

Heritage Advisory Committee

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Meadowvale Village Heritage Conservation District Plan DRAFT



MILL ROAD, MEADOWVALE, ONT

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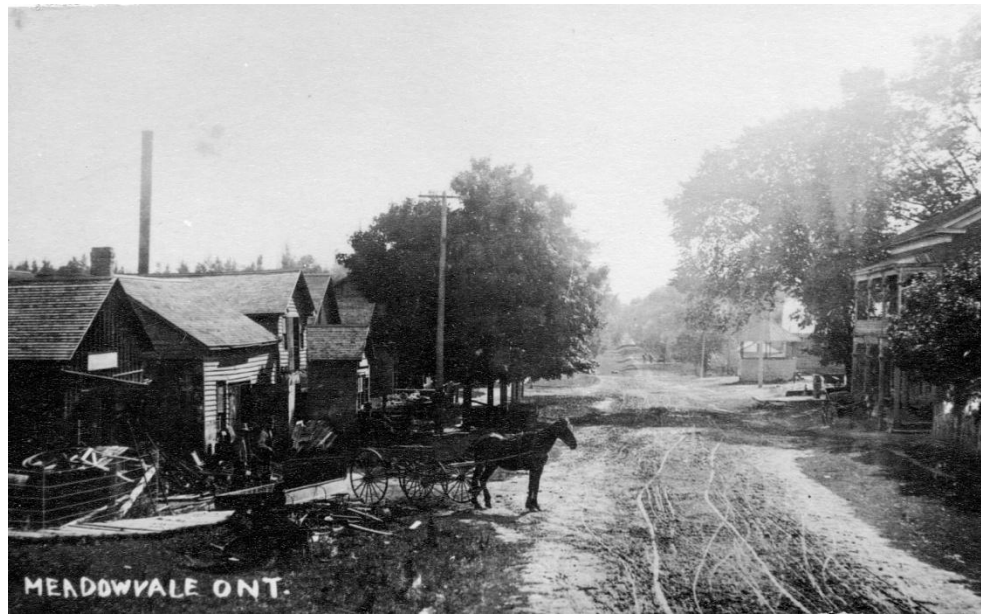


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Preamble

In 1968, the residents of Meadowvale Village began actively seeking ways to protect the Village's cultural heritage values from increasing urban development. By 1977, the City of Mississauga took the initiative to collaborate with the Meadowvale Village community to conserve and protect the Village. As a result of this collaboration, in 1980 the Meadowvale Village Heritage Conservation District (HCD) was the first Ontario Municipal Board approved heritage district of its type in Ontario. For over thirty years, the residents of Meadowvale Village have continued to support the protection and conservation of the Village character and all of its cultural heritage value. As provincial legislation concerning heritage conservation has evolved along with an increased public awareness of conservation principles plus the advancement of professional development in heritage conservation, the original HCD Plan became outdated.

This new document was compiled in a collaborative process with the residents of Meadowvale Village to produce an updated and amended Heritage Conservation District Plan that will serve the community in its goal to conserve its heritage character and attributes.



Old Derry Road, Meadowvale, c. 1900 (PAMA)

MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN, 2013

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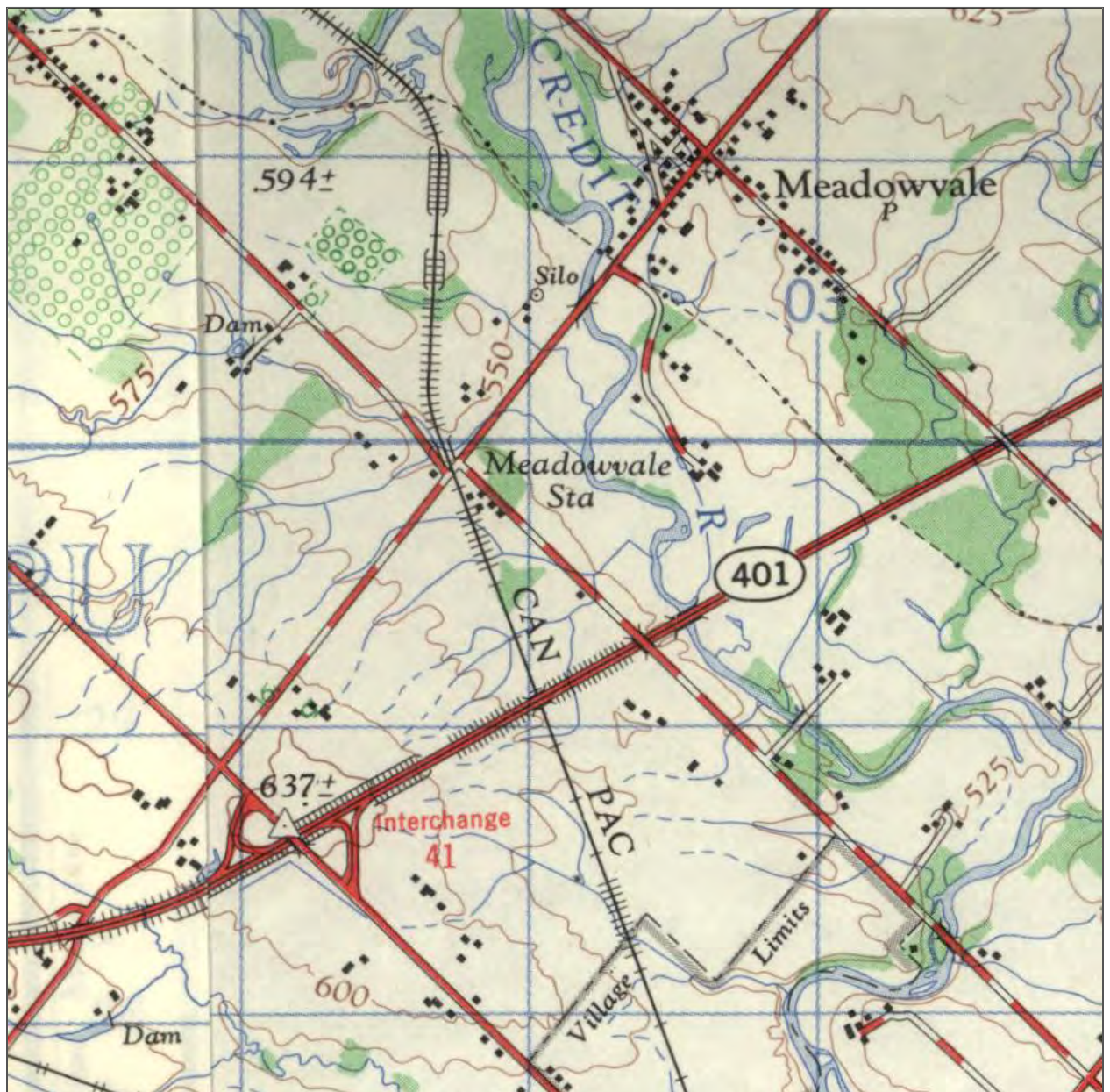
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*Meadowvale Village and area, 1964 (Old Derry Road and Second Line West)
National Topographic Systems Maps 30 M/12*

1. Introduction

A heritage conservation district is a cultural landscape with a defined geographical area, cohesive character comprising historic associations, road and lotting pattern, natural features, building types and styles, setting, open spaces and spatial relationships. A community may recognize the distinct heritage value of a heritage conservation district (HCD) by seeking its protection and conservation through the Ontario Heritage Act. Once a heritage conservation district has been established under by-law, all properties within an HCD are under the same heritage designation.

1.1 Meadowvale Village Heritage Conservation District Plan, By-Law 453-80

In the late 1960s the residents of Meadowvale, a small community located in the north end of the Town of Mississauga, recognized the heritage value of their village and sought ways to protect it from unsympathetic urban development. The residents formed a Residents Association and began the process of seeking methods of heritage conservation. They began to refer to their community as Meadowvale Village, to distinguish it from the new and emerging 1970s development of Meadowvale further to the west.

