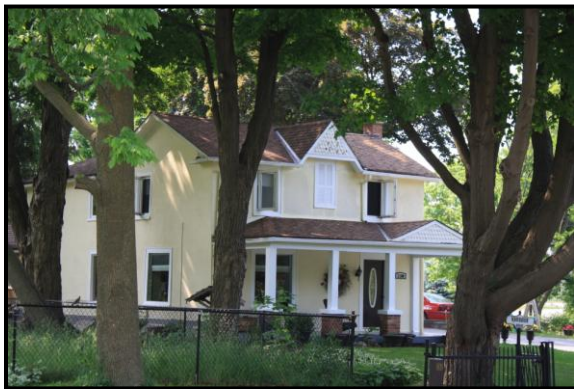
Heritage Attributes:

- The location of the residential structure in relation to Old Derry Road with its yards of open green space on all four sides, highly visible from all directions
- The historical association with the Jackson and Hunter families
- The size, shape and form of the building reflecting the historic nature of the house as it was constructed in the nineteenth century
- The outbuildings contribute to the character of the Village and reminder of its agricultural past



Statement of Significance:

The property at 1100 Old Derry Road has an historic association with the Jackson family and their contribution to the development of 19th and early 20th century Meadowvale Village. The house has architectural significance in its size, shape, form, materials and vernacular design. There is contextual significance in its location within the lot providing for generous yards of open green space on all sides and contribution to the streetscape.



1100 Old Derry Road, north and east elevations



c.1912 (PAMA)

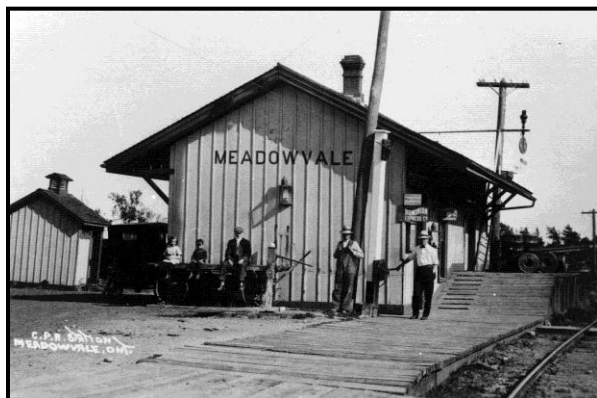


1100 Old Derry Road West, west elevation



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Meadowvale Rail Building c. 1910. The original location of the building was on the west side of Credit View Road and Old Derry Road. (PAMA)



Meadowvale Train Station located at the rear of property.



1100 Old Derry Road as it appeared in 1990.



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Address: 1101 Old Derry Road

Date of Construction: c. 1850

Historical Background: For many years it has been speculated that this cottage was built to house the day manager of the grist mill. However, the land registry title abstracts have not been able to verify this assumption. This structure does appear on the 1856 Bristow Survey for Meadowvale Village. The most significant historical association with this structure is its connection to Isobel Hardy. Isobel Hardy was the grandmother of A. J. Casson, the youngest member of Canada's Group of Seven artists. Although land records do not show a direct ownership linkage with Hardy to this house, it is very likely that she rented this cottage after her husband James passed away and the family farm was sold. The Hardys had one child, Henrietta, who was married to John Edwin Casson.

A.J. Casson came to Meadowvale for summer vacations to visit Grandmother Hardy from about 1902 until her death in 1909. A. J. Casson recalled in an interview with CBC in 1989, a few years before his death, that he remembered being fascinated with



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watching Fred Haines painting along the Credit River the summer of 1907. Casson said he “peppered Haines with questions” about being an artist and remembered those conversations with him as being some of his favourite experiences of coming to Meadowvale in the summers.

The house itself has undergone a few changes over the years. It was once completely covered in stucco and sometime in the mid twentieth century, the stucco was removed from the lower portion to reveal the stacked plank on plank construction. While it is not fully understood how exposing the plank on plank walls may impact the structure in the future, it is an interesting visual confirmation of how the building was constructed.

Description:

A one-and-a-half storey structure built with stacked plank construction. Evidence of the plank-on-plank technique can be seen on the west elevation which has the planks exposed. The planks were normally covered in stucco or wood siding.

There have been alterations to the east and north facades, as well as raising the roofline from the original cottage. This is the only residential structure built off Old Derry Road with the former mill tail-race behind.

Heritage Attributes:

- Original stacked plank construction and its current modest size, shape, form, massing and style
- Original location on Old Derry Road, with the rear opening onto the former mill tail-race.
- Historic association with the Hardy family, grandmother to artist A.J. Casson
- The location of the structure within the property providing for open green space on all four sides



Mill Cottage – view from the former mill tail-race, c.1890. Photo probably taken from the bridge on Willow Lane looking west. (PAMA)



Statement of Significance:

The property at 1101 Old Derry Road has historical significance in its age as one of the original cottages related to the mill operation and the association with Canadian artist A.J. Casson who used to visit the house when his grandmother Hardy lived here. The property known as “Mill Cottage” has been the subject of many artist’s paintings, drawings, and sketches for many years. The property has architectural significance in its modest size, shape, form, massing and style and for its stacked plank construction original to the mid nineteenth century. The property has contextual significance for its location off of Old Derry Road and proximity to the former mill tail race and open green space in all directions making it highly visible.



View of Old Mill Cottage from Old Derry Road looking west c.1890. (PAMA)



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Harry Spiers – Cottage on the mill race, c. 1904. (PAMA)



Mill Cottage, c.1911 (Ontario Archives)



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Address: 7005 Old Mill Lane

Date of Construction: 1986

Historical Background: The first village Library stood at this location from 1929 to 1965. The Meadowvale Women's Institute owned this land and started the library, with Miss Minerva Castle installed as the librarian from 1929 to 1952. The library was open only on Friday evenings. The building itself was formerly the local skating shed and was moved to this site. In 1944 the Meadowvale Women's Institute Library joined the Peel County Library Association and joined the Toronto Township Public Library in 1957. In 1966 the library closed and the collection moved into the local public school. The former library building was removed from the site in 1973 when the property was acquired by Credit Valley Conservation.

The grounds in and around the small library structure were for many years an important part of the Village green, centrally located on the main street.

In 1986, the sewage pumping station was constructed by the Region of Peel to service the Village and surrounding area. In



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1986 a time capsule, in a sealed Plexiglas box, was buried on the site. In 2006 the time capsule was removed.

Description:

A frame structure with red brick finish and yellow brick accents. The structure houses the Region of Peel sewage pumping station built in 1986. The Region worked with the City to design a structure that would be compatible to the village character in its size, shape, form and materials.

On this same site is a cast aluminum plaque commemorating the heritage designation of the Village as a heritage conservation district.

Heritage Attributes:

- Historic association of the property with the former Meadowvale Women's Institute Library, established 1929
- Historic association of the site as a gathering place and open green space



The village Library, which stood at this location from 1929 to 1965. Minerva Castle, was the librarian for 23 years between 1929 and 1952. (L-R: PAMA and City of Mississauga)





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Community fundraising at library, c. 1940-1950. (PAMA)



The time capsule being removed in 2006. It was initially buried in 1986.



Time capsule (1986-2006) exposed in its concrete vault.



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Unveiling of HCD plaque, c. 1980 (from left) Thomas McIlwraith, Jim Holmes, Mayor Hazel McCallion.



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Address: 7017 Old Mill Lane

Date of Construction: c. 1870, Moved to current location c. 1915- 1920

Historical Background: The structure used to stand on the opposite side of Old Mill Lane behind the Silverthorn Grist Mill along the end of the mill race. This was used as the Mill Office since it was constructed in approximately 1870.

When William Gooderham acquired the mill property after Silverthorn couldn't repay his mortgage, Gooderham sent his sons Charles and James to Meadowvale to look after his business interests. James Gooderham ended up increasing operations in the Village by expanding the general store, increasing production at the mill and by adding a new office space for the mill. Although we do not know when Gooderham built the office, we can guess that it occurred at the same time as the other expansions, which took place between 1865 and 1870.

The structure was used as the Mill Office until Henry Brown's tenure as mill owner. The Mill Office was not being used as an office but for storage. When Lillie Brown sold the mill in October



1911 after her husband's death in March of that year, the new mill owner, William Brett, had the structure moved sometime before 1920. Photos of the mill, taken by photographer John Boyd in 1920, show the office had been moved by that time.

It is not clear if the structure was moved to be rehabilitated as a private residence for someone specific, or if it was relocated just to get it off the mill site property. Either way, it did become a private residence and has remained so since shortly after its move.

The mansard roof was added sometime in the 1970s to help increase floor space by adding a low ceiling upper floor. This mansard roof is not a sympathetic contribution to the structure's overall heritage character.

Description:

This building is two storeys with a Mansard roof. It is finished in horizontal wood siding. The second floor was a late addition mansard roof with wood shingles. The roofline extends over the front façade to create a front porch supported by wood posts. On the south façade is a one storey addition that serves as an enclosed porch and entryway.

A detached double garage, built about 1990, is located directly north of the house. The garage is clad in board and batten made from rough cut planks sawn from discarded telephone poles. The mill that cut the wood was located at the Ian Davidson property, just north of the current Derry Road by-pass north of the Village on Second Line West.

Heritage Attributes:

- The historic association of this building as the original mill office having been moved from directly across the street and converted to a private residence
- The remaining original materials including the round arch windows on the front façade
- The size, shape and form of the original structure within the context of the current building
- Its location on the lot which provides for a clear and open view of the front and side facades.

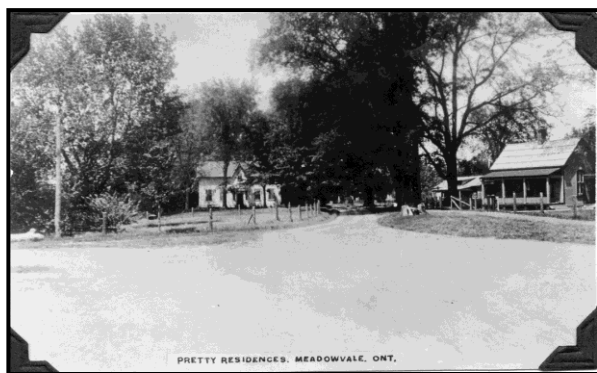


Statement of significance:

The residential structure at 7017 Old Mill Lane has historical significance in its relationship to the original location of this structure across the street as one of the original mill buildings. It has architectural significance related to the ground floor portion of the current building in its modest style, shape, form and materials original to the nineteenth century. The context is significant for its high visibility and contribution to the streetscape.



View of the mill and mill office opposite 7017 Old Mill Lane, c. 1900. Note the mill office in its original location, the centre one storey structure with centre door and two round arched windows. (PAMA)



7017 Old Mill Lane pictured on the left with an open front porch, centre chimney and gable roof, c. 1920. (PAMA)



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



Address: 7035 Old Mill Lane

Date of Construction: c. 1956

Historical Background: This is a typical example of a modest mid twentieth century bungalow that was the preferred building style at the time in Meadowvale Village.

This section of land, which included the triangle parcel between Barberry Lane, Old Mill Lane and Pond Street, had been part of a green space set aside by Francis Silverthorn for the usage of all Meadowvale Village residents as a recreational area. An earlier structure of unknown age, a residential building converted from a farm outbuilding with insulbrick finish, stood on this site. (Ref. Rosemary & Terry Wilson, September 2012)

This property has remained under the same ownership since 1956. This is a rare example of an unaltered mid-20th century bungalow remaining in Meadowvale Village and holds heritage



significance because of its link to mid-20th century urban development.

Description:

This is a modest one storey frame structure of a projecting 'L' form from the front façade. The building is clad in aluminum siding, has a hip roof on the main portion of the structure and a gable end at the front façade. The structure has a concrete block foundation.

The building is located to the south side of the property and a generous setback from Old Mill Lane. The siting of the building on the property allows for a very large, green open space at the intersection of Old Mill Lane and Barberry Lane that greatly contributes to the historic open character of the Village.

To the rear of the house and set in the corner of the property is a small gable end outbuilding. The property is outlined with black chain link fencing.

Heritage Attributes:

- The size, shape, massing and form of the structure contribute to the historic character of the Village.
- The location of the house on the property which allows for a generous side yard at the intersection of Barberry Lane and Old Mill Lane provides an historic green open space important to the Village character and streetscape

Statement of Significance:

There is no historical significance to the structure on this property. The residential structure contributes to the Village character in its style, shape, massing and form as a modest one-storey home. The context is significant in that the home is situated on the lot in a manner that allows open space to the road and a large green side yard providing views through the intersection of Barberry Lane and Old Mill Lane.



Heritage Conservation District Plan

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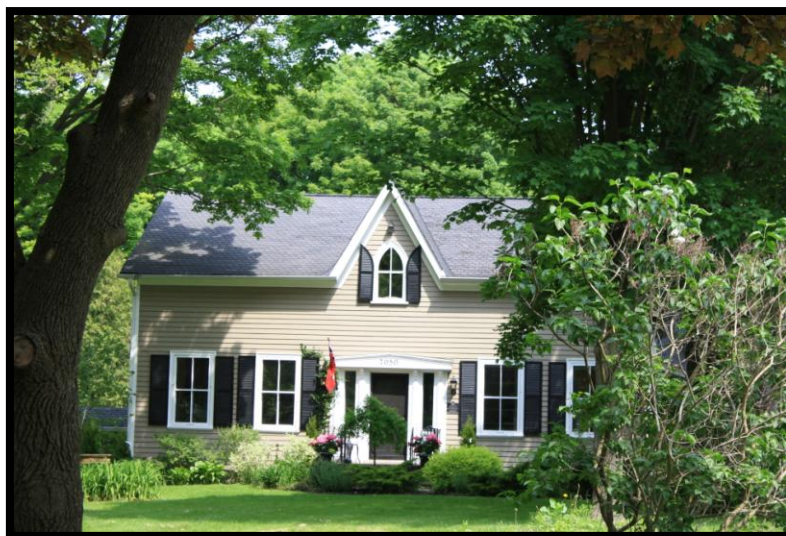


7035 Old Mill Lane, north and west facades.



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



Address: 7050 Old Mill Lane

Date of Construction: c. 1844

Historical Background: Both the Tweedsmuir History of Meadowvale Village and the Perkins-Bull Collection claim this is one of the oldest frame houses built in the Village.

It is generally believed to have been built by pioneer farmer James Crawford in 1844 and was purchased by Francis Silverthorn in 1845 to be his residence as it was perfectly situated up the road from his newly constructed grist mill. At the time Crawford built the house, the front faced Old Mill Lane and the 1856 Bristow Survey indicates that there was an irregular “L” shaped extension out the back of the property. Silverthorn also owned Lots 38 and 39 and on these sat the barns, drive shed and piggery belonging to the house. It was in this barn and piggery that the first Methodist camp meeting was held in 1848. Silverthorn, a strong Methodist himself, gladly put up his property for large scale meetings. During the Christmas season of 1849, Silverthorn hosted the eminent American temperance lecturer Andrew Jackson Davis, who gave an “enthusiastic and jubilant speech” (Tweedsmuir Histories) regarding the benefits of the Temperance Movement. Silverthorn



himself said later in life that he never smoked and never drank and this helped him reach old age with ease compared to some of his contemporaries.

When Silverthorn left the Village in 1861, the house came under ownership of several people, particularly those associated with the mill as either owners or managers. It is believed that James Gooderham lived here between 1862 and 1868 while he embarked on a number of operational expansions for the mill property. Charles Horace (Holly) Gooderham took over the mill ownership after James relocated to Streetsville, and may likely have lived here while he was constructing his brick home located at 929 Old Derry Road. When Henry Brown purchased the mill in 1895, he settled his family in at the Silverthorn House and made a number of significant changes to the property.

One of the first things Brown did was to remove the barns and piggery, located on Lots 38 and 39, and turned it into a grassy park space which still exists behind the current mail box gazebo. Once these buildings were removed, Brown reseeded the space to turn it into lawns and gardens and he put up a wooden post, wired farm fence around the perimeter. Each of these wooden posts along the fence had a polished metal maple leaf which remained on the property until the mill was dismantled in 1954. The next significant changes to the property occurred in about 1907 when Brown's wife Lillie had a special request.

According to the Tweedsmuir Histories for Meadowvale Village, Lillie Brown was displeased with the aesthetics of the Silverthorn House. She wanted the house to be turned so that the front door faced the long grassy space along the mill race. She had reportedly grown tired of looking out at the streetscape along Old Mill Lane and wanted to face the newly redesigned lawn and garden space toward the mill. It was also believed that Brown could have a better view of the mill in case he was needed after hours. According to Allan Emerson, grandson of the Brown's, his grandfather did move the house by turning and placing it onto a newly dug foundation and built an addition onto the back of the house. Although this story has been passed down as hearsay over the years, the best way to corroborate this legend is to



conduct a structural analysis of the house's foundations to validate original footings locations and dates of possible construction.

When Henry Brown died in March 1911 by drowning in the mill pond, a distraught Lillie Brown and her daughter Grace left Meadowvale and took up residence at the Brown family homestead now located at 6970 Vicar Gate Drive in Mississauga. She sold the mill and all properties to William Brett in October 1911. William Brett lived at the Silverthorn House for a time until he married Emily Pearson, whose parents owned the Graham Pearson House at 1020 Old Derry Road. After the House passed to Emily's brother, she and William chose to relocate to a smaller, quieter property at what is now 7143 Pond Street.

The last mill owners, Luther and Grace Emerson (Grace was Henry and Lillie Brown's only daughter) lived in the Silverthorn House until their lands were acquired by the Credit Valley Conservation Authority in 1963. For a little more than a decade, the Silverthorn House was the CVC office until they built their new facility across the Credit River. The house then became a private residence again. In 1999, the addition out back was demolished and a newer addition added in its place, including a separate two bay detached garage.

Description:

The front half of this house is one-and-a-half storeys on a stone foundation. To the rear is an extensive one storey addition. The building is clad in traditional wood horizontal siding. The original front portion of the building has gable ends and a small gable on the front façade directly above the main entrance. Within this gable is a lancet shaped window of a two-over-two pattern. All other windows on the original portion of the house are wood, two-over-two windows. The front door is balanced with half sidelights. Over the doorway is a narrow triangular pediment to frame the entryway.

On the east façade of the original portion of the house there are three symmetrical windows with rounded arches on the ground floor with three squared off windows of a slightly smaller proportion on the second floor. All the windows have appropriate shutters. The gable ends have cornice returns.