In March 1975, the Ontario Heritage Act was adopted as the first province wide legislation to protect and preserve cultural heritage property. The Act provided municipalities with the authority to create heritage conservation districts. Meadowvale Village became Ontario's first Ontario Municipal Board approved heritage conservation district under City of Mississauga municipal By-law 453-80.

The Meadowvale Village HCD Plan was created without the benefit of models or examples to build upon. Heritage conservation districts were new to Ontario, but existed in other regions of Canada since the early 1970s¹. For a number of years the Meadowvale Village HCD Plan became a model for other Ontario municipalities to follow. Since that time the number of heritage conservation districts in Ontario has grown to 107 at the time of this report.

1.2 Design Guidelines of 1980 and 2003

The 1980 HCD Plan had very limited heritage conservation principles and guidelines for development within the HCD. Since this time, heritage conservation principles have developed and expanding in Canada thanks to a number of international charters which address the field of heritage conservation. In 2002, the Village residents called upon the City of Mississauga to improve and update the Design Guidelines that existed within the 1980 HCD Plan. A consultant was hired to amend the Design Guidelines. As part of this process, residents of the HCD were consulted through two community meetings. As a result of these meetings, the *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District*

¹ The Gastown/Chinatown Heritage Conservation Area, located in the City of Vancouver's Downtown East side, was designated by the Province of British Columbia in 1971.

was adopted by Mississauga City Council in 2003. This 22 page document provided the Village residents, and perspective buyers into the Village, with an understanding of heritage conservation principles to guide change within the HCD.

1.3 Changes to the Ontario Heritage Act, 2005

In 2005, Amendments were made to the Ontario Heritage Act which allowed for better protection of heritage conservation districts throughout the province. In part, these changes outlined required statements which must be incorporated into an HCD Plan. These include:

- A statement of the objectives to be achieved in designating the area as a heritage conservation district;
- A statement explaining the cultural heritage value or interest of the heritage conservation district;
- A description of the heritage attributes of the heritage conservation district and of properties in the district;
- Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.

1.4 Statement of Objectives

Based on the changes to the Act in 2005, and because the Meadowvale Village HCD Plan is over 30 years old, a revision is required to bring the Plan up to current provincial heritage legislation. There are several objectives to be achieved in revising the HCD Plan and in extending the designation boundary.

- a) The first is to ascertain the existing cultural heritage attributes of the HCD in terms of cultural, built, natural and archaeological features
- b) Through the identification of the cultural heritage attributes, it was determined that the boundary of the HCD should be expanded to incorporate all the lands included in the Bristow Survey of 1856 which have always been intricately linked to the social and economic development of Meadowvale Village
- c) A further objective is to strengthen the current Design Guidelines and Policies. These Guidelines and Policies reflect the current national standards of heritage conservation best practices and will allow the HCD to retain and preserve its identified heritage attributes for further generations to enjoy
- d) An objective is to provide residents with a sense of how the Village has developed over time and, through conservation best practices, provide the guidelines and

- policies for improved stewardship of the cultural landscape around them both in the public and private realms
- e) A final objective is that the HCD Plan will provide a means for managing change in the District for generations to come

1.5 Revised Heritage Conservation District Plan

The comprehensive review of the Meadowvale Village Heritage Conservation District Plan has several enhanced objectives to bring it in line with current heritage legislation and to reflect modern Canadian and international heritage conservation principles. These objectives include:

- Cultural Heritage Assessment of Meadowvale Village and Area
- Legislation and Policy
- Heritage Character Statement and Heritage Attributes
- Implementation
- Design Guidelines
- List of Properties (Statement of Significance and Heritage Attributes for each property)

An in-depth study of the prehistory and history of Meadowvale Village was not included in the 1980 HCD Plan. The revised Plan includes a Cultural Heritage Assessment of Meadowvale Village and Area. This is a comprehensive study of the prehistory, history, natural heritage and the cultural and commercial development of Meadowvale Village.

The Plan also outlines the legislative role of the Ontario Heritage Act and municipal policies which manage heritage conservation decisions. The amendments to the Act in 2005 were significant to heritage conservation districts. The effects of the amendments have been addressed in the Plan.

The current review amends the Design Guidelines into a more comprehensive cultural heritage conservation tool. An HCD is not meant to be static or represent a specific period in time but allow for complimentary managed change to the district's heritage character.

1.6 Study Area Boundary

At the time the 1980 Plan was completed, Meadowvale Village was a small, rural community of several nineteenth and early twentieth century dwellings surrounded by agricultural lands. It was difficult then to predict how those agricultural lands may develop over time, so the boundary for the HCD was placed close to the village core. Thirty years later, the context of the HCD has changed dramatically. Residential subdivision development has encroached on the Village, yet left the remnants of a nineteenth century community highly visible.

Early research into the HCD review determined that the boundary of the HCD should be considered for possible expansion to the northwest and south of the current boundary. The area

to the northwest of the Village, known as the Meadowvale Conservation Area, is a culturally significant area to the development of the Village. This area was included in the Bristow Survey of 1856. The area was surveyed into twenty-two separate lots, likely to be used as small farm lots due to their proximity to the Credit River and because they were larger than the town lots. It was on these lands that the mills and workers' houses once stood and later development saw the creation of Willow Lake, minor wheat farming and the associated recreational area. All of these activities have been lost. Due to an economic downturn, partly because the Credit Valley Railway chose Streetsville instead of Meadowvale as a major stop along the railway, the sale and development of these lots did not happen as planned. The lands are now in the ownership of Credit Valley Conservation. The transition of these lands to what is now a natural heritage area contributes a rich and diverse history to the Village and therefore worthy of protection within the boundary of the heritage conservation district.

To the south of the Village is Old Ridge Park. The history of these lands relates to the earlier agricultural background of the Village. As recent as the 1970s, agricultural buildings stood on this site which is now an open park. Because of the history associated with these lands, and the significance of the ridge topographical feature as a local landmark, it was proposed that the HCD boundary be expanded to include Old Ridge Park.

Through the HCD Plan review process, the Meadowvale Community Association requested that the study area be amended to include seven properties along Second Line West, south from Old Derry Road and the former Gooderham property at the north end of Second Line West. These property owners were notified of the study in March 2013. Research was conducted on each of the proposed properties to determine whether the recommendation to add these properties to the HCD was justified.

*- Note: as it is early in the process more will be written here as the issue develops.
Recommendations will be available in the updated version for the June PDC meeting.*



Fig 1: Meadowvale Village Heritage Conservation District Study Area map
as per By-law 0238-2012.