The house is oriented toward Old Derry Road and is therefore parallel to Old Mill Lane. The house has a shallow setback to Old Mill Lane making it highly visible from the street. There are mature trees which shade the house and provide for an established setting. On the west side of the house there is a small setback to the remnant mill race.

The location of this house on the property is very significant to its history. The house was built and owned by the mill owner, Francis Silverthorn. It was later reoriented so that the mill and its operation were highly visible from the house. Views were also opened from Old Mill Lane and to the mill pond to the west. The mill pond has gone and is now a heavily forested area. The open area from the house to Old Derry Road is significant as this has traditionally been open and highly visible.

There is a detached garage to the rear of the house.

Heritage Attributes:

- The historic association with Francis Silverthorn who built this house and established the grist and saw mills that provided an industry for Meadowvale Village
- The historic association with Henry Brown who owned this property and was responsible for creating Willow Lake and transforming Meadowvale into a tourism centre
- The original portion of the house and its original materials, style, shape, windows and form, with low profile additions
- The location of the house on the property and the open, green views and vistas of the house from both Old Derry Road and Old Mill Lane

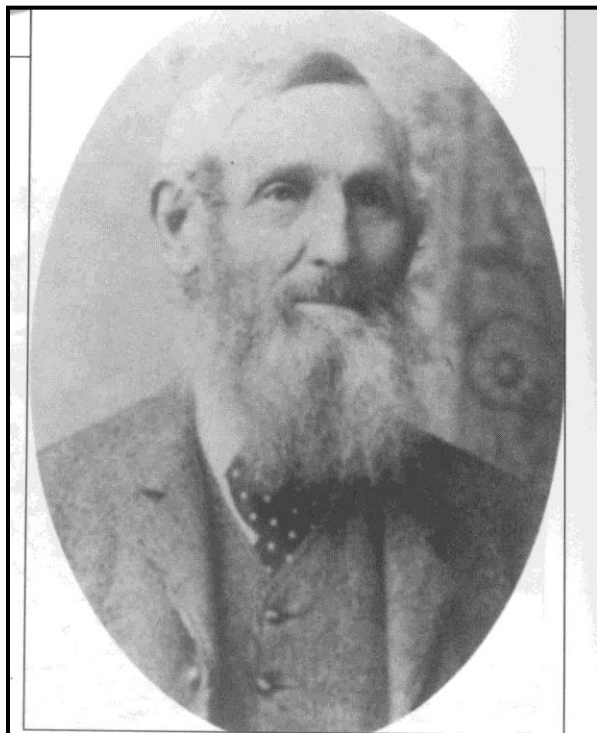
Statement of Significance:

The residence at 7050 Old Mill Lane has a significant historical association with Francis Silverthorn, who owned and built this residence while he owned much of the lands within the Village and operated the grist and saw mills. The house has architectural significance in that the structure is distinct within the Village and represents an early nineteenth century building style, shape and form within the Village HCD retaining much of its original characteristics. The property and structure have contextual significance as Francis Silverthorn established the mills and located his home at this location to oversee the industrial complex within the core of the Village that grew from this site. The house is highly visible from Old Mill Lane and Barberry Lane with open green space to the south, shallow setback to the east and open space to the north.



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Francis Silverthorn shortly before his death in 1893 (PAMA)



East façade of 7050 Old Mill Lane with road in foreground.



Detail of east façade window



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Silverthorn House as it appeared in 1976.



View from Old Mill Lane near the house toward Old Derry Road, c. 1900. On the right is the mill begun by Francis Silverthorn and across the street the former Bell Hotel.



View of the house on the left, along Old Mill Lane, c. 1910.



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Lucinda Brown, c. 1895, sister of Henry Brown (PAMA)



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Address: 7060 Old Mill Lane

Date of Construction: c. 1970

Historical Background: This is a very practical and utilitarian structure which was built to house equipment, tools and supplies for Credit Valley Conservation. The CVC acquired their current lands surrounding Meadowvale Village in 1963 from the last mill owners, Luther and Grace Emerson. The structure was erected in the early 1970s. Its simplicity and practicality allows the building to retain its usefulness while not drawing attention to itself or being out of place within the current building stock of the Village. The structure is well removed from the road edge and is surrounded by mature trees and an old pathway that leads into the CVC lands.

Description: This frame structure, one storey in height, is a garage, storage and work area owned and utilized by Credit Valley Conservation. It is a utility building finished in manufactured siding.

The building is recessed deep onto the lot which provides for a large gravel area to the front of the building for CVC service vehicles. This open space contributes to the nineteenth century character of the Village with large open spaces. To the south of



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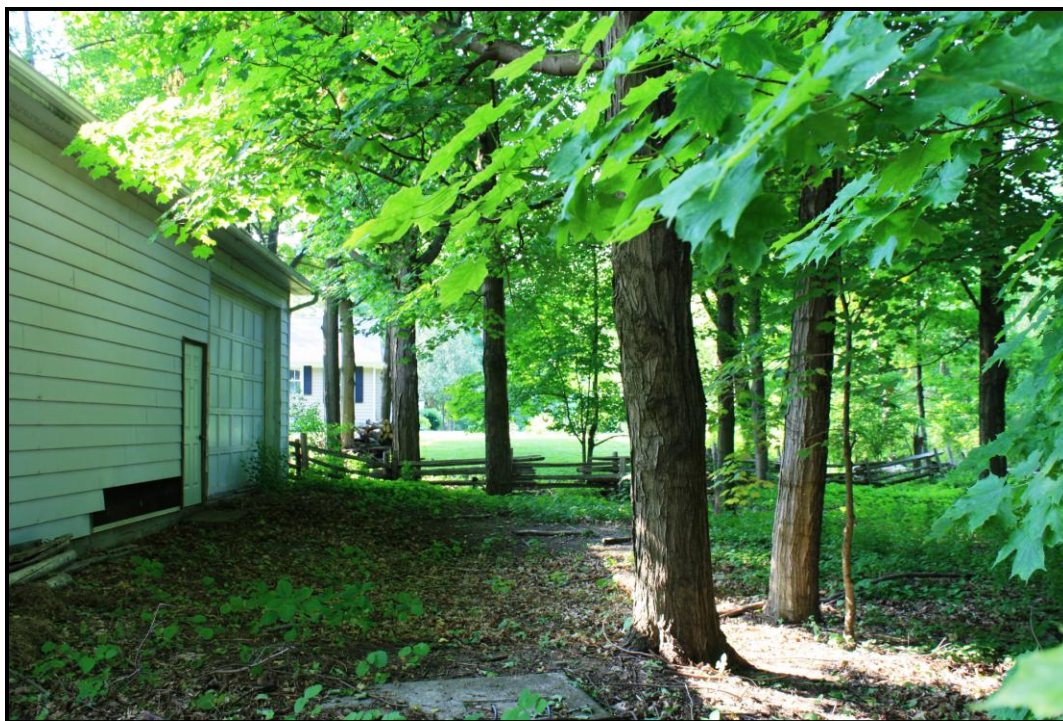
the property is a small watercourse that drains away from the road.

Heritage Attributes:

- The location of the building to the rear of the lot provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village

Statement of Significance:

The historical association of this property is with the former mill operation and property owner Francis Silverthorn. The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.



7060 Pond Street rear façade.



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Address: 7067 Old Mill Lane

Date of Construction: c. 1950

Historical Background: This property formed part of the original “three corners” open green space which included the properties of 1033 Barberry Lane and 1045 Barberry Lane. This triangle of land had been set aside, it is believed, by Francis Silverthorn to be a village green where children could play and families enjoy Sunday picnics and other social get-togethers. This piece of land had remained green space until the 1940s, when development happened for the first time. Although the property address is on Old Mill Lane, the house fronts toward Pond Street, at the top of the triangle.

This is the first residence to have been constructed on this site and the property has changed very little since it was constructed in the 1950s.

Description: The residential structure is a one storey frame building, with a hip roof, clad in aluminum siding. It is of modest size, scale, massing and form which make it compatible with the older homes within the Village HCD. To the south of the residence is a one storey outbuilding equivalent in size to a double car garage. The building



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has gable ends and is very simplistic in its design, shape and form.

The house is located centrally within the lot which forms the apex of the triangular shaped property. This location provides for an open green space to the north, east and west facades of the residential structure.

Heritage Attributes:

- The modest one storey scale of the residence in its size, shape, massing and form
- The location of the house on the lot which provides for open green space to the east, west and north yards

Statement of Significance:

The property at 7067 Old Mill Lane has historical significance in its association with early ownership by Francis Silverthorn and the retention of this property as open green space until its development in the 1950s. The modest one storey scale, size, shape and form of the structure is compatible with the Village character. The location of the residence on the lot provides for an open green space on the east, west, and north facades which contributes to the streetscape.



7067 Old Mill Lane, the west façade and outbuilding.



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Intersection of Pond St. and Old
Mill Lane



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Address: 7070 Old Mill Lane

Date of Construction: c. 1860

Historical Background: Known to the current residents of Meadowvale Village as “The Boathouse”, this property is believed to have been Francis Silverthorn’s last building he constructed in Meadowvale before leaving the Village in 1861. It was likely built as a double worker’s cottage to house grist mill workers and their families and had a quiet, non-descript life for its first forty years. However, it was Henry Brown, who owned the mill from 1895 to 1911, who created the legend and mystique around the house that exists today. Brown created Willow Lake by flooding and enlarging the mill pond and it has been said that Brown converted the house to a boat rental facility where visitors could rent small boats and canoes to take out onto the lake immediately to the west of the property.

Although Henry Brown had taken the almost defunct and derelict mill back to prosperity by 1897, it still was not as productive as other mills that existed in Toronto Township at the time. Brown wanted to entice people to move to and visit Meadowvale, so if the mill wasn’t going to do that, he decided to promote the Village as a vacationing spot. Picnic areas with tables, playgrounds and



horseshoe pitches were set up across the street from the properties now located at 7135, 7143 and 7155 Pond Streets. Small walking trails were also placed around the lake for visitors to stroll and enjoy the view of the water. Willow trees and other native plant species were also planted along the lake to add to the aesthetic beauty of the area.

Brown also arranged for transportation to pick people up from the train station at Creditview Road and transport them back to the Village, where they would spend their days by the lake boating and picnicking, then stay at either the Commercial or Bell Hotel in the evenings.

After Brown's untimely death in 1911, the Willow Lake Resort area immediately ceased to be a tourist attraction.

Description:

The front portion of this structure is one of the original stacked plank buildings from the mid nineteenth century. In 2001, the original structure was removed from its stone foundation, a new concrete foundation built on the same site, and the stacked plank structure replaced and finished in stucco. At this same time a former addition to the rear of the structure was removed and rebuilt at one-and-a-half storeys. The wood windows are not original but have retained a traditional six-over-six pattern. A small open porch covers the front entrance supported by two wood pillars. There are two symmetrical dormers on the front façade. On the south façade of the front, original portion of the house is an exterior brick chimney.

To the north of the house is a detached garage constructed after 2001.

This structure has a shallow set-back from Old Mill Lane and is highly visible from the front façade and south façade which opens onto CVC lands that provide a walkway into the neighbouring parkland. The structure contributes to the historic streetscape with open landscaping at the front and side yards. A picket fence defines the front yard which is typical of the 19th century roadside.



Heritage Attributes:

- The original one storey front portion of the structure, its size, shape, massing and form, built in stacked plank construction.
- Its historic association with the mill operation, providing modest housing for mill workers and its later conversion as a boat rental facility
- The location of the property slightly setback from the roadway with open views of the green yard and house on the front and side facades
- Its location in relation to the former mill race and Willow Lake directly to the west of the property

Statement of Significance:

The structure at 7070 Old Mill Lane has historical significance as it was originally a semi-detached structure built for housing to support the local mill workers and converted in the early twentieth century to a boat house for Willow Lake in support of tourism in the Village. The residence has architectural significance in that the building is constructed in the stacked plank method and that the original front portion of the house retains much of the character of the mid nineteenth century structure. Its context is significant as it is highly visible from Pond Street with open green space to the south, east and north facades, contributing to the streetscape.



Front and north façade of 7070 Old Mill Lane



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7070 Old Mill Lane south façade with native plantings in the foreground by Credit Valley Conservation.



7070 Old Mill Lane as it appeared in 1976.



Willow Lake SUMMER - RESORT Meadowvale

The beauty spot of Peel is now open for the season. A fleet of brand new Boats and Canoes with a mile and a quarter stretch of boating on lake and river amid scenery that is unexcelled, adds to the charms of this lovely spot. The finest of grounds for baseball, football and other games are to be found here while throughout the grounds for a mile or more gigantic elms and other fine trees throw a grateful shade.

On the grounds is a large dining hall, where all kinds of necessities for tourist and picnic parties can be had. Dishes and hot water supplied. For terms etc. apply to

H. A. BROWN
MEADOWVALE, - ONTARIO
Telephone Connection

Flier advertising Willow Lake Summer Resort, 1910. (PAMA)



Winter Carnival on Willow Lake, 1910 (PAMA)



Heritage Conservation District Plan

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Address: 7076 Old Mill Lane

Date of construction: c. 1880

Historical Background: This property is another example of a late nineteenth century structure that has changed little over the years. It is, perhaps, best known as the location for the Village Post Office between 1977 and 1981. It also may be the home of Robert Golden, whose home was sketched by the artist Harry Spiers when he lived in Meadowvale and wrote the Village's first documentary account of who lived and worked in the Village in 1904. The front façade in terms of shape, size and form, plus street orientation and front walkway placement is very similar to the Golden residence sketch. The current enclosed front porch may be obscuring a bay window that is drawn on the Spiers sketch.

This property sits on land once owned by Francis Silverthorn, William Gooderham and Henry Brown as part of the mill owner's lands along the mill pond. This property would have had a perfect lakefront view from the back yard.

Description: This is a frame structure, one-and-a-half storeys, with a vertical aluminum panel finish. The house has gable ends on the front and rear façade and a large dormer on the south with a round



arched widow. There are two upper windows on the front façade, believed to be original, two-over-two pattern and a decorative wood window surround. An enclosed veranda with horizontal wood siding on the lower half and two-over-two windows on the upper half, on all three sides, encases the front entrance.

The house is situated close to the roadway and off to the south side of the lot. This orientation allows for an open view of the house from the south, east and north elevations and provides for a consistent open space around the building which is an important character of the streetscapes and lotting pattern within the Village.

Heritage Attributes:

- The size, shape, form, massing, and materials of this original building which contributes to the nineteenth century character of the Village HCD
- The location of the house on the property which allows for open space to the north of the house and clear views to the front and side facades

Statement of Significance:

The property at 7076 Old Mill Lane has historical significance in that it believed to have been one of the residences drawn by artist Henry Spiers who illustrated and wrote the 1904 “Souvenir of Meadowvale”. The structure has architectural significance as it is representative of the vernacular frame structures of the area, in its size, shape, form, and massing, although few in number within the Village. The property has contextual significance as it is situated on Old Mill Lane and once would have backed onto Willow Lake. The house has setbacks that allow for a high visibility on its south, east and north facades.



7076 Old Mill Lane as it appeared in 1990.



Heritage Conservation District Plan

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Address: 7005 Pond Street

Date of Construction: c. 1855

Historical Background: This structure is indicated on the 1856 Bristow Survey of Meadowvale commissioned by Francis Silverthorn. This was the home of William McKee at the turn of the 20th century. McKee was the village carpenter who was best known for his window sashes, baseboards, crown mouldings and wainscoting. It was in 1904 that McKee installed the right equipment to make these items and his business exploded after that point. Prior to 1904, if anyone needed a window sash or wanted to install wainscoting inside their homes, they had to go to Brampton, which was the closest carpenter shop that supplied these items.

McKee's carpentry shop was directly across the street in a wooden structure with a high front and steep saltbox roofline. He remained the Village carpenter until the 1920s whereby he had customers come from as far away as Brampton and Streetsville to purchase his products. His lumber was supplied by the A.S. Lambe sawmill located where the commercial garage now stands on Old Derry Road. This same structure was later used by Ernie and Bill Martin as a blacksmith shop for a short time until they built



their own shop on Second Line West. (Ref. Rosemary & Terry Wilson, September 2012)

In 2009, the front porch was added and is a reproduction of the original porch that was on the property during McKee's time, as is evident in the photo below.

Description:

The original portion of this house is built of stacked plank construction on a stone foundation. It is modest in scale, with a gable roof and cornice returns on the side gables. There have been additions and alterations to the rear, as well as window replacement. The building is finished in stucco as it would have been when built. In 2009 the front porch, which had been removed for many years, was reconstructed based upon historical photographs.

The house is situated at the corner of Old Derry Road and Pond Street. The house is highly visible on its south, west and north facades.

Heritage Attributes:

- The historic fabric of the building as one of the stacked plank construction on its original foundation
- The scale, shape, massing and form of the modest structure
- The location on a corner lot being highly visible and open on three sides
- The generous set-back from the property line to the east, south and north support the Village characteristic of a modest, smaller structure on a large lot and a generous distance between neighbouring structures

Statement of Significance:

The residence at 7005 Pond Street has historical significance in that it is representative of the mid nineteenth century modest housing built of stacked plank construction. The building has architectural significance in its style, size, shape, form, massing and materials typical of residential structures within the Village HCD from the nineteenth century. The context of the structure on the lot is significant in that the building is on its original location, set on the west property line, with green open space to the south, east and west, highly visible and contributes to the streetscape. The open space and distance from neighbouring structures is a valued characteristic in the Village and significant to this corner lot.



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7005 Pond Street in 2012



7005 Pond Street, c. 1980



William McKee's residence at 7005 Pond Street is on the extreme right of this c. 1900 photo. The carpenter's shop is the wood framed building across the street, directly behind 1043 Old Derry Road. (PAMA)



Heritage Conservation District Plan

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Address: 7015 Pond Street

Date of Construction: c. 1840

Historical Background: This is one of the oldest structures in Meadowvale Village and appears on the 1856 Bristow Survey commissioned by Francis Silverthorn. This land once belonged to Silverthorn and it is possible that, since this is one of the oldest structures in the Village, that Silverthorn may have constructed it. In addition to its age, this property has had relatively few owners over the years.

After John Beatty, the founder of Meadowvale, left the Village permanently in 1836, a new place was needed for Methodists to gather. Shortly after its construction, this house did become a gathering place for Methodists to worship in the years before the permanent Methodist Church could be constructed on Old Derry Road.