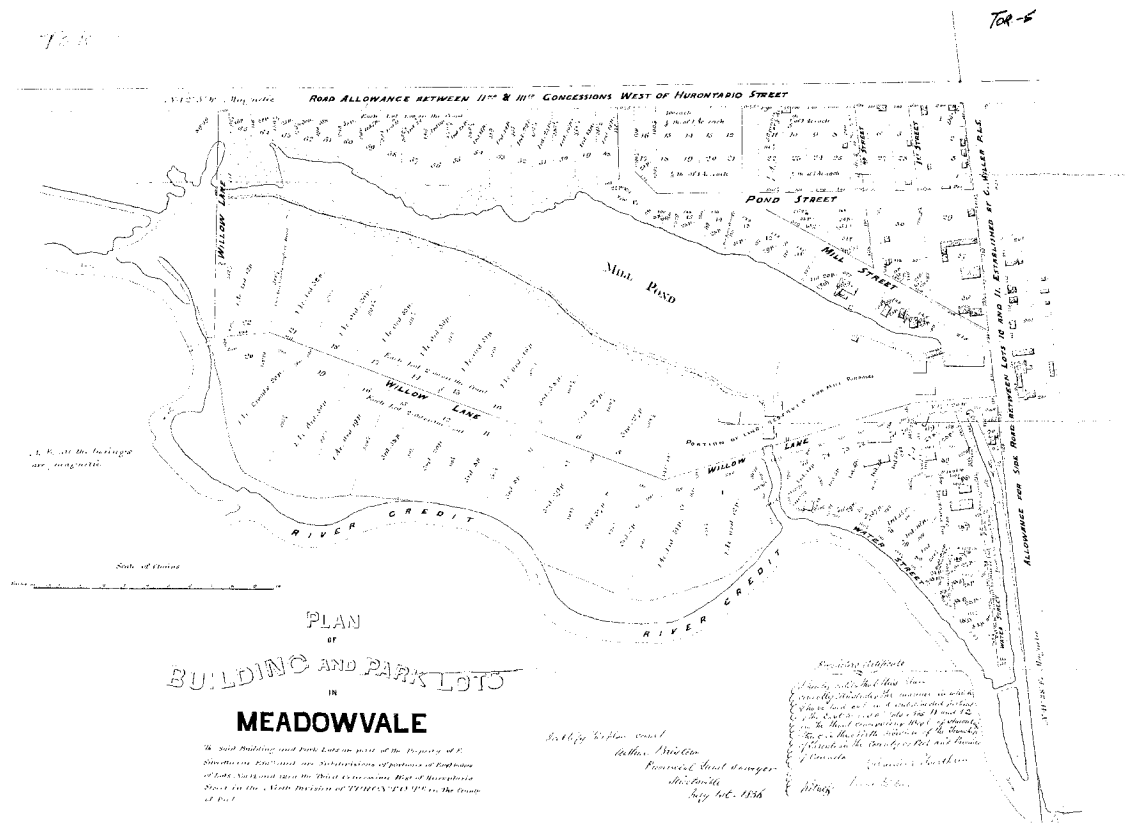


Fig: 2 Bristow Survey of 1856, Region of Peel Archives

1.7 Background Studies

Three background studies were completed as part of the comprehensive review for a revised HCD Plan. Appendix A, “List of Properties”, is part of this Plan and integral to identifying and describing the heritage attributes of the HCD and its properties. Appendix B, “Cultural Heritage Assessment of Meadowvale Village and Area”, is also part of this Plan providing the background and understanding of the prehistory and development of Meadowvale over time. The third study was a Stage I Archaeological Assessment of the study area boundary.

1.7.1 List of Properties

Appendix A, the *List of Properties* is a significant document which identifies the background, history, current description, statement of significance and heritage attributes for each property within the HCD. The document provides the property owner with an overview of the cultural heritage significance of the property and specific heritage attributes that are to be conserved.

This information is essential in the preparation and planning for alterations throughout the HCD and is therefore incorporated into the HCD Plan. You will notice in Section 6, *Design Guidelines and Policies*, a property's heritage attributes are frequently referenced. A property's heritage attributes may change or alter and therefore the *List of Properties* may be updated from time to time. The *List of Properties* can be reviewed in Appendix A.

1.7.2 Cultural Heritage Assessment of Meadowvale Village and Area

In order to protect and conserve character elements of a heritage conservation district it is essential to identify and understand the character defining elements and how they developed over time. The background research into the prehistoric and historic development of the Village was completed through a rigorous research process that did not take place prior to the 1980 HCD Plan. As a result, new information and data was discovered that provides a deeper understanding of the Village and its cultural heritage complexities. This assessment has exposed the many stories, facts and personalities that have shaped the community for the past 200 years. This improved understanding of the heritage conservation district has informed the policies and guidelines to conserve these cultural heritage resources. For this reason the Cultural Heritage Assessment of Meadowvale Village and Area has been adopted as a component of the HCD Plan. Please see Appendix B to view the document.