In 1896, farmer Richard Hill and his wife Grace purchased this home. The property would remain in the Hill family until the mid 1980s. The Hills had three sons, two of whom, Arthur and Frederick, fought in the Great War of 1914 – 1918: Youngest son Thomas served in Europe with the Y.M.C.A. during the Second World War. Both Arthur and Frederick were injured in France and



were sent to a military hospital in southern England to recuperate before being discharged and sent home to Meadowvale.

Arthur worked in Toronto, but when he retired in 1957, he moved back to Meadowvale Village and lived at the Pond Street family home until his death in 1986 at the age of 87. He wrote an account of his time in the Great War which is an interesting look into the world of regimental recruitment, training and fighting in one of the bloodiest wars in global history.

The current owners have been here since 1987. They are only the sixth registered owners of this property which stretches back through the Hills, Gooderhams and Silverthorns.

Description:

The one-and-a-half storey structure is made of stacked plank construction in the front, original portion of the building. The original windows are a twelve-over-twelve pattern. The original portion is finished in rough cast stucco and the later additions in board and batten.

The original house is very modest in its scale and design, with only three bays at the front, gable ends, and a reasonable setback from Pond Street. The additions have been kept to the rear of the original portion of the home and do not detract from its historic character.

Heritage Attributes:

- Historic structure of original stacked plank construction and, rough cast stucco finish, in a modest style, shape, form, massing, materials and size
- The original wood window pattern and design on the original portion of the house
- Three sides of the home are highly visible and open to the streetscape maintaining the Village character of modest structures on a open lot

Statement of Significance:

The residential structure has an historic association with the mid nineteenth century development of the Village and the Hill family. There is architectural significance in the modest style, shape, form, massing and materials of the stacked plank construction with a rough cast stucco finish. The context of the house, with open space to the south, west and north facades make it highly visible and contribute significantly to the streetscape.



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The Hill House prior to its additions, c. 1985.



Arthur and Fred Hill in WWI military uniform (PAMA).



Heritage Conservation District Plan

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Address: 7025 Pond Street

Date of Construction: c. 1870

Historical Background: Little is known of this specific structure other than it stands on lands once owned by Francis Silverthorn. It is another of the many stacked plank on plank examples left in the Village. Its modest construction suggests it would have been a farmer's or mill worker's residence.

This property had once been owned by the Trevorow sisters, daughters of William Trevorow, the owner of the stave and chopping mills behind the grist mill. During the period that the Apple Tree Inn operated across the street, the Trevorow sisters would take in guests that the Inn could not accommodate. (Ref. Rosemary & Terry Wilson, September 2012)

Description: The one-and-a-half storey residential building is constructed in the stacked plank method. It has a three bay façade with a small dormer over the front entrance. There are gable ends and an addition to the rear. The porch has been recreated and there have been other extensive renovations, but in a manner that is very much in keeping with the style, form and scale of the house.



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The exterior is clad in horizontal wood siding. A detached garage is to the rear of the house off of Barberry Lane.

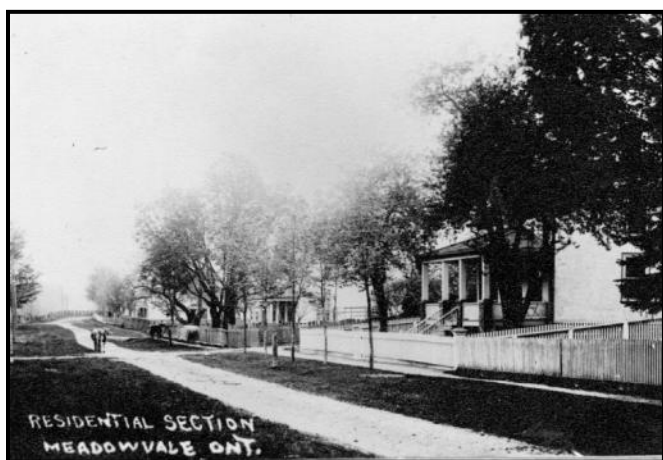
The house is situated on a corner lot and is therefore highly visible with open space on all sides.

Heritage Attributes:

- The original style, shape, form, massing and materials of this stacked plank construction house
- The location of the building on the lot which allows for open space and high visibility from all directions

Statement of Significance:

The property at 7025 Pond Street has an historic association with the land once belonging to Meadowvale entrepreneur Francis Silverthorn. There is architectural significance to the simple form, massing, style and materials of the residence and its construction as an original mid nineteenth century stacked plank building. The property has contextual significance as it resides at the intersection of Barberry Lane and Pond Street, highly visible from both streets and a generous set back allowing for open green space to each road.



7025 Pond Street is in the right of the photo, c.1900. (PAMA)



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Address: 7053 Pond Street

Date of Construction: 1858

Historical Background: This property has a long and colourful history. It was once part of the lands owned by the Gooderham family. The property was briefly sold to Francis Silverthorn by Luther Cheyne in 1858, likely as an asset to help Silverthorn secure mortgage funding on the mill property. After a few short months, the property reverted back to Luther Cheyne. There is a family connection between the Silverthorns and Cheynes. Silverthorn's second wife was Mary Cheyne, a relative of Christopher Cheyne, Luther's father. It is unknown if Mary was a sister or widowed sister-in-law to Christopher, as her full name was Mary Hamilton Cheyne.

George Gooderham sold the land to Luther Cheyne in May 1858. Cheyne built the current house and also constructed the drive shed that remained on the property until it was demolished in the late 1990s. The Cheynes were one of Meadowvale's oldest pioneering families. Luther's father Christopher and uncle Andrew Cheyne were part of the United Empire Loyalist settlers who arrived shortly after John Beatty. Luther worked as a teenager in Silverthorn's grist mill and went on to become an influential



businessman in the area. Cheyne became the Village's first post master in 1857 and this first post office was located in the Silverthorn General Store on Old Derry Road. Luther Cheyne was also a staunch Methodist, like Silverthorn, and he would be frequently seen going door to door about the Village by horse drawn carriage to collect money to build the Village's first church. Thanks to these fund raising efforts, Meadowvale did get its Methodist Church in 1862.

Although the property remained in the Cheyne family until 1891, Luther Cheyne left Meadowvale in 1884 after he purchased a grist mill in Brampton. He was also a prominent member of the Peel Farmer's Mutual Fire Insurance Company. Cheyne died in Brampton in 1912 at the age of 81.

John and Mary Farnell bought the property from Luther's son Christopher in 1891. Mary Switzer Farnell was the biological sister of Albert Simpson Lambe. (Albert and Mary were orphaned, with Albert being raised by the Simpsons and Mary by the Switzers.)

Mary Farnell was a widow in 1920 when she sold the property to Mary Yates and Helen Beardmore. They turned the property into a respectful and popular rooming house and Tea Gardens named the Apple Tree Inn because of the large apple tree that stood outside the front door. This apple tree had to be removed in 1976 because of old age, disease and decay. It was a popular Village legend at the time that this apple tree was more than a century old and was likely planted by Luther's wife Mary who was known by residents for making the best apple pies in the Village for the Methodist Church socials.

The Apple Tree Inn operated from 1922 until 1944. In the days of prohibition and temperance, the Apple Tree Inn was the only place in the Village where residents could go for tea and a light meal. Patrons were served their tea lunches in the garden where they could enjoy Mary Yates' wall of tea roses that grew up the side of the natural ridge at the back of the property. In addition to the tea service, the Apple Tree Inn was a boarding house for 20 years that catered to summer or Christmas visitors to the area and, most famously, to student artists from the Ontario College of Arts from 1921 to 1925. Every summer, students from the OCA, led by



instructor and well known Canadian artist John William Beatty, came to Meadowvale to paint the landscape, houses, Rowencroft Gardens and the many Credit River vistas. While in Meadowvale, the students and Beatty stayed at the Apple Tree Inn. Villagers' memories of the 1920s, as described in the Perkins-Bull Collection, recall how residents would see the students setting up their easels on the lawns of the property at the corner of Pond Street and Barberry Lane early every morning. Prominent Meadowvale resident and artist Fred Haines was an active member of the OCA and likely played a major role in arranging J. W. Beatty's excursions to the area. Mary Yates sold the property in 1945 to Aemilius Jarvis for \$3,000.

There have been a number of changes to the property in recent years including an extensive addition to the side and rear in 2003 and the land was subdivided into three lots in about 2000. The original drive shed was also demolished, plus a pool has been added and extensive landscaping work conducted.

Description:

The residential structure is a one-and-a-half storey, stacked plank construction with a rough cast stucco finish. The house has gable ends and a wide central gable over the front entrance. The front gable is the only remaining 19th century home in the Village that has a simple decorative bargeboard. The basic profile of the house has changed very little since it was built. In 2003 a small addition to the side was removed and a larger addition replaced it, along with the front open porch, supported by simple wood posts fully reconstructed. The windows have been replaced in wood with multi panes and working shutters. To the rear there is a two level addition, once enclosed porches have been converted to year round living space.

An outbuilding, to the north of the house, served as a coach house/drive shed and was removed prior to 2000. About that time the property was divided into three lots, the Apple Tree remaining on a large lot and two lots to the north were created (#7067, #7061). In 2009, a fence was reconstructed in a traditional style based upon historical photographs.

The Apple Tree Inn is located on the northeast corner of Pond Street and Barberry Lane. The house is set back some distance



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from Barberry Lane and provides for an open green space on the corner which has historically always been open. The house is highly visible from the west and south facades. There is a shallow rear yard at the base of a ridge that rises behind the house and provides a nestled character to the house.

Heritage Attributes:

- Its shape, form, style, materials and original stacked plank construction.
- Its location on a corner lot highly visible from both Pond Street and Barberry Lane with open green space to the south.
- The historic associations with the Cheyne family and a later time period when the building was known as the Apple Tree Inn.

Statement of Significance:

The residence at 7053 Pond Street has historical significance in its nineteenth century association with the Cheyne family and a time period in the twentieth century when it was known as the Apple Tree Inn. The house has architectural significance in that the original portion of the house, constructed in the stacked plank method, has retained much of its original characteristics distinct to the Village HCD, in its style, shape, form and materials. The context of the house and property is significant as it is located centrally in the Village, highly visible, contributing to the streetscape at the intersection of Barberry Lane and Pond Street with open green space to the south, west and north.



Historic photo of Apple Tree Inn, c. 1920
(PAMA)

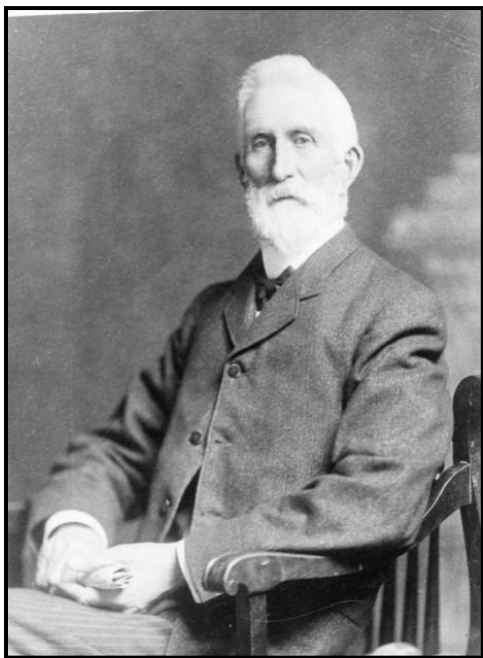


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Part of the Apple Tree Inn Tea Gardens. Date unknown. (PAMA)



Luther Cheyne, c. 1910. (PAMA)



Helen Beardmore (left) and Mary Yates – established the Apple Tree Inn in 1922. (PAMA)



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Former coach house/drive shed removed from the property circa 1998. (north façade). Photo taken about 1990.



Original coach house/drive shed showing the south and east facades, c. 1990.



What was left of the ancient apple tree after it was removed in 1976.



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Address: 7057 Pond Street

Date of Construction: 2003

Historical Background: In 2001 the property at 7053 Pond Street, known as the Apple Tree Inn, was subdivided into three lots. The Inn was retained on one lot and two additional residential lots, #7057 and #7061 were created. The property at 7057 Pond Street is approximately where the former coach house to the Inn was located.

The lot was sold in 2002 and the extant house built in 2003. A detached garage was added in 2005.

Description: This one-and-a-half storey frame structure is built on a concrete foundation with a full cellar. The house has wood vertical siding and stone finish on the foundation. The house has an “L” shape with a projecting front bay and a wrap-around porch from the front façade to the south elevation. The detached garage is a storey-and-a-half, with some loft storage space.

The house is set back from the roadway providing an open space to the roadway. Mature trees add to the streetscape and presence of this property.



Heritage Attributes:

- The residential structure is compatible in its scale, form, and materials.
- Its setback from the roadway and open space maintain the Village character.
- The property has an historical association with #7053 Pond Street, formerly known as the Apple Tree Inn.

Statement of Significance:

The property at 7057 Pond Street has an historical association with the Gooderham, Silverthorn and Cheyne families. Although the structure is of the recent past, built 2003, it is compatible in its size, form and materials with the Village.

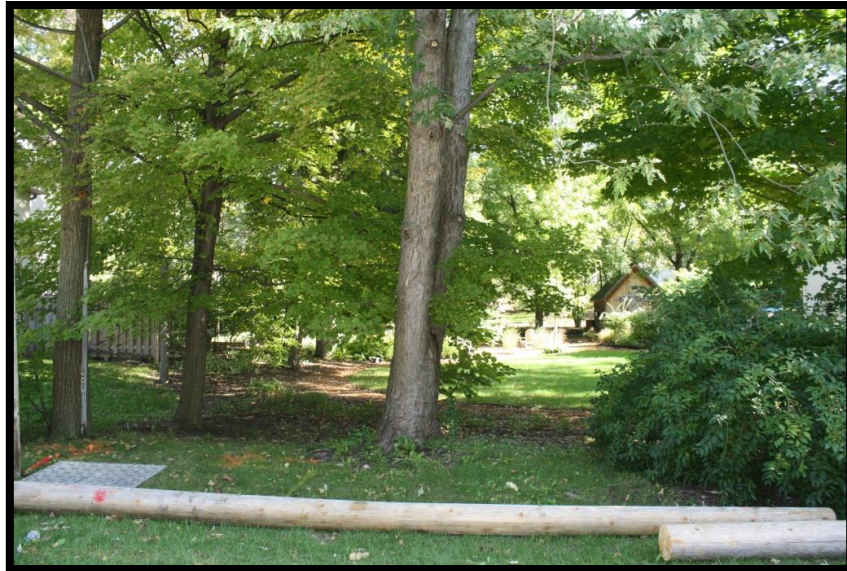


Former coach house for the Apple Tree Inn, demolished c. 1990



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Address: 7061 Pond Street

Date of Construction: Vacant building lot

Historical Background: In 2001 the property at 7053 Pond Street, known as the Apple Tree Inn, was subdivided into three lots. The Inn was retained on one lot and two additional residential lots, #7057 and #7061 were created. The property at 7061 Pond Street, at the northern end of the former lot, has remained vacant as it always has been throughout the history of the Village. The property is not known to have ever had a structure at this location.

Description: The lot at #7061 is retained by the same owner of #7057. Although this is a vacant lot, the owners have extended the garden of #7057 into this lot which provides for a seamless green open space well maintained as a picturesque garden.

Heritage Attributes:

- The property has an historical association with 7053 Pond Street, formerly known as the Apple Tree Inn



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- The property has remained vacant since the early settlement of the Village and remains a green open space

Statement of Significance:

The property at 7057 Pond Street has an historical association with the Gooderham, Silverthorn and Cheyne families. The vacant lot remains without a structure as a maintained green open space.



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Address: 7067 Pond Street

Date of Construction: c.1860

Historical Background: It was generally believed in 1980, when Meadowvale Village was first designated as a Heritage Conservation District, that this double workers cottage was constructed by Francis Silverthorn in 1840. However, with the recent discovery of the 1856 Bristow Survey Plan of Subdivision found at the Land Registry Office in Brampton, it is clear from the map the structure did not exist in 1856. It is now believed that the building was constructed in the 1860s and likely by Gooderham and Worts as they owned the mill from 1861 to 1884. Another curiosity of this structure is that it was constructed directly on the road allowance that was surveyed between Lots 11 and 22 on the north side and Lots 12 and 21 on the south side in 1856. If the structure existed in 1856, it would have been clearly indicated and a road allowance not included in the survey. This probably suggests that, at the time of the construction, the surveyed road allowance was abandoned and never intended to be utilised, therefore allowing the double workers' houses to be constructed where it stands today.

The purpose of the double workers cottage was to house mill workers and their families. One familiar story still told in the Village



today is that both, at one time, each side housed up to eight single men. The early years of the Gooderham and Worts ownership of the mill was the biggest boom period the Village had ever witnessed. As the Commercial and Bell hotels were not sufficient to house all the new workers coming to the Village, housing needed to be built quickly. Double worker's cottages were the common and preferred method of quick construction used at the time. It is quite possible this structure was built by James Gooderham for the benefit of workers who were employed at his grist mill.

For a number of years between the 1880 and 1906, the Sibbald family owned both this double workers cottage and the double workers' cottage next door, located at what is now 7079 Pond Street. This double workers' cottage at 7067 Pond Street used to extend all the way back up to Second Line West. This was severed in about 1980 to allow the first infill in the HCD in 1981 at 7068 Second Line West.

The Sibbalds owned an extensive amount of land in this part of the Village. They owned Lots 12-21 and 48-53. The Sibbalds were a local business family who ran the store for a time and Francis Sibbald was responsible for building the first wooden bridge across the Credit River along Old Derry Road. This bridge was washed out by ice flows and replaced with an iron bridge in 1893.

The semi-detached structure remained two residential units until the 1980s when it was converted into a one family residence. In 1989, the roofline was raised by three feet and extensive alterations took place, including an addition built at the rear of the property. The dormers on the front façade were also altered in appearance and it was revealed during this extensive work that the structure was of stacked plank on plank construction.

Description:

This one-and-a-half storey residential building was constructed in the stacked plank manner, built as a semi-detached structure for two separate families. The exterior has traditional rough cast stucco. Circa 1989 the house was fully renovated by raising the roofline about three feet higher and adding a significant addition to the rear. The house was converted during the renovation to a single family home. The reconstructed house retained the



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appearance of two dormers on the front façade and small covered porches over each of the two front entrances based upon historical documentation.

The location of the house close to the street makes it highly visible on the front and south facades, significantly contributing to the streetscape.

Heritage Attributes:

- Its shape, form and style, and materials, although altered from the original, with stacked plank construction and stucco finish.
- Its historic association with the mill operation as it provided modest housing for the mill workers
- Its location on the lot being highly visible to the front, south and north facades

Statement of Significance:

The property and structure at 7067 Pond Street has historical significance in its association with the local mill operations whereby the structure was built in the mid nineteenth century as a semi-detached modest residence for the mill workers. The structure has architectural significance in that the original front portion of the structure is built of stacked plank construction and has retained its nineteenth century character. The context is significant in its location with a shallow setback to Pond Street, high visible and contributing to the streetscape with open green space to the south, north and west of the building.



7067 Pond Street, c. 1900.



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7067 Pond Street prior to the renovation/rebuild, c. 1980. Note the plank construction on the exposed corner.



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Address: 7079 Pond Street

Date of Construction: c. 1860

Historical Background: This double workers' cottage was constructed at about the same time as the double worker's cottages next door at 7067 Pond Street. This structure at 7079 Pond Street may have been constructed first, as it does not sit on the planned road allowance as #7067 does.

Like 7067 Pond Street, this structure was likely built by Gooderham and Worts as they owned the mill from 1861 to 1884. The purpose of the double workers cottage was to house mill workers and their families. It was quite common for mill owners to construct these residences to entice workers to come to the area without having the added task of building a home once they arrived. This land had been owned by the Gooderham family once Francis Silverthorn left Meadowvale Village. So, it is quite possible this structure was built by James Gooderham for the benefit of workers who were employed at his grist mill.

For a number of years between the 1880 and 1906, the Sibbald family owned both this double workers cottage and the double worker's cottage next door. This property at 7079 Pond Street used to extend back to Second Line West. The rear portion was



severed in about 2005 to create a new lot and allow the infill at 7080 Second Line West where the Village's last working blacksmith shop remained.

The Sibbalds owned an extensive amount of land in this part of the Village. They owned Lots 12-21 and 48-53. The Sibbalds were a local business family who ran the store for a time and Francis Sibbald was responsible for building the last wooden bridge across the Credit River along Old Derry Road. This bridge was washed out by ice flows and replaced with an iron bridge in 1893.

In the 1990s the semi-detached residence was converted into a single family house. The building underwent more alterations in 2003 when the roofline was raised and an extensive addition built at the rear of the property. The original garage/drive shed was also replaced in about 2008.

Description:

This house was built as a semi-detached home for two families. It has been converted to a single family residence. The original front portion of the existing home is a one-and-a-half storey building of stacked plank construction with a rough cast stucco exterior. Circa 2003 the house was fully renovated, the wall height below the roofline raised about one foot, and a significant addition placed to the rear. A few years later a former garage was removed and a new garage built.

The original portion of the home has retained the semi-detached elements of two entrances, each flanked by a single window. Historically this home did not have dormers or porches. This simplicity was repeated in the renovation of 2003.

Heritage Attributes:

- The traditional shape, form and style of the house from the street in its simplicity, stacked plank construction and stucco finish
- Its historic association with the mill operation, providing modest housing to mill workers and association to the Gooderham and Sibbald families
- Its original location on the lot, close to the road and highly visible to the streetscape



Statement of Significance:

The structure at 7079 Pond Street has historical significance in its association with the local mills whereby the semi-detached residential structure was built in the mid nineteenth century to provide housing to the local mill workers. Its 20th century historical association is with the village blacksmith who lived here from the 1940s to the 1980s. The original front portion of the structure has architectural significance as it is built of stacked plank construction in a modest style, shape and form, with a stucco finish. The context is significant to its original location on the lot and high visibility from Pond Street, contributing to the streetscape.



The second house from the left is 7067 Pond Street, c.1900.



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Address: 7085 Pond Street

Date of Construction: c. 1860-1880

Historical Background: This property sits on land once owned by Francis Silverthorn and William Gooderham. It is a very modest worker's style cottage that has seen very few changes in the last 50-70 years.

Description: A modest one-and-a-half storey structure of stacked plank construction. Originally the house was finished in stucco but now has a combination of wood siding and Insulbrick (fibre board panels with tar shingle finish in a brick pattern). The once open front porch has been enclosed. There is small rear addition. To the rear of the house and set by the north boundary is a detached garage built circa 2005. The house has had little alteration and therefore is one of the better examples of traditional housing within the Village from the mid nineteenth century.

The house is located near the street at the front of the lot, which continues through to Second Line West. The location of the building on the original lot size is traditional in its setback and highly visible from the streetscape.



Heritage Attributes:

- Its original style, shape, form, height, massing and size, built of stacked plank construction representing one of the few remaining traditional nineteenth century homes within the Village
- Its original location at the front of the property being highly visible and contributing to the streetscape.
- The context of the residential structure at the front of the property with open green space through to Second Line West

Statement of Significance:

The property and residential structure at 7085 Pond Street has historical significance as it represents one of the original properties and residential buildings from the mid nineteenth century Village development. It has architectural significance in its stacked plank construction, size, shape, height, massing and form, representative of the modest residential buildings within the historic Village. The context is significant as it remains on its original foundation, close to the roadway and highly visible to the streetscape.



7085 Pond Street, c.1900. Note the shallow open porch supported by simple bracketed wood posts.



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7085 Pond Street as it appeared in 1990.



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Address: 7091 Pond Street

Date of Construction: 1939

Historical Background: A previous structure, described as “barn-like” once stood on this property approximately where the garage sits today. (Ref. Rosemary & Terry Wilson, September 2012) The extant structure was built in 1939 by the current owner’s grandfather.

Shortly after the Village was designated, the current owner acquired this property and began to construct a series of outbuildings that he calls “Miniature Meadowvale Village”. Each building, on a much smaller scale, represents key buildings from Meadowvale Village’s past which include the blacksmith, Silverthorn Mill, Church and the train station.

The Miniature Meadowvale Village was the 2011 Doors Open winner as favourite site for all of Ontario. Hundreds of people from school classes to professional groups are given tours every year.

Description: This is a residential L-shaped one-and-a-half storey frame structure finished in board and batten. The roof is a gambrel shape with a wide dormer over the three bay façade. On the front façade is a deep porch supported by wood posts with decorative brackets. The raised foundation is made of concrete block.



The house has a slight setback from Pond Street and the lot continues through to Second Line West. The mature trees and open space at the front of the lot add to the Village character streetscape.

The current property owner has built to the rear of the house numerous outbuildings which replicate, at a reduced scale, lost or demolished buildings that once stood in the Village. The 'Miniature Village' is made available to the public on special occasions at the permission and invitation of the property owner.

Heritage Attributes:

- The style, shape, form, massing, materials and size of the structure which is compatible with traditional building styles and residential building sizes from the 19th century
- The location of the house on the lot, open front landscaping with mature trees
- The retention of the traditional lot from Pond Street through to Second Line West
- The 'Miniature Village' as a commemoration and memory of the lost buildings from within the Village

Statement of Significance:

The residential structure at 7091 Pond Street has an historical association with Henry Brown and has been under the current family ownership for many years. It has architectural relevance in that it is compatible with the size, scale, form and materials of the historic residential structures within the Village HCD. The created "Miniature Village" has significant interpretive value as it expresses the history, context and materials of the Village as it was in the nineteenth century through its expression of building design, use and materials. The context has significance in its contribution to the streetscape, location on the lot and retention of the original lot size from Pond Street through to Second Line West.



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Address: 7099 Pond Street

Date of Construction: 1978

Historical Background: During the 1940s to the 1970s this site was the location of greenhouses which were sold chrysanthemums to the Dale Estate in Brampton. The lot was later sold to build the extant structure.

This is good example of a 1970s ranch style residence that was quite common in subdivisions built in this period. This property has a good form in terms of its shape and size that is complimentary to the older structures around it. The property has changed little since its construction and sits on land once owned by Francis Silverthorn and William Gooderham.

Description: A one storey frame structure of late twentieth century construction with a brick finished exterior. The house has a five bay façade with a central recessed entry. There is a small uncovered porch at the front entrance. The house, although contemporary in its modest design, is in scale with traditional housing within the historic context of the Village.

The house is located with a slight set-back from Pond Street. The front yard is open and allows views of the house from the



streetscape. The lot retains its original configuration which continues through to Second Line West.

Heritage Attributes:

- Its scale, size, shape, massing and form are compatible with the historic and traditional residential buildings within the HCD
- The location of the building on the lot provides for an open green space to the front and rear yards
- The lot size is traditional in its configuration of extending from Pond Street through to Second Line West

Statement of Significance:

The property at 7099 Pond Street does not have historical significance. The residential structure is compatible in its one-storey size, shape, massing and form to the Village character. The context is significant in the location of the building on the lot which provides for open green space to the front and rear yards.



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Address: 7105 Pond Street

Date of Construction: 1940

Historical Background: This home was constructed in 1940 and remains in the same family today.

The rear of the property also contains some small outbuildings which represent several of Meadowvale Village historic landmarks, including a replica of the Women's Institute Library. For many years, the current owner has loaned books from this small red library at the back of the property, once a week, to Village residents.

Description: A one-and-a-half storey frame house with a brick finish on a concrete block foundation. A deep open porch covers the ground floor of the front façade supported by wooden posts with decorative brackets. The roof cladding is metal. There are three small dormers on the front façade, each with decorative trim on the bargeboard. To the rear of the house there is a detached garage. The size, shape and form of the house are traditional and compatible with the older 19th century residential buildings within the Village.



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The house is oriented to Pond Street with a generous setback from the road. The open front yard is separated from the street with a traditional picket fence and arbour/gate.

To the rear of the house are a number of outbuildings which have been constructed at a reduced scale to resemble lost historic buildings from within the Village. The owner does allow viewing and visitation to the miniature buildings on special occasions or by appointment.

Heritage Attributes:

- Its scale, size, shape, form, massing and materials which are compatible with the 19th century residential buildings within the HCD.
- Its location on the lot providing views to and from the house both onto Pond Street and Second Line West and open green space at both the front and rear yards
- The retention of the traditional lot size from Pond Street through to Second Line West

Statement of Significance:

The structure and property at 7105 Pond Street has historical significance as it has had continuous ownership within the current family ownership since 1940. The residential structure in its size, shape, form, massing and materials is compatible to the Village character. The outbuildings which commemorate some of the earlier Village structures of the nineteenth and early twentieth century have significant interpretive value. The context of the location of the house on the property is significant as it provides for open green space to both the front and rear yards and retains the traditional lot from Pond Street through to Second Line West.



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Address: 7135 Pond Street

Date of Construction: 1998

Historical Background: The original house that stood at this location was constructed in approximately 1900 and had a long association with the owners of the grist mill in Meadowvale.

The first person of interest to show up in this property's land title abstract was Edwin Thurston who was an artist based in Meadowvale. He was born in the United States in 1867 and came to Canada with his wife Gertrude in 1895 to settle in Meadowvale. Thurston did not reach the heights of fame like A. J. Casson or Fred Haines, but was still known in the Village as a local portrait artist.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This property was considered particularly rural as it was the most northerly property located in the Village. Unfortunately the original house was lost to fire in 1994 which burned so hot the sparks threatened other houses around it. This property became



available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7135 Pond Street was the first of the three lots to be developed. The stone entrance gates are the only feature that remains of the original 19th century use of the property.

Description:

This is a frame structure, one-and-a-half storeys, with board and batten wood siding. A covered porch supported by wooden posts with decorative brackets covers the ground floor of the front façade. The rectangular shaped dwelling has a hip roof, with three small dormers on the front façade.

The house has a generous setback from Pond Street with a gravel drive between the original stone entranceway. The property is open to the road with high visibility from Pond Street and visibility through a heavily treed rear yard onto Second Line West.

Heritage Attributes:

- The size, scale and materials of this residence are in keeping with the Village HCD character
- The location of the residence on the lot with open views of a green yard to Pond Street and open green space to the rear through to Second Line West
- The original stone gates/entry feature located at the front of the property define the front of the property and retains an original 19th century streetscape

Statement of Significance:

The property at 7135 Pond Street has historical significance as it was once part of a larger property at this location at the end of Pond Street. The structure is compatible with the Village character in its size, shape and materials. The context is significant in that it provides for a green open space to the front and rear yards and retains the original stone gate/entry features which contribute to the streetscape.



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Stone entry feature and original house on the property. The historic house was destroyed in a fire in 1994. (Historic Images Gallery)



The house as it appeared in approximately 1990.



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Address: 7143 Pond Street

Date of Construction: 2000

Historical Background: This property became available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7143 Pond Street was the second of the three lots to be developed. Prior to the lot being severed there had been a late 19th century home on the property, once owned by artist Edwin Thurston, was destroyed in a fire.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This was the second residence to have been developed after the original lot was subdivided into three lots in 1995.

Description: This is a two storey frame structure, rectangular in shape with a hip roof and two dormers over the front façade. The residence is finished in board and batten. A porch covers the ground floor entrance supported by wood posts with decorative brackets. There is a double garage attached by a covered breezeway.



Heritage Conservation District Plan

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Heritage Attributes:

- The overall size and scale of the residence with board and batten finish and open front porch
- The location of the building on the lot with an open green yard to Pond Street and rear yard open to Second Line West

Statement of Significance:

The property has historical significance in that this lot was once part of a larger parcel at the end of Pond Street. The structure is compatible in its materials and open front porch. The context has significance in that the location of the structure provides for open green space at the front and rear yards.

A photograph of the original house which stood approximately in the same location as 7143 Pond Street. The historic home was destroyed in a fire in 1994. (Historic Images Gallery)





Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



Address: 7155 Pond Street

Date of Construction: 2000

Historical Background: This property became available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7155 Pond Street was the third of the three lots to be developed. Prior to the lot being severed there had been a late 19th century home on the property once owned by artist Edwin Thurston and which was destroyed in a fire in 1994.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This was the third and last residence to be developed after the original lot was subdivided into three lots in 1995.

Description: This is a single storey frame structure with a gable over the front entrance. The building has a stucco finish. The roofline extends on the front façade to cover a porch area supported by four wooden posts.



The house is set back from Pond Street with an open area that allows views from the street to the house. Views to the house are also available from the rear as it opens onto Second Line West. Directly north of the house is a channelized waterway lined on both sides by three levels of armour stone and a bottom layer of river rock that runs from Pond Street to Second Line West.

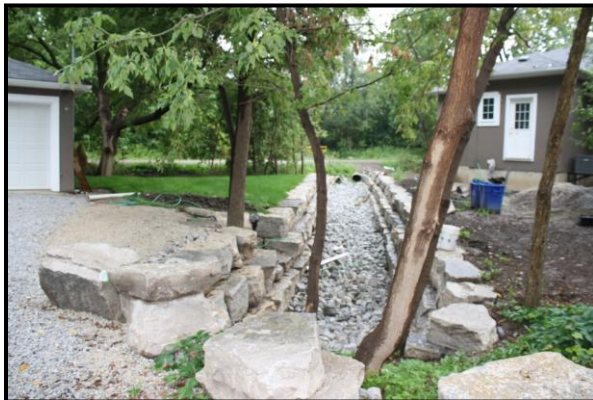
There is a single car detached garage to the north of the channelled waterway.

Heritage Attributes:

- The size, materials, massing and one storey level of this structure are compatible with the Village HCD character
- The location of the structure on the lot with open views to Pond Street and Second Line West

Statement of Significance:

The property at 7155 Pond Street has historical significance as it was created by a severed from a former large lot at the end of Pond Street. The one storey residential structure is compatible in its size, massing and scale to the Village HCD. The context of the house on the lot with open rear, side and front yards is significant.



Armour stone channelled waterway from Pond Street through to Second Line West



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



Address: 1081 Second Line West (East side entrance)

Date of Creation: 1964

Historical Background: When the Mississaugas lived along the Credit River thousands of years ago, the Credit Valley Conservation Area may have been one encampment location. At that time, the land was covered by dense white pine forests and lush green meadows along the banks of the Credit River where wild salmon were once plentiful. It was these forests and meadows which convinced John Beatty and his group of 14 United Empire Loyalist families to settle here in 1819 and name the area Meadowvale. Beatty settled on the property currently located at 1125 Willow Lane, which backs onto



the Credit River. This is believed to be the oldest structure within the Meadowvale Village HCD boundary.

The first known land settlement in the CVC lands occurred when James Crawford arrived in 1833 when he bought John Beatty's original 200 acre land grant. Crawford tried unsuccessfully to dam the Credit River just north of the present site of the mailbox gazebo and mill remnants on Old Derry Road. This site was the location of the Village's first sawmill. However, Crawford could not dam enough water to make this saw mill a successful venture. He turned his attentions back to farming and left the Village by the late 1840s for greener pastures elsewhere. During his time in Meadowvale, it is generally believed that Crawford built the small addition on the east side of 1125 Willow Lane and later constructed the house at 7050 Old Mill Lane in 1844. This structure, known to Village residents as the "Silverthorn House", became the head office of the Credit Valley Conservation Authority when they acquired the land in 1963. This dwelling remained the CVCA office until the new facility was constructed in about 1989.

Francis Silverthorn came to the Meadowvale area in the late 1830s and founded the grist mill which stood on the CVC lands located at 1091 Old Derry Road where the present mailbox gazebo structure stands. The mill operated here, through various owners, from 1845 until it was dismantled for safety reasons in 1954.

When Silverthorn ran into financial difficulty with operating his grist mill, he decided to have the area surveyed into town and farm lots to sell them off in the hope of injecting cash flow to keep him from going bankrupt. One can see from the 1856 survey that the lands known today as the Meadowvale Conservation Area were surveyed for development. The surveyed lands included the CVC lands to the north and west along the Credit River. Here, there



were twenty lots laid out which were significantly larger than the town lots surveyed for the existing Village. It is believed that these lots would be sold off as small farm lots due to their proximity to the Credit. Land registry abstracts show that some of these lots were grouped and sold as large parcels to a number of well know Meadowvale area residents including Matthew Laidlow, the builder of the Commercial Hotel, as well as steam sawmill owners Jonadab Hardy and Thomas O'Shaunessey. However, there currently is no evidence of development or farming to have taken place here in the nineteenth century. Current residents of Meadowvale Village have indicated that Grace and Luther Emerson, the last owners of the grist mill, attempted to cultivate wheat on the site of the former Willow Lake. This venture, however, was unsuccessful, and was abandoned after about two seasons.

Willow Lane was proposed to continue north from Old Derry Road up past the mill pond to what today would be the north end of the park. This development in the northern half of today's park was never realized which left the lands north of the mill and west of the mill pond undeveloped. However the survey clearly defines the saw mill owned and operated by Silverthorn as well as additional workers cottages, roadways and other commercial properties on the Conservation lands. Today the mill pond has disappeared, the saw mill removed, and a few remnants of the grist mill remain close to Old Derry Road. Although industry no longer exists in the Village, this industrial era of the Village's past is extremely significant to its cultural heritage and identity. For this reason it is proposed that the heritage conservation district be extended from its current geographical boundary to include the lands owned by CVC, known as Meadowvale Conservation Area.