1.7.3 Stage 1 Archaeological Report

The original 1980 HCD Plan did not take into consideration archaeological resources within the designated HCD or immediate area. The presence of the Credit River allows for the probability there was human occupation of the area for thousands of years and therefore an influence on the prehistoric to historic cultural heritage development of the area. The Stage 1 archaeological assessment of the study area concluded that the entire study area has a high potential for archaeological resources. There are registered, pre-contact Aboriginal archaeological sites within a close proximity to the HCD, but not within the study area. The Euro-Canadian occupation of the area was consistent for over 200 years and has above ground evidence of a past industrial and commercial context which has disappeared. As a result of this study the location of the extant mill ruins has been registered as an archaeological site with the Ministry of Tourism, Culture and Sport.

The archaeological report, combined with the background research into the Village's industrial and commercial history indicate that many former businesses and therefore structures once were prevalent throughout the Village. There is very little remaining of these once thriving businesses and structures. For this reason it is recommended that an archaeological survey be conducted for any development within the HCD that proposes major ground disturbance. The archaeological report is not a component of the HCD Plan.

1.8 Community Engagement

The Meadowvale Village community had been asking for a review of the HCD Plan for several years as a result of several alterations and development pressures in the area. When the funding became available for the City to undertake the review, it became important to engage the community from the beginning of the process. As Meadowvale Village HCD has been in place for over thirty years property owners have a high awareness of the area as an HCD and therefore take an interest in its long term conservation.

Three community meetings, each held at the local Meadowvale Village Hall, took place between May and December, 2012. This phase of the project took the residents through its initial introduction, background research and resulting reports.

The second phase of the review began in January 2013 engaging the local Meadowvale Village HCD Review Committee commenting on the early and conceptual draft Plan. On March 7, 2013 the Design Guidelines and Policies extract of the HCD Plan, along with potential revisions to the City's Official Plan and zoning by-law, were presented to Village residents.

- Note: as the project develops additional material will be added here to cover all of the community meetings and statutory meetings.

1.9 Study Area By-Law and Limitations to Development

The Ontario Heritage Act provides the authority for a municipality to adopt a by-law defining the boundary of a heritage conservation district study area and set limitations on development within that area for the period of one year. The purpose of the by-law was to define the study area, expanded from the 1980 HCD Plan and to prevent inappropriate development while the HCD Plan was being studied and put forward for acceptance. By-law 0238-2012 was enacted by Council on November 28, 2012.

1.10 The Meadowvale Village Heritage Conservation District Plan

The Meadowvale Village Heritage Conservation District Plan is to be read and interpreted in its entirety, including Appendix A, "List of Properties", and Appendix B, "Cultural Heritage Assessment of Meadowvale Village and Area". Both appendices provide a background and understanding of the HCD which lead to the heritage conservation policies of this HCD Plan to preserve and protect the identified cultural heritage attributes within the Village. The City of Mississauga recognizes the cultural heritage value of the Meadowvale Village Heritage Conservation District and therefore supported a review of its HCD Plan and the adoption of a revised Plan in 2013.

The HCD Plan contains an overview of heritage conservation principles, municipal planning context within the City's Official Plan and Strategic Plan, reference material, heritage character

statement, description of heritage attributes, design guidelines and policies and the administrative process for applications to alter a heritage property.

2. Heritage Legislation and Conservation Principles

Municipalities in Ontario have the legislated authority to identify, protect and interpret cultural heritage property. The following is a summary of the principle legislation and heritage conservation documents available to the City of Mississauga. Please note that the following links in Section 2 are current to the date of this HCD Plan's release and may change, or cease to exist, in the future. For updated web links, as required, please contact Heritage Planning.