The Meadowvale Conservation Area land has been integrated into the Village for many years. Once the mill operations slowed at the end of the nineteenth century, Henry Brown, acquiring the vast



property in 1895, enlarged the mill pond creating Willow Lake. It was his vision and goal to re-invent Meadowvale as a tourism destination. He installed a picnic area, boats on the lake, walking trails and cottages to rent. What is known today as the CVC lands were once the tourism draw to Meadowvale. At the time of Brown's occupation and management of the lands, the area would have been very open and park-like, offering views from Pond Street across Willow Lake to the Credit River. After Brown drowned in 1911, the tourism side of Meadowvale dwindled. Willow Lake was drained and Luther and Grace Emerson (Grace was the daughter of Henry Brown) farmed the lands up until 1963 when the CVC bought the lands to be protected for their natural heritage value. It would have been around this time that the lands began to take on a more natural vegetation appearance with the growth of trees and shrubs that have developed into the roughly 14% of the wooded areas of today.

Development of the Meadowvale Conservation Area for recreational purposes began in earnest in the mid 1960's and continued in the 1970s. CVC completed works to create a large parking lot, washroom facilities, trails, and a pedestrian bridge over the river, as well as a Tree Nursery operation on site. This initial development remains to this day is the primary recreational development on the lands. In 1989, after CVC's office move, the lands were subsequently leased to the City of Mississauga for conservation and recreation purposes and to manage the lands as a free public park. This management regime continues to the present day with cooperative action on issues of joint concern. CVC maintains use of the Meadowvale Shop building at 7060 Old Mill Lane for its operations and storage.

An archaeological assessment completed in 2013 for the proposed Study Area Boundary of the Meadowvale Village HCD Plan review concluded the area has high archaeological potential. As a result, the mill ruins located at 1095 Old Derry Road on CVC



owned land has been registered as an archaeological site with the provincial Ministry of Culture, Tourism and Sport

Description:

To the west and north of the Meadowvale Village HCD is Meadowvale Conservation Area, parkland owned by Credit Valley Conservation, managed and operated by the City of Mississauga as a passive park. This area of river flats, although outside the current HCD, has an interesting history very much tied to the development of Meadowvale as a village. The area's most important cultural heritage significance is the grassy meadows along the banks of the Credit River. These meadows are how Meadowvale Village earned its name when the first settlers arrived in 1819. The location of these grassy meadows along the banks of the Credit River with its generous green, open space, which allows for views and vistas of the CVC lands from all directions.

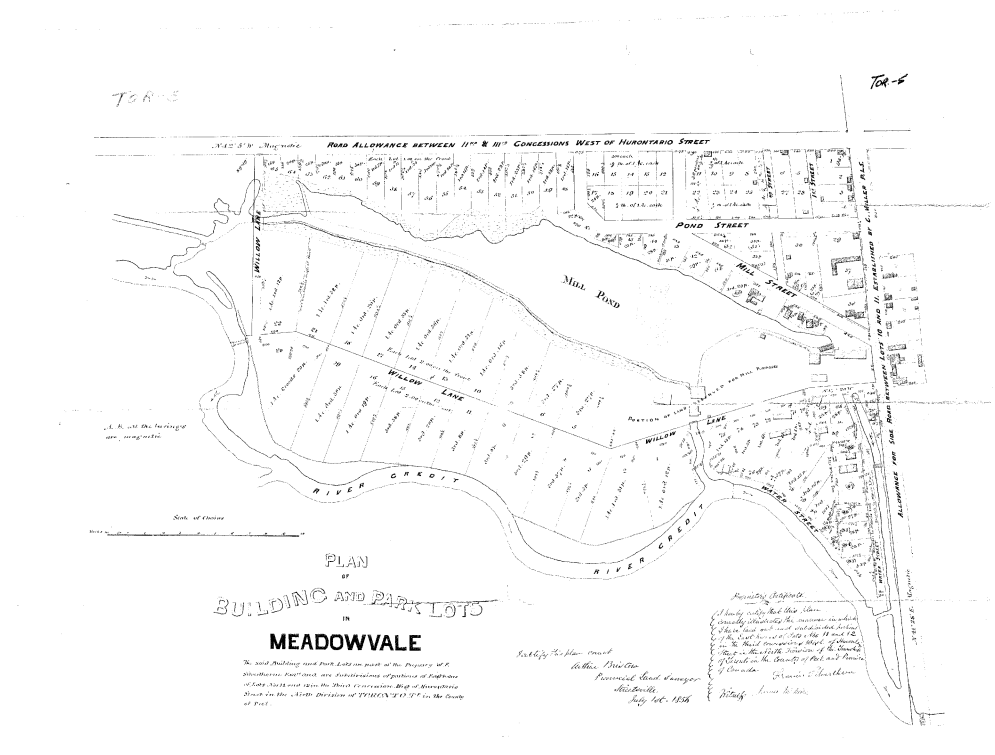
Heritage Attributes:

- Open, green space of gentle meadows along the Credit River to the north and west
- Remnants of the Mill Pond and Willow Lake banks are still visible throughout the CVC lands to the north and west of the Village
- The grist mill and meal mill remnants located along the three corners of Old Derry Road, Old Mill Lane and Willow Lane
- The land's association with the development and Meadowvale Village's commercial, cultural and natural heritage
- The open views and vistas of the grassy meadows along the Credit River which links back to how Meadowvale Village earned its name
- The mill ruins at 1095 Old Derry Road as a registered archaeological site within the Village



Statement of Significance:

The property at 1081 Second Line West has historical association with Meadowvale Village for being included in the 1856 Bristow Survey of the Village. The context and location of the grassy meadows along the banks of the Credit River with its generous green, open space allows for views and vistas of the CVC lands from all directions. The mill ruins are now a provincially registered archaeological site and remain a significant cultural heritage attribute to the Village and surrounding area.



1856 Bristow Survey (PAMA)



Heritage Conservation District Plan

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Credit River along Willow Lane, c. 1910 (PAMA)



Heritage Conservation District Plan

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Address: 6970 Second Line West

Date of Construction: 1872

Historical Background: The Schoolhouse is built on lands originally owned by John Simpson. Prior to this school being built, a former one roomed public schoolhouse was located on Barberry Lane at Second Line West. In addition to this first public school, Charles H. (Holly) Gooderham had a private school exclusively for the use of his own children where the governesses were the teachers. The location of this school is currently unknown, but has been substantiated by the Tweedsmuir Histories at the Region of Peel Archives. The early schoolhouse on Barberry Lane was converted to a residence and was eventually destroyed in a fire in the 1970s and remained vacant land until the existing house was constructed in 1990.

In 1872 the original schoolhouse had become too small to accommodate the Village's school children so a new location needed to be found to build a new school. The School Trustees, who included Holly Gooderham, Thomas Graham, Matthew Laidlaw and Thomas Elliott, went in search of appropriate land to construct a bigger school. It has been commonly believed that John Simpson donated the land to build the new school. However,



land registry titles for this property indicate the opposite is true. Simpson sold .2 hectares of property to the School Trustees for \$200 to build the new school. This was a sizeable amount of money for vacant land in 1872.

The new school was completed in time for the new school year to begin in the Fall of 1872. William True was the first teacher at this school on Second Line West. It remained the Village school until the early 1960s when a newer public school was built further east along Old Derry Road to accommodate the growing population boom in the area.

Since the early 1960's the Old Schoolhouse has been the Meadowvale Village Community Hall, thus continuing its purpose as a community building.

One interesting item that had been housed in the Village Hall for over 60 years was the painting by Fred Haines "Indians on the Credit." From about 1909 to the late 1960s the painting hung above the stage area at the front of the room. Haines had gifted the painting to the school and requested that it remain there so long as the building served a community purpose. The painting is now on display on the second floor outside Council Chambers at Mississauga's City Hall.

Description:

This one room schoolhouse was built in 1872 to replace an earlier one room school located on Barberry Lane. It is a frame structure with vertical board-and-batten siding, gable ends, cornice returns. The ends of the battens are finished in a scallop pattern under the eaves. On the north and south elevation are large wood, multipaned windows, original in aperture, but not detail. The north side has four windows and seven on the south façade. The school ceased to function as a school in the early 1960s and became a community facility which it continues today. Its location within the Village and associated open space has always been a focal point in the Village.

Heritage Attributes:

- The location, size, shape, massing and form of the schoolhouse that reflects its public use



Heritage Conservation District Plan

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- The wood board and batten materials and wood windows
- Its location within the lot with high visibility to Second Line West and the open green yards to the north and south

Statement of Significance:

The village Schoolhouse, located at 6970 Second Line West, also known as the Meadowvale Village Hall, has historical significance as it was the only local public school from 1872 to circa 1959. The historical significance continued as the schoolhouse was converted to the Village Hall, used by the community to the present. The structure has architectural significance as it is distinct within the Village HCD and is representative of a one room schoolhouse of the late nineteenth century. Its context is significant as the location has been host to community events for over 100 years with its open green space around the building and high visibility to the streetscape.



Mural by Fred Haines painted on canvas and was originally installed (c.1909) on the wall above the front blackboard. It is now installed in Mississauga City Hall. (PAMA)



Meadowvale Village Hall when it functioned as the one room schoolhouse, c. 1910. Note the copula for the school bell at the top and twin chimneys for the woodstoves. (PAMA)



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Class photo, c. 1900. This photo was taken at the rear (west side) of the building. (PAMA)



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Address: 6985 Second Line West

Date of Construction: c. 1955

Historical Background: This property sits on land that was granted by the Crown to United Empire Loyalist settler Stewart Grafton on May 21, 1824. Grafton was awarded 200 acres of land on Lot 10 in Concession II. Grafton then sold all 200 acres to his son, James, on February 17, 1825 for £100. Grafton farmed the land for the next twenty years before selling 100 acres of the east side of Lot 10 to another United Empire Loyalist settler, Samuel Brown in 1850 for £850. In 1862, Brown purchased the remaining 100 acres of Lot 10 on the west side from John Hamilton for £1,500. In approximately 1865, Samuel Brown constructed a T-shaped, three bay façade brick farmhouse which still stands at 6970 Vicar Gate in north Mississauga along Derry Road. This home remained in the Brown family for the next several generations and was recognised for its heritage significance with as heritage designation in 1995.



Samuel Brown and his three sons, William Cyrus, John Wesley and Henry Albert, were active citizens who considered Meadowvale as their village. Samuel Brown was a Trustee of the Meadowvale Methodist Church who helped to raise funds to build the Methodist Church located at 1010 Old Derry Road in 1862. Cyrus and Wesley continued to farm the Brown lands well after Samuel passed away in 1899. Wesley raised cattle and farmed cash crops such as hay and barley on the east portion of the land. Cyrus raised prize-winning thoroughbred race horses on the western portion of the lot, closest to the Village, until his death in 1937.

Henry Brown was the youngest of Samuel Brown's sons and worked between the two farms until a business opportunity presented itself which he could not refuse. When the Meadowvale grist mill was put up for sale in 1895, after being vacant for nearly a decade, Henry decided to purchase the mill and modernise it by converting the milling operations over to water powered turbines. Brown also increased the feed milling operations. Brown also attempted to revitalise the Village by expanding the mill pond to create Willow Lake where Toronto and area citizens were encouraged to come during the summer and relax by the lake. This revitalisation also aided in attracting a number of well-known artists, including many members of the Group of Seven, to visit the Village and paint or sketch the local landscape. When Brown tragically drowned in 1911, his widow Lillie and their daughter Grace, left Meadowvale to take up residence at the Brown family homestead at 6970 Vicar Gate.

After Cyrus Brown died in 1937, the land left the Brown family and changed many hands over the years. Over the years, the properties were subdivided into smaller plots of land. It is not currently known when the first dwellings began to appear along the east side of Second Line West, south of Old Derry Road. However, dwellings that exist suggest that at least one dwelling



was here as early as 1950 on a large lot which extended from Second Line West over to Derry Road.

On November 22, 1971 and August 14, 1973, two By-laws were passed by the Township of Mississauga to accept deeds of land from Old Derry Road south to upgrade Second Line West. A plan of subdivision was also created in 1983 which likely subdivided the remaining properties into town lots. However, the subject property's architectural style would suggest it pre-dates the Plan of Subdivision.

Description:

This mid twentieth century, one storey, brick clad dwelling has a three bay façade and centre hallway design. There is a covered, recessed front entry way, which is approximately two feet above grade. The foundation is poured concrete with a basement window on the south side of the house. The front façade windows are elongated and rectangular in shape with two prominent mullions which create a three segmented appearance. Each segment is in a one over one configuration. Below the window is a stone (concrete?) lintel.

The house is situated to the south portion of the lot thereby creating a very generous set-back to the north property line. This set-back is significant as it provides for a large, open, green landscaped area which defines the cultural heritage character of lots already found within the current HCD boundary. This character of a large lot, with a modest home, adjacent to the HCD has high cultural heritage significance and contributes greatly to the Village character.

To the north of the structure is an asphalt, hammer-head driveway which leads to a one storey, single car garage. The property also has mature landscaping along the west, north and east property lines including mature trees and a large open, green space. In



1957, a portion of the north side of the property was severed to allow for a pedestrian walkway leading to the play yard of a public school located on Old Derry Road.

Heritage Attributes:

- Large, open lot with transparent views and vistas from the Second Line West into the property
- Its single storey structure, with brick clad finish, sited on a large lot
- Its generous front set-back from Second Line West and north side set-back
- Its combined mature landscaping with open, green space on the north and west sides of the property

Statement of Significance:

The structure at 6985 Second Line West was built in the mid twentieth century. The cultural heritage significance of the property lies in its history and association with the Brown family and their ties and contributions to the development of Meadowvale Village. The property is in close proximity to the Meadowvale Village HCD and contributes to the entry into the HCD with its generous sized property, consistent set-back, one storey structure and open transparent transition from the private to the public realm.



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Rear of property located at 6985 Second Line West



Heritage Conservation District Plan

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Address: 6940 Second Line West

Date of Construction: 1928

Historical Background: This property sits on land which was granted by the Crown to United Empire Loyalist Evan Richards on April 27, 1824. Richards received 200 acres from the Crown for having cleared 40 of those acres and building a log cabin, which was believed to have been located at present day 1220 Old Derry Road. In 1826, Richards granted the full 200 acres to Janet Heron, who was believed to have been Richards' sister.

On December 1, 1837, John Simpson acquired the full 200 acres parcel of land stretching from Creditview Road to Second Line West. John Simpson came to Meadowvale Village in the summer of 1837 built the first saw mill in the area in 1838 on land that is now occupied by 1200 Old Derry Road. Simpson was also the first



person to dam the Credit River in an attempt to create a water supply for his saw mill.

Starting in the 1860s, Simpson began selling off his lands east of the present Credit River bridge in Meadowvale Village. Many of his lands went to his children, including daughters Hannah Reeve and Mary Jane Graham. In 1879, Hannah transferred the subject property as part of 50 acre package which ran south along Second Line West, to her sister Mary Jane Graham. Mary Jane lived at 1020 Old Derry Road in a house built for her by her father-in-law Thomas Graham. The land had been donated by her father, John Simpson. Mary Jane acquired this land along Second Line West as an investment.

In 1888, Graham sold this parcel to Francis Jackson who subdivided the land into small farm lots. 6940 Second Line West was purchased by Roy and Susan Ferguson on May 28, 1928. That summer, the Fergusons constructed the first known house on this land. Susan Ferguson was very active in the community as a Church member and was one of the last members of the Meadowvale Village Women's Institute. The Fergusons were famous for their prize winning chickens where many Villagers would come to the back door of the house to purchase a dozen eggs.

Description:

A full two storey, variegated red brick structure with many Arts and Crafts design elements including shed dormer, a rounded front porch stoop and high end gables. This structure is a good example of an early mid twentieth century farm house of which few examples survive in the city of Mississauga. The front portion of the lot is well landscaped with mature vegetation which reflects the Village's overall heritage attributes of open views and vistas from the public to the private realm.



This house sits near the centre of the property with generous set-backs from the front and rear property lines.

The City of Mississauga recognises that this property may be subdivided in the future which would provide for a building lot accessed by Hush Lane.

Heritage Attributes:

- Its two storey structure of red brick
- Its historic association with the Simpson, Graham and Ferguson families who contributed to the development and agricultural heritage of Meadowvale Village
- Its generous front and rear set-backs
- Its location on Second Line West as a natural entry point into the HCD with its generous open views and vistas to and from the front and side elevations

Statement of Significance:

The property at 6940 Second Line West, has historic associations with the Simpson/Graham families as well as the Ferguson family as contributors to the social, property ownership and business development of Meadowvale Village. The house has architectural significance in its style, size, shape, materials and form which is distinct within the Village HCD. The property is in keeping with the overall heritage attributes of the HCD with its open, generous green space on the front and side facades. The house and property are a significant landmark entering the HCD from the south on Second Line West and, therefore, maintains an important context for the Village.



Heritage Conservation District Plan

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Side view of 6940 Second Line West as seen from Hush Lane.



Heritage Conservation District Plan

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Address: 6995 Second Line West

Date of Construction: c. 1910

Historical Background: This property, like the Gooderham Mansion, sits on the east side of Second Line West, placing the property in the 3rd Concession. These are the only two properties within the HCD boundary that are a part of Concession 3. This property had once formed the parcel of land owned by the Brown family, who settled in the area in 1822. They owned lands that now extend into the municipality of Brampton and the homestead for this land is the house standing at what is now 6970 Vicar Gate Drive in Mississauga. Henry Brown, the mill owner from 1895 to 1911, was a direct descendant of the Brown settlers. When Henry died in 1911, his widow Lillie and their daughter Grace, left Meadowvale to take up residence at the Brown family homestead.

Little is known about this specific property except that an application to add a southern addition was approved by the City in 1984. Otherwise, this property has retained many of its original features.

The current owners have lived here since 1974.

**Description:**

The building is a one-and-a-half storey frame structure with gable ends. The front façade, fronting onto Old Derry Road, has 3 bays, with two small dormers in the roofline. Over the front entrance is a small pediment supported by shallow brackets and pilasters providing a Neoclassical style element to the structure's front façade. The finish is horizontal siding. To the rear of the house is a detached garage accessed from Second Line West.

The house is situated with a generous setback from Old Derry Road and Second Line West thereby having a large front and side yards which make the house highly visible from the street at this corner location. The scale, size, shape, form and style of the building is complementary to the earlier buildings within the Village and the historical context. There are a number of mature trees which add to the aesthetic and green element of this property.

Heritage Attributes:

- The size, shape, form and style of the residential structure is compatible with the nineteenth century buildings of the Village
- The property is the only property in the southeast quadrant of Old Derry Road and Second Line West included in the Meadowvale Village Heritage Conservation District
- The location of the house on the lot with significant setbacks and open yards provide high visibility and open green space on this corner lot supporting the former rural character
- The framing of the structure by mature trees on the front yard provide a landscape in keeping with the Village character

Statement of Significance:

The property at 6995 Second Line West is the only property in the southeast quadrant of Second Line West and Old Derry Road included in the Meadowvale Village Heritage Conservation District. The shape, size, form and style of the residential structure is compatible with nineteenth century residential buildings of the HCD. Its location on the lot with generous setbacks and open green space provide a landscape that reflects the once rural nature of the Village.



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



6995 Second Line West as it appeared in 1990



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft



Address: 7004 Second Line West

Date of Construction: c.1850

Historical Background: This structure is shown on the Bristow Survey of 1856 and is, therefore, one of the oldest properties in the Village. This property has changed little over the years, retaining its original shape, size and form and is an important link to the modest residences that defined Meadowvale Village during its industrial growth period of the mid nineteenth century.

Description: The modest one-and-a-half storey structure is made of stacked plank construction, with horizontal narrow wood siding and gable ends and cornice returns. The building rests on a field stone foundation. The original windows retain their aperture but the windows have been replaced. The front façade onto Second Line West has three bays, with only two windows, one over the other, on the south façade. The north façade has three windows, two on the upper floor and a single window to the right side on the lower level. The roof is finished in wood shingles. At the rear is a small one storey frame addition that provides an entryway into the rear of the structure.



Heritage Conservation District Plan

Meadowville Village Heritage Conservation District Plan: Property Inventory, Appendix A, 2013 Draft

The house is situated on the corner of the lot with a shallow set-back to Old Derry Road and Second Line West. This allows for clear visibility of the house as it serves as an entryway into the Village from the east approach.

On the northwest corner of the property is an original one-and-a-half storey outbuilding with a gambrel roof. The date is unknown but it remains as one of very few remaining outbuildings in the Village. The building is clad on the ground level with board and batten.

Heritage Attributes:

- The size, shape, form, massing and materials of the modest stacked plank house.
- Its original materials, size, shape, form and style
- The location of the house on the property with shallow set-backs and clear visibility to the street on the south, east and north facades
- The open green yard to the south, west and north of the building
- The original one-and-a-half storey outbuilding and its location and relationship to the house finished in board and batten on the ground level.

Statement of Significance:

The property at 7004 Second Line West has historical significance as it is associated with the development of the Village from the mid nineteenth century. The residential structure has architectural significance in that it is representative of the stacked plank construction technique, a modest structure in its shape, form, massing, size and materials. The outbuilding has significance in that it is one of the last remaining outbuildings in the Village and is representative of this type of architecture in its shape, form, size, materials and relationship to the residence and streetscape. The house has contextual significance in that it is in its original location, highly visible from the intersection of Second Line West and Old Derry Road, an entry feature into the Village and significant contribution to the streetscape.



7004 Second Line West, south façade.



Heritage Conservation District Plan

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7004 Second Line West, outbuilding.

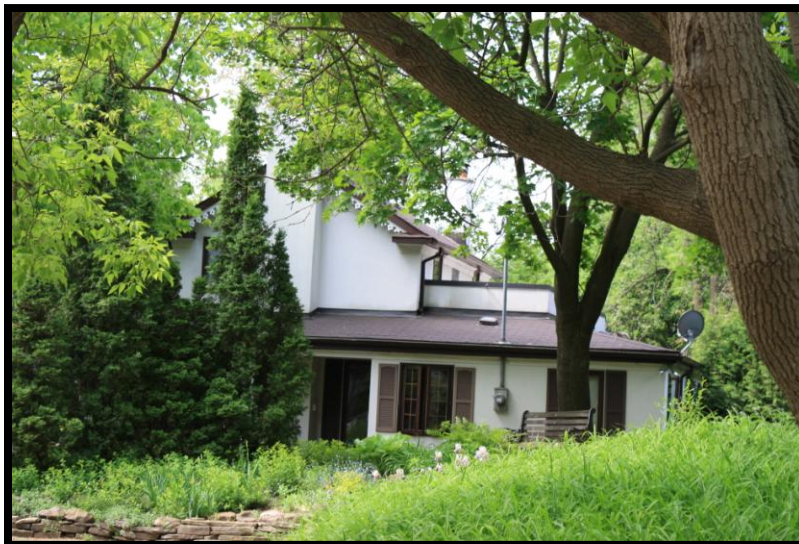


7004 Second Line West as it appeared in 1990



Heritage Conservation District Plan

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Address: 7020 Second Line West

Date of Construction: c. 1890

Historical Background: This house was constructed at a time when First Street linked Second Line West through to Pond Street. As a result, the front of this property is oriented toward First Street and not Second Line West. First Street was closed in the 1970s after it had filled in with vegetation. There is little left now to indicate the existence of First Street.

This structure has undergone few alterations over the past 30 years. The garage was added in 1990.

Description: This is a two storey frame structure with a stucco finish, gable ends with cornice returns, with a large one storey addition to the north façade and wrap-around porch on the east façade.

This house is oriented to the south, as it once fronted onto a roadway called First Street, which has been closed for many years. The house is set back some distance from Second Line West, due to its original orientation to First Street. It now has a side view to Second Line West.



Heritage Conservation District Plan

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In 1990, a detached garage, with a shallow set back to Second Line West, was added to the property.

Heritage Attributes:

- The location of this house on the property reflecting the orientation to a closed road
- The shape, form, style and materials of the original house

Statement of Significance:

The house at 7020 Second Line West has historical significance as it relates to the nineteenth century development of the Village. It has architectural significance in its modest style, shape, form and materials, representative of the local vernacular style. The context is significant as the building is oriented to the south, rather than Second Line West, as there was once a roadway on the south edge of the property. Its location on the lot and generous open green open space on the east contributes to the streetscape.



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Address: 7030 Second Line West

Date of Construction: Front façade: c. 1840, rear addition: 2005

Historical Background: The front portion of this structure dates to about 1840 and appears on the 1856 Bristow Survey commissioned by Francis Silverthorn. The addition to the back was added in 2005.

The original structure was part of a land parcel owned by Francis Silverthorn in the 1840s, then passed to the Gooderhams in the 1860s. It remained in the Gooderham family for the next 50 years as Archibald Gooderham married Mary Sibbald and she passed the property on to Catherine Sibbald, in 1910.

Description: The original one-and-a-half storey portion of this house, fronting onto Second Line West is made of stacked plank construction and finished in rough cast stucco. In 2005, the small modest plank house was moved back from the roadway about 10 feet. The porch had been almost entirely on the road right of way. It was removed and fully rebuilt once the house was removed from its original stone foundation and put on a new concrete foundation with a large addition to the rear in an L-shape. The addition is made in a conventional frame method. In addition to being moved



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back from the road, the front, original portion of the building had its roofline raised about one foot.

The rear of the house appears on two levels due to the sloping grade of the property, which allows for an at grade level for a walk out from the new basement level.

Heritage Attributes:

- The original front portion of the building constructed in the stacked plank method with a rough cast exterior.
- The historic association of the property with the Silverthorn and Gooderham families
- The location of the building on the corner lot which provides for open views to the home from the east and north views along Second Line West and Barberry Lane.

Statement of Significance

The property at 7030 Second Line West, and the original structure on this lot, has an historical association with Francis Silverthorn and appears on the Bristow Survey of 1856. The original structure, of stacked plank construction, has had some alteration, including moving the structure slightly back from the east property line, but does date to the mid nineteenth century or earlier. The context of this property at the intersection of Barberry Lane and Second Line West makes it highly visible with its front, north and rear yards of green open space.



7030 Second Line West, north and west (rear) façade with the L-shape addition built in 2005.



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7030 Second Line West in 1978 before the 2005 alterations.



Former outbuilding located at 7030 Second Line West, 1990.



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Address: 7040 Second Line West

Date of Construction: 1990

Historical Background: This property was once the location of the first public, one room schoolhouse in the Village constructed in 1851. Francis Silverthorn once owned this property and gave the land to build the school. The school was used until a new school was built on Second Line West behind the church in 1871. The second school is now known as the Meadowvale Village Hall.

When the 1851 school was abandoned, the building was used for some time as a meeting place for the Meadowvale Band. Before the late nineteenth century it was converted to a residence and was used for residential purposes until destroyed in a fire circa 1974. The property remained vacant until the current house was built in 1990.

Although there is no documentation to substantiate, it is generally believed that the cobble stone pillars which stand on either side of both entrances into the property do not date to the time of the school, but were added much later when the property was a private residence.

**Description:**

A storey-and-a-half frame structure, oriented to Second Line West, but with property entrances from Second Line and Barberry Lane. The entrances on both roadways are flanked by original cobble stone pillars which predate the current structure. The house is set back into a corner of the lot which provides for a good deal of naturalized open space at the corner of Second Line West and Barberry Road, as well as a generous open space to the north. This open space provides for a good deal of property between this and the next property to the north. The open space reinforces the character of the Village having modest buildings on large open lots.

Near the roadway is a small detached secondary building in a cottage style with a hip roof. The building has a stucco finish and large windows on the east and north façade. The small building is known as the Weaver's Cottage.

Heritage Attributes:

- The location of the house in the corner of the lot, very much near the original location of the 19th century structure on the property (the first public school in the Village)
- The cobble stone entrance gates on Second Line West and Barberry Lane
- The open space to the east and north of the structure and trees on the property that significantly contribute to the streetscape

Statement of Significance:

The property at 7040 Second Line West has historical significance relative to this being the location of the first public school built in the Village in 1851. The architectural style, form, shape and size is compatible with the Village character. The context of the residential building with its location approximately on the footprint of the first schoolhouse provides for a significant green open space to the east and north of the house, including the numerous mature trees. The building, known as the Weaver's Cottage, contributes to the streetscape in its location, size, form and materials.



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View of 7040 Second Line West from Second Line with the open space to the east and north of the house.



7040 Second Line West in 2012



7040 Second Line West – the “Weaver’s Cottage”, a secondary building by the side of the road.



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Address: 7050 Second Line West

Date of Construction: c. 1860

Historical Background: This property was constructed shortly before George Gooderham arrived in Meadowvale Village in 1869. George Gooderham came to work the Gooderham farm located at what is now 7235 Second Line West for his uncle William Gooderham. In 1909, George Gooderham sold the farm to George (Harold) South, then moved into 7050 Second Line West with his daughters Jennie and Jessie. George was 86 when he died here in 1910, but his daughters continued to live on the property for the next several years.

In 1920, George Gooderham Jr. took up residence in the house after returning to Meadowvale Village after living in Alberta for several years. He eventually sold the property to William Archer and the Archers sold to George and Irene McKee in 1946. The McKees were one of the longest owners of this property and they had relocated to Meadowvale Village from Malton. The house has changed hands since and extensive additions were made to the property in 2007.

Description: A one-and-a-half storey residence with the original front portion of the house built of stacked plank construction on a stone



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foundation. The front façade has a three bay façade. The building is finished in horizontal wood siding. In 2003 the front porch was reconstructed and the front gable enlarged. In 2007 a significant addition to the rear was added and the porch extended to wraparound the north façade. The addition was designed to distinguish the original portion of the building from the addition in a sympathetic manner. The exterior cladding is the same throughout the building which helps unify the overall look of the building. The wood windows are done in a traditional six-over-six pattern.

There is a detached garage built of concrete block on the northeast corner of the lot.

Heritage Attributes:

- The original shape, form, materials and style of the front portion of the house built of stacked plank construction
- Its historical association with the Gooderham family
- The location of the house on the property with a shallow setback to Second Line West making it highly visible with open green space to the south and north

Statement of Significance:

The residence at 7050 Second Line West has historical association with the Gooderham family and significance in that the original portion of the structure is one of the remaining stacked plank modest residences built in the mid nineteenth century. The architecture has significance in that the original portion of the building is an example of the typical modest housing with late additions that are compatible with the Village character. The original location of the building on the lot and green open space to the south, east and north of the structure contributes to the streetscape and significant context.



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7050 Second Line West, view from the southeast. The indent in the wall between the “V” in the roofline indicates the distinction between the front original portion of the house and the rear addition.



7050 Second Line West in 1990 before the extensive alterations done in 2007.



Front façade of 7050 Second Line West in 1990.



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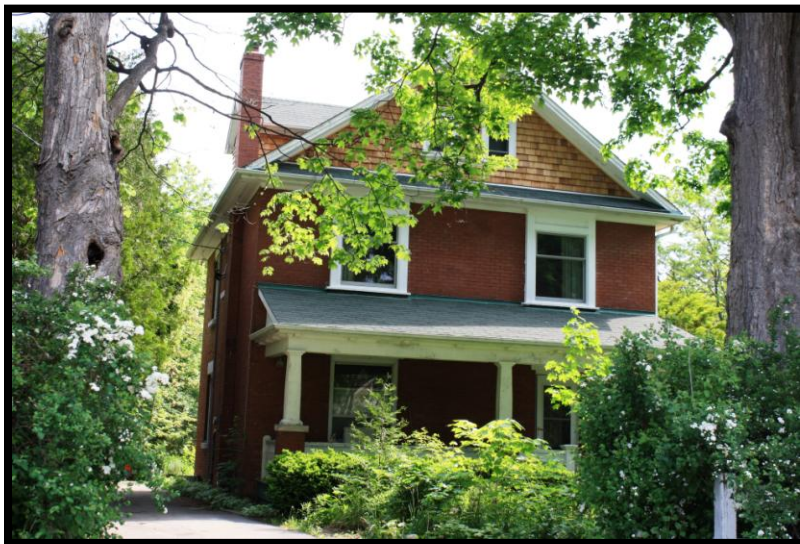


George and Catherine Gooderham shortly after their marriage in 1851. George resided at 7050 Second Line West from 1909 until his death in 1910 at the age of 86 with his daughters Jessie and Jennie.



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Address: 7059 Second Line West

Date of Construction: 1918

Historical Background: This parcel of land was once part of the Gooderham farm which extended down the full length of Second Line West from Old Derry Road to past the Derry Road by-pass. When the Gooderhams sold the property in 1909 it went to George (Harold) South who took over the Gooderham farmhouse at the end of Second Line West just south of the Derry Road by-pass. South severed off a parcel of the land and built the two storey Edwardian style house for himself in 1918. In the 1960s, the land was subdivided where the South's daughter and her husband built a one storey bungalow next to her parents.

The property is one of the largest lots remaining in the Village and the property, including the house, has changed little in the last few decades. Therefore, it is another fine example of a property that has retained its original cultural heritage attributes which can be directly linked back to both the practical and aesthetic design George South envisioned for his property.

Description: The two storey red brick house is the only Edwardian style structure in the Village HCD. The house has two bays on the front



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façade with a deep open porch across the front supported by wood columns on brick piers. The house remains fairly true to its original shape, form and design. Some windows have been replaced but in a traditional pattern, form and materials.

The house is setback from Second Line West with a row of mature trees along the front property line and a very generous side yard on the south side and rear yard. The house has maintained a country farmhouse appearance with its mature landscaping and open space.

Heritage Attributes:

- The original shape, form, massing, design and materials of the Edwardian style of architecture.
- Its location and landscaping of mature trees and open green space on all sides

Statement of Significance:

The house and property at 7059 Second Line West has historical significance in its association with the South family and the early twentieth century development of the Village. The house has architectural significance in that it is the only Edwardian style residence within the Meadowvale Village HCD and is a good example of this style in its style, shape, massing, form and materials. The context is significant as the property and residence contribute to the streetscape and illustrate the Village pattern of building within a large lot creating open green space on all sides with the retention of mature trees.



7059 Second Line West in 2010.



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Address: 7068 Second Line West

Date of Construction: 1981

Historical Background: This house was built in 1981, shortly after the establishment of the Meadowvale Heritage Conservation District. This is the first infill to have been constructed in the Village after this designation status. The property was formerly the back half of the property located at 7067 Pond Street until it was divided and given its own address on Second Line West. Both 7068 Second Line West and 7067 Pond Street were not surveyed initially into residential lots. These two properties were finally realized once the road allowance for the Village, noted on the 1856 Bristow Survey, was never utilised.

Description: A one-and-a-half storey frame structure with a shallow setback to Second Line West. The front elevation of the house has two levels but, as it sits on the edge of a ridge, the rear has additional storeys below the front grade. The house is finished in board and batten with an open porch on the front façade supported by bracketed wood columns. The roof is finished in wood shingles. There is a detached garage connected by a narrow covered passageway.



Heritage Attributes:

- The style, shape, form and materials of the house are compatible with the heritage character of the HCD
- Its location and shallow set-back from the roadway make it highly visible with views to and from the building

Statement of Significance:

The house at 7068 Second Line West has historical significance as it was the first residence to be designed and built as an infill project after the establishment of the Village as a heritage conservation district (est. 1981). Architecturally the house was designed to be compatible with the Village character in its size, shape, form, materials and context.



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Address: 7079 Second Line West

Date of Construction: c. 1960

Historical Background: This property was severed from the property directly to the south at 7059 Second Line West, which belonged to the George South family (built 1918). Prior to South owning this property, it was under Gooderham ownership. Harold South's daughter Francis, who had married Alex Copeland, led to the land severance and building of this mid twentieth century modern one level red brick structure.

Description: A one storey frame structure finished in red brick and stone accents. The house has a generous setback from Second Line West which lessens the impact of this house on the streetscape. There is a large open space between the house and the road and a very large open yard to the north.

Heritage Attributes:

- The modest scale and generous setback providing a great deal of open space between the house and road and large side yard retain the open character of the Village
- Its historical association with the South and earlier Gooderham family



Statement of Significance:

The property at 7079 Second Line West has an historic association with the Gooderham and South families. The residential structure has a compatible architectural scale and form to the Village character. The context is significant in that the house location on the lot has retained an open green space to the west and north facades of the building to the roadway in keeping with the Village nineteenth century character of small, modest structures on large lots.