2.1 Ontario Heritage Act

The Ontario Heritage Act (OHA) came into force on March 5, 1975. The Act provides:

- Municipalities with the authority to protect cultural heritage property
- Provincial government the authority to oversee and regulate archaeological licencing and activities
- A mandate for the Ontario Heritage Trust, a crown agency, and the Conservation Review Board

The OHA received comprehensive amendments, after extensive consultation with the public, in 2005 to:

- Define the role and mandate of the Ontario Heritage Trust
- Outline standards and guidelines for provincial heritage property
- Administer the conservation of property of cultural heritage value or interest with respect to:
 - Definitions
 - Municipal Registers and municipal heritage advisory committees
 - Heritage designation procedures
 - Designation of property of cultural heritage value by the Minister
 - Delegation of authority
 - Building standards by-law specific to heritage property
 - Designation of a study area related to heritage conservation districts
 - Requirement of a District Plan for newly formed or revised HCDs, minimum contents of the Plan, public consultation and requirement of a Heritage Permit
 - Regulations related to archaeological licencing

The amended Act has provided a clearer direction and authority to municipalities so they may conserve and protect property of cultural heritage value. Part V of the Act, "Heritage

Conservation Districts” gives direction and legislative authority to Council to create and administer heritage conservation districts.

A copy of the Ontario Heritage Act can be read on-line by following the link below:

http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm#BK68

2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) was enacted in March 2005 under Section 3 of the Ontario Planning Act. The purpose is to set the direction for matters of provincial interest and regulate the development and use of land. Its policies are to be used in conjunction with local municipal matters of interest.

The PPS related to cultural heritage and archaeology reads:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.”

The Provincial Policy Statement has been under review and is expected to be revised in 2013. The status of the PPS and its review can be followed by visiting the following web link:

<http://www.mah.gov.on.ca/Page1485.aspx>

2.3 Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

This document was initially published in 2003 and recently updated as a second version in 2011. The Standards and Guidelines were written to provide good conservation practices with input from across Canada. The City of Mississauga adopted the Standards and Guidelines in 2009. Mississauga, any many other municipalities, use this document as a guide to decision-making related to heritage conservation. When the document was revised in 2011, a section on historic districts and cultural landscapes was added to support this specific topic. The Standards and Guidelines provides a foundation for general heritage conservation principles, integrating all aspects of cultural heritage from cultural heritage landscapes, buildings, engineering works and archaeology.

The following is a link to the current version of the Standards and Guidelines document:

<http://www.pc.gc.ca/eng/progs/rc/p-rc/p-rc/standards.aspx>

2.4 Ministry of Culture, Tourism and Sport – Ontario Heritage Tool Kit

The Province published in 2006 a series of heritage related guides to assist in understanding the heritage conservation process in Ontario. The Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act, is meant to be a guide to establishing and HCD, contents of a HCD Plan and HCD management. The Ontario Heritage Tool Kit can be read on-line: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

2.5 Ontario Heritage Trust – Resources

The Ontario Heritage Trust is an agency of the Ministry of Culture, Tourism and Sport, mandated through the Ontario Heritage Act to conserve and interpret natural and cultural heritage of provincial interest and to maintain a Register of all designated properties (both HCDs and individual property designations) within Ontario. The Ontario Heritage Act Register contains a great deal of information related to heritage designations. From this data base the Trust has compiled statistics and examples of best practice related to heritage conservation districts from across Ontario. For further information please visit the Trust's web site: <http://www.heritagetrust.on.ca/Conservation/Ontario-Heritage-Conservation-Districts/Resources.aspx>

3. City of Mississauga Planning Policy and Context

The conservation of cultural heritage resources is a responsibility of the municipality within a planning and policy development context. There are a number of administrative regulations and guidelines that provide direction in the decision making process to ensure the conservation of our cultural heritage resources. These include:

3.1 Official Plan



The City of Mississauga Official Plan provides the basis for detailed land use, best use of land, services, community improvement, and sets the context for the review and approval of development applications for future land use and growth. In addition to a city wide policy framework it addresses specific topics such as policies related to the conservation and planning of cultural heritage resources. Policies in the Official Plan will be complimentary to and support the policies of the Meadowvale Village HCD Plan.