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Address: 7080 Second Line West

Date of Construction: House – built 2007
Blacksmith Shop – 1937

Historical Background: The Blacksmith Shop is associated with the property at 7067 Pond Street. The shop was built about 1937 by Ernie Martin. His property at 7079 Pond Street went through to Second Line West. Martin rented this property from the Sibbalds and eventually bought the property in 1946. Martin was the last blacksmith in the Village and he was able to serve the local population with a variety of blacksmithing skills. Mr. Martin was followed by his son Howard who continued to use the shop, mostly for the repair and



restoration of carriage parts. In 2005, the property was severed so that the Blacksmith Shop became a separate property fronting onto Second Line West. In 2007 the residential building was constructed and the Blacksmith Shop was retrofitted into a garage.

A cultural heritage easement between the property owner and the City was put in place to protect the conservation of the building.

Description:

The residential building is of new frame construction in 2007. It has a five bay façade with a central gable over the front entrance. The house is finished in horizontal wood siding, and the lower exposed foundation finished in red brick. An open front porch is across the front façade supported by simple wood posts.

The Blacksmith Shop is built of decorative cement block on a cement block foundation. As the shop and residence are built on the edge of a ridge, the lower portions, or cellar are accessible at grade level at the rear. The Blacksmith Shop was fully renovated in 2006 to convert it from a Blacksmith shop whereby the original hearth and work areas were removed and the building was converted to a garage. Wood shingles have been used on both the house and Blacksmith Shop.

Heritage Attributes:

- The Blacksmith Shop is on its original foundation and retains original exterior materials of patterned concrete block and a restored wood shingle roof.
- The historical importance of the Blacksmith Shop as the last surviving Blacksmith Shop in the HCD and within the city of Mississauga
- The residential structure has a style, scale and form compatible to the Village character

Statement of Significance:

The former Blacksmith Shop structure at 7080 Second Line West has an historical association as the only remaining building constructed as a blacksmith shop within the Village HCD. The structure has architectural significance in its retention of the original style, shape, form and materials built of patterned concrete block. The context is significant to the streetscape being highly visible from Second Line West, on its original foundation.



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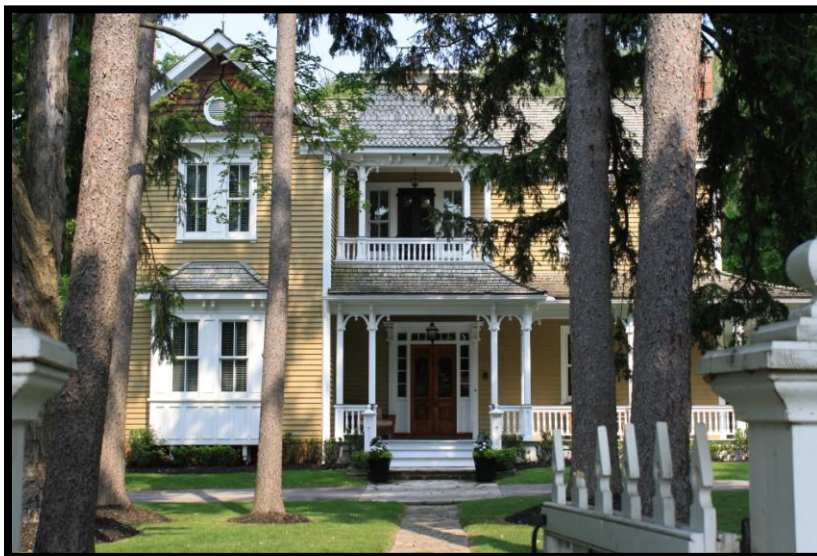


Blacksmith Shop – Showing City heritage plaque



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Address: 1101 Willow Lane

Date of Construction: 2000

Historical Background: This structure has an interesting history that spans across two countries over two centuries.

The present large two storey frame house was designed and constructed in 2000. The interior had been salvaged from a home dating to 1890 from Winnsboro, South Carolina. The wainscoting, flooring, interior staircase, base boards and crown mouldings were carefully removed from the original Victorian home, labelled and numbered, packed carefully and shipped to Meadowvale Village to be installed in the new home.

Two master carpenters lived on site for two years while they painstakingly hand crafted every piece of detailing inside and outside the home.

Also included in this work was the full restoration of the Gooderham-Southern House, which is currently being used as a pool house on the property.

The original stacked plank on plank cottage was built in about 1850 by William Gooderham for one of his sons who had been a farmer in the region. Over the years, many additions had been



added to the house, obscuring its original modest Neo-classical design. The restoration involved removing all the additions and stripping it back to its original design. The cottage was removed from its original location and set further back to accommodate the construction of the new house. Today the cottage has been re-stuccoed and painted a medium Wedgewood blue.

The original barns belonging to the Gooderham family have also been retained and excellently maintained.

The five properties along Willow Lane were the area's first Crown Grants in 1821 and deeded to John Beatty, the man responsible for leading 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

Description:

There are several buildings on this property. The original house built in the mid nineteenth century is a modest structure, one-and-a-half storeys, three bays, with a small gable on the front façade and gable ends. The wood windows have a two-over-two pattern. The building is constructed of stacked planks with a stucco finish. This building, once moved a short distance of about 10 metres, is located just to the rear and east of the main house.

The main house is a large two storey frame structure in the Italiante style. As stated above, the house is of new construction but with 19th century materials. The house has an irregular plan, the front façade having a projected wing and covered porch that wraps around to the east façade. The porch is supported by wood columns with decorative brackets. There are double brackets under the eaves. Directly over the front entrance there is a stacked porch with a walk-out on the second floor. The projected wing on the front façade has a bay window with double two-over-two wood windows, with a similar double window directly above on the second floor, also two-over-two. This house has horizontal wood siding and wood shingles. There is a good deal of detailed decorative wood work on the house typical of the Italiante style.

There are two outbuildings on the property. Both are located on their original foundations, just east of the house. One is a single storey, probably used more as a drive shed. It is finished in board



and batten with wood shingles. There is a decorative bargeboard on the gable ends.

The second outbuilding, to the rear of the property, is larger than the first, with one-and-a-half storeys, having a small gable on the front façade with an arched two-over-two window in the gable. This barn-like structure is finished in board and batten and wood shingles. The gable has decorative bargeboard in the same pattern as the drive shed.

Heritage Attributes:

- The original stacked plank house in its modest form, shape, size and materials
- The original two outbuildings, located east of the house on their original foundations, finished in board and batten, decorative barge board on the gable ends
- The open yard and mature trees that provide views to and from the house and outbuildings to Willow Lane
- The tree lined walkway from Willow Lane aligned to the front door of the house

Statement of Significance:

The property at 1101 Willow Lane has an historic association with the early development of Meadowvale Village in the nineteenth century and association with the Gooderham family. The small, modest structure of stacked plank construction, located to the rear of the large main house, has architectural significance as the original house on the property. It represents the architectural style, shape, form, size and materials of the mid nineteenth century. The context has significance with the relationship of buildings from one to another within a large open green space and mature trees, highly visible from Willow Lane which contributes to the streetscape and Village character.



1101 Willow Lane. The small blue house in the background is the original home on the property built of stacked plank construction.



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1101 Willow Lane, out buildings (photo: Heritage Mississauga)



The original house as it appeared in 1976
(photo: Canadiana Room)

Historically known as the Gooderham-Southern House, it stood on the site of the current residence. In 2000 this stacked plank construction building was fully restored back to the original 1850s cottage by having its various later additions removed. This photo dates to 1990.



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Address: 1115 Willow Lane

Date of Construction: 2003

Historical Background: The five properties along Willow Lane were the area's first Crown Grants awarded in 1821 to John Beatty, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

By the latter half of the nineteenth century, this property was part of a larger parcel, which was owned by the Trevorrow family. This property was severed in the 1940s and sometime within the following decade, a small, one storey bungalow was constructed on this property. There is no evidence or knowledge of a previous structure on this property. At the rear of the property, at the time the HCD designation was adopted, there were the remnants of a concrete block structure. Although there is no evidence now of this structure, as it was removed in the process of constructing the new residence, it is rumoured to have been the site of John Orr's early twentieth century blacksmith shop.

The current house and detached rear garage were constructed in 2003.



Description:

This is a one-and-a-half storey frame structure built on a concrete foundation. The house is raised about one metre on a high foundation built to meet flood control regulations as directed by the Credit Valley Conservation. The rear of this property does not abut the Credit River but it is close enough to be susceptible to flooding should the level of the river significantly rise.

The front elevation has five bays. The ground floor covered porch is the width of the house, supported by wooden posts with minimal decorative brackets. The base of the porch is supported by brick piers. There is a central gable with a simple six-over-six window on the front façade. The house has gable ends and is finished in horizontal wood siding.

To the rear of the house is a detached one-and-a-half storey double garage.

The house is located close to Willow Lane, which allows for a spacious open green rear yard.

Heritage Attributes:

- The size, shape, form, massing and materials of the house are compatible with historic pattern and character of the Village HCD

Statement of Significance:

The property at 1115 Willow Lane does not have an historical association but the structure does contribute to the Village character in its architectural style, size, shape, massing, form and materials. The context of the building on the lot with a generous open green rear yard contributes to the streetscape.



Former house at 1115 Willow Lane demolished circa 2001. Date of photo unknown



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Address: 1125 Willow Lane

Date of Construction: c. 1819

Historical Background: This is reputed to be the oldest structure in Meadowvale Village. The five properties along Willow Lane were the area's first Crown Grants deeded in 1821 to John Beatty, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village. It was on this site that John Beatty decided to begin clearing the virgin pine forests to construct his home and begin farming the land.

John Beatty was born in Ireland and arrived in Meadowvale in April 1819 with his wife Sarah Sproule and their six children: John Jr., James, Joseph, Elizabeth, Margaret and Mary plus 14 other United Empire Loyalist families. On April 22, 1819, Beatty petitioned the Crown Council for a land grant. He was awarded 200 acres on Lot 11 of Concession 3 in 1821. By 1835, Beatty had amassed over 1550 acres in Toronto Township and a further 400 acres in Albion. He became a fairly wealthy man by selling off portions of his lands over the years to enable him to live a comfortable life and pursue his true calling as a Methodist preacher.



The oldest part of the house, dating to approximately 1819, is not the front facing facade but rather the back portion not visible from the main street. The Neoclassical, three bay, one and a half storey front façade dates to about 1840.

John Beatty was a staunch Wesleyan Methodist and his property became the centre of influence for religious ceremonies in the area as early as 1820. In 1821, the first recorded quarterly Methodist meeting was held in his home at what is now 1125 Willow Lane. Over 100 people attended that meeting from as far away as the Streetsville area and Brampton. Beatty quickly became regarded as a competent orator and enthusiastic preacher. By 1827, his reputation had reached the town of York (now Toronto) to which he travelled once a month to give free sermons to Methodist citizens there.

In 1830, Beatty was appointed preacher to the Bay of Quinte District, but was removed from that post a year later because he canvassed outside the District. Also in 1830, Beatty was appointed by the Canada Conference of the Wesleyan Methodist Church to head a committee struck to find a new location for their proposed Upper Canada Academy in Cobourg, Ontario. This was the first British Charter to a Non-Conformist body of any educational institution anywhere in the British Empire. This was also the first time that the Church was legally recognised as the Wesleyan Methodist Church.

In 1832, Beatty decided to abandon farming as a full time occupation when he was offered the stewardship post of the Upper Canada Academy. Beatty left Meadowvale Village and settled permanently at Cobourg for the remainder of his life. Beatty died there in 1864 while his second wife, Rebecca Brooke, who was the Academy's head mistress, died in 1887 at the age of 105.

Other significant history of this property includes its being the location of the James and Hugh Johnston's Mammoth Works Foundry operating in the mid nineteenth century. This foundry was quite unlike any foundry in Ontario as it made high quality farming implements for sale across the eastern half of North America. The



Stillman Cheese Factory also operated on this site from 1896 until 1908.

The early development of Meadowvale Village and, in particular, the Methodist Church is due in large part to the pioneering spirit and efforts of John Beatty.

Description:

This is a modest one-and-a-half storey house built in sections over a long period of time. All portions of the house are completed in frame construction. The rear of the property abuts the Credit River.

The front façade of the house is of Neoclassical design with three bays, the front entrance framed with wooden surround and a narrow cornice. The wood windows are a six-over-six pattern. The house has gable ends with cornice returns and an extension to the rear east side of the house. The current exterior finish is in board and batten. It is most likely that the house was traditionally finished in horizontal clapboard. The house rests on a shallow stone foundation. There is an external chimney on the west façade that was added some time in the twentieth century. By adding the chimney, a ground floor and upper window were removed.

The house has had renovations over its long period, but retained a modest scale, size, shape and form. The house is located a short set-back from Willow Lane and is therefore highly visible from the street, allowing views on both sides of the house through the open property to the Credit River behind. On the south side of Willow Lane is the remnant tail race from the mill.

There is an outbuilding to the east of the house with a minimal setback to the east property line. This storey-and-a-half frame structure is built on a concrete slab at grade and was built and used as an artist's studio space by the last property owner.

Heritage Attributes:

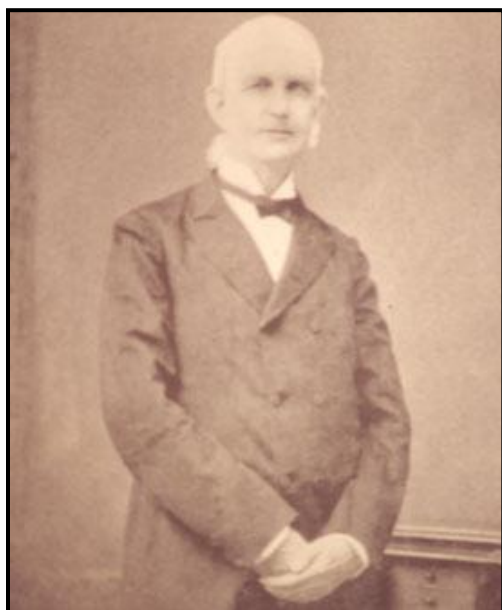
- The significant historic association of the house and property with John Beatty, founder and first European settler of Meadowvale Village



- The shape, form, style, massing and materials of this modest house, the Village's first dwelling
- The size, shape and form of the lot as it has not been altered since the 1856 Bristow Survey and the importance of this lot being the first settled in Meadowvale
- The original location of the house and its relationship to the road, Willow Lane, and the Credit River, to the rear of the property and to the former mill tail race directly to the south of the property
- The open views from the road to the Credit River and open green space around the house forming an open yard to the river

Statement of Significance:

The property and structure at 1125 Willow Lane has significant historic association with Meadowvale Village as it was under the ownership of the founding first property owner and resident, John Beatty, in 1819, within the Village HCD. The house structure has significance in its size, shape, form, massing, materials and style, as it contains the earliest European Settlement residence in Meadowvale Village. The location of the residential structure on the lot has contextual significance as it has a shallow setback to Willow Lane, providing a significant streetscape to the structure's south, east and west facades and a large open green space to the rear toward the Credit River. The lot has both historical and contextual significance which has not altered size shape and form since the 1856 Bristow Survey and therefore retains its character. Its historical significance and relationship to neighbouring properties, and the Village, throughout time.

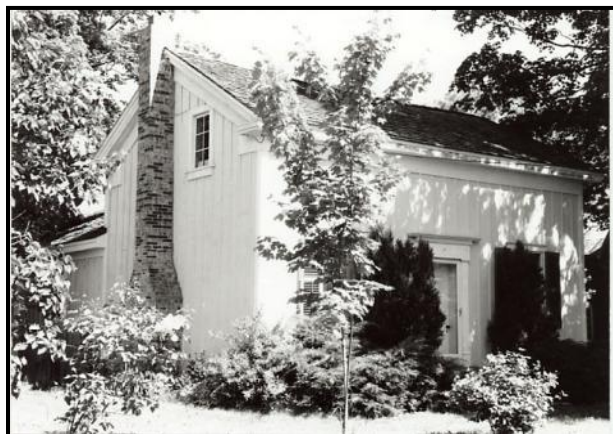
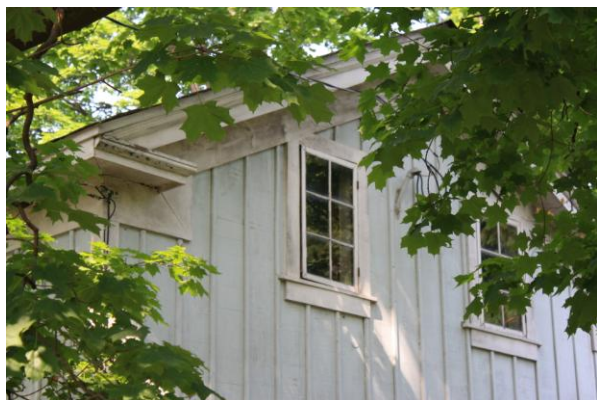


The Reverend Dr. John Beatty c. 1860. (PAMA)



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1125 Willow Lane – detail of the upper east façade with cornice return and casement windows



The Beatty House in 1990 – front and west façade. 1125 Willow Lane – front and west facades of the white house in the centre, c. 1910 (1147 Willow Lane on the left side). The outbuildings to the right of the white house have long been removed. The tail race from the mill is seen in the foreground.



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Address: 1147 Willow Lane

Date of Construction: September 1899

Historical Background: On August 16, 1899, William Brigden purchased this vacant property for one dollar from Elizabeth Trevorow, the daughter of William Trevorow who purchased the Village cooperage plus the stave and chopping mills from Charles Horace (Holly) Gooderham in 1884. Shortly after purchase, Brigden apparently constructed the current two storey property with reclaimed wood siding that originated from the mill workers row houses called “Cooper’s Row” which stood between Lots 71 and 72 behind the present property on lands now owned by CVC. Brigden quickly sold the property in October 1899 for \$300.

In April 1904, Bertha Moorhouse Haines purchased the property with her husband, renowned Canadian landscape artist, Frederick Stanley Haines. They lived in this house with their daughter Dorothy until they moved back to Toronto in 1930.

Fred Haines was the president of the Ontario Society of Artists, a founding member of Canadian Society of Painters of Watercolour, a founding member of Canadian Society of Etchers and Printers, the curator of the Art Gallery of Ontario and a well-loved and most



respected principal of the Ontario College of Art (OCA). He was a contemporary and close colleague to the Group of Seven and even convinced his cousin, Franklin Carmichael, to pursue a career as an artist. Carmichael, with Haines' help, would become the youngest member of the Group of Seven in 1933. As a more established and successful colleague of the Group of Seven, Haines invited Carmichael, A.J. Casson, Arthur Lismer and A.Y. Jackson to teach at the OCA, much to the benefit of its students. His relationship with artist John W. Beatty at the OCA in the 1920s may also have played a role in the student painting excursions to Meadowvale in the summers of 1920, 1921 and 1922 which were organised by Beatty. Haines was instrumental in greatly increasing student enrolment at the OCA, introducing new courses of study, and establishing a much wider participation of artists in the community by promoting advertising and industrial design, something which had not been done prior to Haines.

While they lived in Meadowvale Village, the Haines's were considered a quiet family. On sunny afternoons, Fred Haines could quite often be seen setting up his easel along Willow Lane or along the Credit River behind his property to sketch and paint. A hand written Meadowvale Village General Store receipt shows that someone in the Haines household purchased a window pane. A window was added on the second floor's south side sometime after its construction and it may have been the Haines's who added it.

In terms of ownership of this property, the Haines family were the second longest occupants at just over 26 years. However, the longest resident of the property is the current owner who has owned this property since 1968.

Description:

The structure is a full two storey frame structure with horizontal wood siding and a front gable end. The original wood windows are of a two-over-two design with simple wood surrounds. The front elevation has two bays, the front entrance having a covered porch with a gable end, supported by squared wood pillars. The house is 'L' shaped, with an enclosed veranda filling in the ground floor of the 'L' on the front elevation. There are four windows on the east elevation in a symmetrical pattern. There is a small one



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storey addition to the rear. A detached garage is located just behind the house at the east property line.

The house is located very near the front property line, close to Willow Lane. On the south side of Willow Lane is the remnant tail race from the mill that ran to the Credit River. There is a generous set back from the west property line which provides for a large open green space to the west of the property and views from Willow Lane to the Credit River behind. There have been few alterations and changes to this property since it was built.

Heritage Attributes:

- The historic association of the property with Canadian artist Frederick Haines
- The original size, shape, form, massing and materials of the structure
- The location of the house on the property and its proximity to Willow Lane and the direct access to the Credit River at the rear of the property
- The open green space of a yard to the west and rear of the house

Statement of Significance:

The property at 1147 Willow Lane has an historic association with Canadian artist Frederick Haines who owned and resided at the property in the early 20th century. The house has architectural significance in that it is representative of a vernacular design, shape, form, massing and materials. There is contextual significance in the shallow setback of the structure to Willow Lane, contributing to the streetscape and providing generous open green space in the yards to the west and rear of the building through to the Credit River.



West and front façade of 1147 Willow Lane during a flood. Date unknown



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1147 Willow Lane on the left, c.1910. In the foreground is the tail race from the mill which ran along Willow Lane out to the Credit River. (PAMA)



Painting – oil on canvas, by Fred Haines, “Indians on the Credit”, c. 1909. This painting, approximately 18 feet long, originally was hung over the blackboard, as a mural, at the front of the classroom in the Village school. It was removed when the school no longer functioned circa 1960. For many years it was located within the offices of the Credit Valley Conservation and is now located outside the second floor entry to the Council Chamber at the Mississauga Civic Centre. (PAMA)



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Address: 1155 Willow Lane

Date of Construction: c. 1880

Historical Background: The five properties along Willow Lane were the first Crown Grants awarded in the area and deeded to John Beatty in 1821, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

This land had once belonged to the Tevorrow family in the 1880s and was eventually severed to create this lot in the 1890s along with the property at 1147 Willow Lane.

The most well-known residents to have lived on this property were the Prebbles. George Prebble was known as a man of outstanding community spirit. He was a believer in maintaining the rural and modest appearance of the Village and advocated preserving the existing heritage of the Village in order to pass down to the following generations.

Prebble was most known for the pride he held in being a Meadowvale Village resident. On the land between the mill tail race and Willow Lane, he spelled out the name "Meadowvale



Village” in stones painted white which had been taken from the Credit River. This was visible to all people who entered or left the Village along the west side of Old Derry Road. However, his most remembered project was the foot bridge across from his property which went over the tail race to Old Derry Road. Twice this foot bridge had been washed out due to flooding, with the most severe flooding happening during Hurricane Hazel of 1954. The bridge had supposedly floated down the Credit and ended up on the Sanford Farm, where Bill Iverson recognised the bridge and brought it back to Prebble who fixed it up, replaced some necessary parts and reinstalled it in early 1955. Prebble reconfigured the foot bridge to be raised and lowered to endure future floodings of the tail race area. It is believed that the bridge was removed after the Prebbles left the property in the mid 1960s.

The west side and rear of the Prebble property contain the remnants of the Toronto-Guelph radial line, which operated between 1917 and 1932. The radial bridge and tracks were removed in 1936 and the elevated ridge left in place as well as the bridge abutments along the Credit River at the rear of the property. This was a popular, but short lived mode of transportation and was the means by which high school aged students from the Village went to Etobicoke, where the closest high school was situated. The rail line was eventually shut down due to having an extremely high accident record and it became expensive to run.

Description:

This is a full two storey residence with a stucco finish, believed to be of frame construction. The house has a three bay symmetrical façade, the front porch now enclosed. The wood windows are a simple one-over-one design.

The house has gable ends, with half timbering in the gable and a dormer on the front façade with a single window. The house is ‘L’ shaped with an extension to the rear. A single storey addition has been placed on the east façade.

This house is situated on the last property on Willow Lane. On the south side of Willow Lane is the remnant mill tail race. To the west of the property is the Credit River which curves around to the rear of the property. There is a generous open space to the east



of the house. There is a detached garage set back from the house close to the east boundary.

Heritage Attributes:

- The original size, shape, massing and form of the house on the property and its original materials
- Historic association with the Prebble family
- The location of the house relative to Willow Lane, the remnant mill tail race and the Credit River
- The open green space and view of the house from Willow Lane
- The existing railway bed and bridge abutments along the entire west side of the property down to, and including, the Credit River

Statement of Significance:

The property at 1155 Willow Lane has historic significance in its association with the Prebble family and long term relationship to Willow Lane and Meadowvale Village. The house has architectural significance in that it is representative of the local vernacular style in its size, shape, massing, form and materials. It has contextual significance in its location at the terminus of Willow Lane, contribution to the streetscape being highly visible from the roadway and views across an open green yard to the Credit River.



1155 Willow Lane as it appeared in 1990.



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1155 Willow Lane c.1925 – with the tail race from the mill in the foreground.



Foot bridge over the mill tail race in front of 1155 Willow Lane, c. 1950. At the far left of the photo is the remnant abutment for the electric railway. (PAMA)



The radial bridge immediately to the west of 1155 Willow Lane, over the mill tail race to the Credit River, c. 1925. (PAMA)



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Address: Bridge - Old Derry Road at the Credit River

Date of Construction: 1949

Historical Background: A wooden bridge, 110 feet long, was built at this same location by Frank Sibbald in the 1870s. Sibbald used lumber from his steam powered sawmill located on the south side of Old Derry Road approximately where the former gas station sits today. In 1894 the wooden bridge was destroyed by an ice jam and was replaced with an iron bridge. The current bridge was constructed in 1949 and was dedicated by the Premier of Ontario, Thomas Laird Kennedy.

The bridge was refurbished in 2007, a project which included the refacing of the concrete support abutments being refaced. In this application, the original date stamp of the bridge's construction was lost.

Description: The iron structured bridge, spanning the east and west side of the Credit River, on Old Derry Road, was designed in the Pratt truss manner which provided a lighter, but strong bridge. This bridge design was particularly useful in colder climates with heavy winter snow loads. This was the most prevalent bridge design used over short length water courses between 1870 and 1960 throughout



North America. The bridge proved its strength, having survived the power of Hurricane Hazel in 1954.

Heritage Attributes:

- Historic bridge, original materials and Parker Camelback (Pratt) Truss Bridge design
- Original location of the bridge over the Credit River as an entry point into the Village HCD
- Views and vistas both to and from the bridge provide an opportunity to experience the landscape within the Credit River floodplain and the meadow-like conditions which retain a rural character

Statement of Significance:

The bridge at Old Derry Road and the Credit River has historical significance as it is one of a series of bridges that has provided access to Meadowvale Village at this site since the 1870s. The bridge has architectural significance in its original design, style, and materials. The context is significant as it marks the entryway into the Meadowvale Village HCD from the west access on Old Derry Road and provides views and vistas of the Credit River floodplain and rural character.



Second bridge over the Credit River constructed in 1894. Photo: c. 1900 (PAMA)



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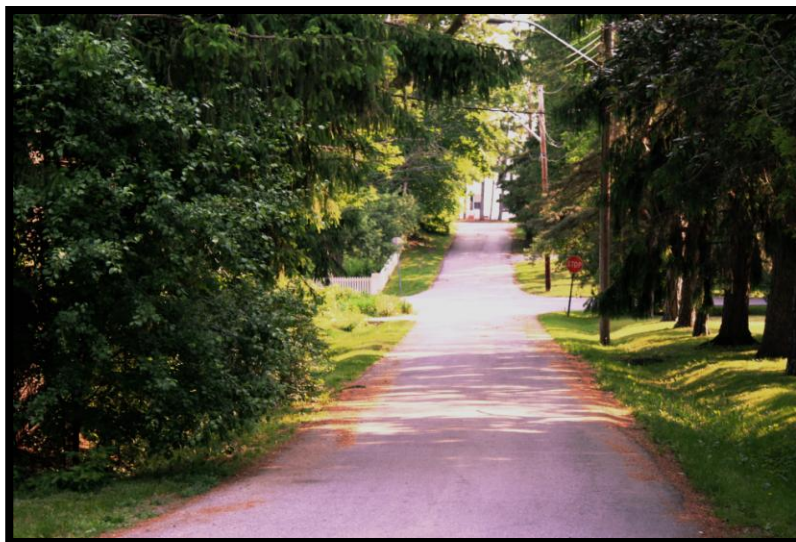


Third bridge constructed in 1949. Photo taken c. 1955. In the refurbishment project of 2007, the concrete support abutments were refaced and the date stamp removed. (PAMA)



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Address: Road right-of-way, Streetscape and Public Realm

Date of Construction: N/A

Historical Background: Since the establishment of the earliest European settlement in Meadowvale Village in 1819, several roadways and public areas have been subject to construction and maintenance. The roads and streetscapes connect the properties and provide for the overall character of a community. The roadways have evolved and changed over time, which is evident when comparing what exists with photographs taken at the turn of the century.

Most of the industrial and commercial development of Meadowvale has disappeared. However much of this former industrial past is the reason Meadowvale has grown through the nineteenth and into the twentieth century. Elements of the industrial past, such as the mill, mill race and tail race, are now part of the public realm and environment.

In 1894, Albert Lambe coordinated and raised the funds necessary to put in the first concrete sidewalk on the south side of Old Derry Road. All of the necessary labour and materials were donated and came from as far away as Streetsville. At the same



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time, the group responsible to putting in the sidewalk also planted trees to create a shaded streetscape.



The first concrete sidewalk was installed on the south side of Old Derry Road in 1894. (PAMA)

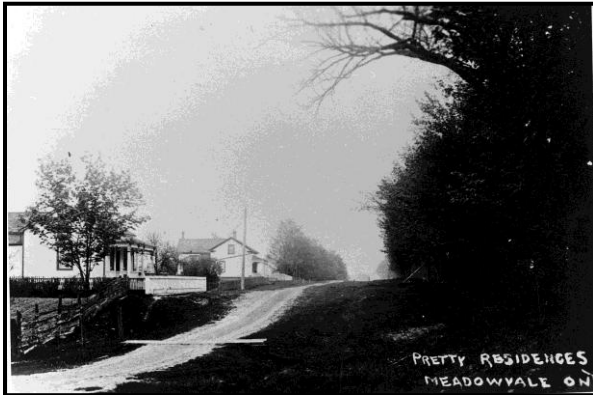
Old Derry Road most likely has experienced the greatest amount of change, as it was the centre of the Village's nineteenth and early twentieth century commercial core. By 1920, Old Derry Road became the major axis for vehicular traffic in and out of the Village. Even the name, "Old Derry Road", is fairly recent. This portion of Derry Road West within the Village became "Old Derry Road" to distinguish it from the Derry Road West by-pass, opened in the mid 1990s to re-direct traffic to the north of the Village.

There was no organized street lighting in Meadowvale Village until December 31, 1963, when standard 'cobra' style light fixtures were introduced. Up to that date, there may have been individual property owners who had lighting by the street outside their residences or business. However, streetlights placed and managed by a public utility, or the City, is a more recent intervention.



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Second Line West – the first house on the left is #7030, followed by #7050, c. 1905 (PAMA)

Description:

The roadways and streetscape of Meadowvale Village vary from one street to another, yet there are general characteristics that apply to all streets. With the exception of Old Derry Road, the paved streets are narrow in comparison to other residential areas of the city. For example there are no curbs or formalized shoulders to the roads on Meadowvale Village's side streets. In most areas of the Village the streets are also lined with mature trees, often forming a canopy from one side of the street to the other. The transition from public to private property is usually blurred in that one does not find fencing or specific demarcation of private property.

The public perception of space and streetscape is essential in maintaining the character of the Village where property owners have a common interest in the streetscape that binds them. These soft elements of the streetscape provide for a very pedestrian friendly environment, which encourages walking, biking, and the use of the roads as a common public space. The overall character is very green with a park-like setting.

Street signage has been kept to a minimum. There are required signs such as street names, speed posting and some directional signage. Village residents have added locally made wooden signs dotted around the community to remind visitors they are in Meadowvale Village.



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Set between Old Derry Road and Willow Lane is the former mill tail race. Today this appears as a naturalized, wet lowland feature. In reality, however, they are the remnants of a constructed tail race which exited from the grist mill which had been situated on the corner of Old Mill Lane and Old Derry Road. The water originally flowed into the mill by way of the mill race that lay to the west side of Old Mill Lane. The mill race was fed by the mill pond further north of the Village which had been dammed on the Credit River close to where the current Derry Road By-pass is situated. Once the mill had utilised this water flow, the water exited the mill via the tail race which flowed under the bridge on Willow Lane and out to the Credit River beyond the properties on this street.

Water still continues to flow down the tail race during the spring thaw or during times of heavy rains. Historically, there have been significant attempts to construct bridges across the tail race to reach Old Derry Road. The most memorable was the Prebble Bridge located on the south side of Willow Lane between the properties now known as 1147 and 1155 Willow Lane. For nearly 50 years, a wooden foot bridge stood here to allow people to cross the tail race. It had been washed out twice in its history, including during Hurricane Hazel in 1954, where it washed up 12 miles south along the Credit River onto farmland. George Prebble, the owner of 1155 Willow Lane, reconstructed the bridge in 1955, this time with a mechanism to allow the bridge to lift and lower in case of high water. This bridge was eventually removed in the



1960s. However, there are still likely some abutments still situated on either side of the tail race to indicate where the bridge stood.

At the end of the tail race, along the west side of 1155 Willow Lane, are the remnants of the Toronto-Guelph Radial Line. This radial line operated between 1917 and 1932. The existing remnants are significant heritage features as they have changed little since the railway was in operation. The original raised rail bed is intact as are the abutments on either side of the Credit River and along the tail race. Even the original telegraph poles that serviced the rail line still stand in the fields on the south side of Old Derry Road. The only features missing are the steel bridge across the tail race and Credit River, plus the rail lines and some wooden ties, which were dug up in 1935 to be used along other rail lines as replacement materials in the region. Therefore, the existing heritage features are a culturally significant remnant of early 20th century railway transportation in Mississauga.

The mill tail race is a very significant historic feature of Meadowvale Village and an important reminder of both the area's history as a milling centre from 1845 to 1954 and as a location of early twentieth century rail transportation from 1917 to 1932.

All these features, both natural and man-made, should be protected and conserved to maintain the cultural and natural heritage attributes of the Village.

Heritage Attributes:

- Narrow paved streets of a rough or macadamized surface appearance
- Green open space uninterrupted from the paved edge of the road through to buildings and structures
- Soft shoulder on the roadways with no curbs or siding (with the exception of Old Derry Road) with green, grassed edges often leading to a shallow ditch
- Street trees on the public right-of-way, supplemented by mature trees and green space on private property
- Wooden utility poles
- Standard 'cobra' design street lighting which acknowledges modern lighting but does not draw attention to itself
- The former mill tail race which runs between Willow Lane and Old Derry Road from the mill ruins out to the Credit River



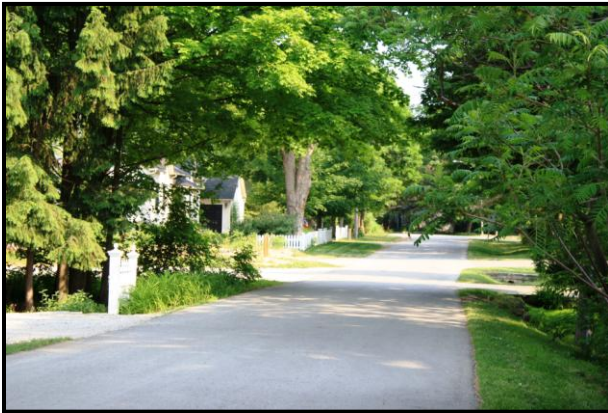
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- The concrete abutments, remnants of the former electric rail line, and its associated berm, north of Old Derry Road, west of the termination of Willow Lane

Statement of Significance:

The public realm, which consists of roadways, creeks, park land and publicly owned lands reflect the development of Meadowvale Village from its early 19th century settlement through its development as a milling centre into the quieter 20th century community of today. The road pattern and lotting has not changed since the survey of 1856, which is reflected in the layout and pattern of its streets and laneways today. The narrow roadways and soft, often undefined shoulder, are a remnant of the Village in an earlier time and significant to its character as a pedestrian friendly environment.



Old Mill Lane, 2012, looking north from Barberry Lane. The narrow paved road surface and generous open green space makes for a pleasant pedestrian friendly environment.



Old Derry Road looking west at the intersection of Second Line West.



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Historic photo of the mill tail race. On the left is 1101 Old Derry Road historically known as Mill Cottage. On the right of the mill tail race is Willow Lane, c. 1900. (PAMA).



The radial line bridge c. 1925 over the mill tail race. Old Derry Road is to the left. (PAMA)



Remaining telegraph poles from the Toronto-Guelph Radial Line.



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The mill tail race as it appeared in 2012.



1125 and 1147 Willow Lane with the mill tail race in the foreground, c. 1900. (PAMA)



The Prebble bridge over the mill tail race in front of #1155 Willow Lane, c. 1950. (PAMA)