Section 7, Complete Communities, under sub-section 7.4 is entitled, “Heritage Planning”. This section of the Official Plan is specific to the identification and conservation of heritage resources under the following headings:

- Cultural Heritage Resources
- Cultural Heritage Properties
- Heritage Conservation Districts
- Archaeological Resources
- Archaeological Protection Areas

Section 16, Neighbourhoods, has policies specific to Meadowvale Village. These policies are to be read and integrated with other general policies and heritage related policies found throughout the Official Plan.

These policies appear wherever it is appropriate, such as those related to urban design, direct growth and value of the environment.

Recommendations to amend the Official Plan policies related to cultural heritage have been made through the HCD review process. The recommended amendments were:

- Change the term Heritage Impact Statement to Heritage Impact Assessment
- Add the requirement for the City to request a letter from the Province with regard to clearance of archaeological assessment

- Add an introduction to Section 16.17, Meadowvale Village

The following is a link to the City's Official Plan:

<http://www.mississauga.ca/portal/residents/mississaugaofficialplan>

3.2 Zoning

The City's Official Plan sets out general land use policies for the city. The zoning of an area is specific to its geographical location. In the case of Meadowvale Village, the zoning reflects the historical development of the Village and its land use has changed very little over time.

The zoning by-law provides a series of detailed maps that indicate permitted uses (e.g. residential or commercial) for each zone. A zoning by-law implements the policies found in the city's Official Plan. Land use must be consistent with the policies of the Official Plan and only considerations for rezoning, or the request to change a zoning requirement, will be made if the request conforms to the Official Plan, Provincial Policy Statement and the Planning Act.

A citizens' guide to zoning by-laws can be found at the Ontario Ministry of Municipal Affairs and Housing:

<http://www.mah.gov.on.ca/Page1758.aspx>

The following is a link to the City's Zoning By-law:

<http://www.mississauga.ca/portal/residents/paperless>

The Meadowvale Village HCD Plan Review considered the existing zoning requirements and has made recommendation to improve the zoning to be compatible with the heritage conservation policies and support the HCD Plan. The HCD area would be rezoned to allow for the existing building and property conditions. An alteration to a property would require a variance to the zoning.

3.3 Culture Master Plan 2009

The City of Mississauga adopted its first Culture Master Plan in June, 2009. The Plan was a result of a comprehensive consultation process with the citizens of Mississauga to acknowledge the role of culture in the City's past and provide a planned future to see Mississauga as a culturally significant city.

The Culture Master Plan had several goals, one of which was to develop arts, culture and heritage resources by making them accessible and relevant to neighbourhoods and communities.

A need was identified to build awareness of our cultural heritage resources by strengthening policies, promotion and digital technologies. Heritage planning became part of the Culture Division as a result of the Culture Master Plan, whereby the conservation of our cultural heritage resources could be delivered within a wider cultural lens.

The Culture Master Plan can be viewed in its entirety:

<http://www.mississauga.ca/portal/discover/artsmasterplan>

3.4 Strategic Plan

Two of the five principles of the City's Strategic Plan are found within a heritage conservation district, such as Meadowvale Village. The "Completing Our Neighbourhoods" pillar contains many of the elements of a valued neighbourhood: pedestrian friendly, offers recreational opportunities, public spaces and parks and sustain a village atmosphere. The "Living Green" pillar is addressed by the HCD's integration with the natural environment being associated with the Credit River, Meadowvale Conservation Area, green space within the Village, and Old Ridge Park. The City's commitment to protecting and conserving Meadowvale Village as an HCD illustrates how the Strategic Plan continues to meet its objectives.

The Strategic Plan can be viewed in its entirety:

http://www.mississauga.ca/file/COM/StrategicPlan_Web_04_22_2009.pdf

3.5 Tree Permit/ Private Tree Protection By-law

The removal and replacement of trees on private property is subject to the Private Tree Protection By-law 0254-2012. The retention of trees within the Village HCD is essential to its heritage character and sense of place. Please review the by-law to be familiar with its rules and regulations:

http://www5.mississauga.ca/rec&parks/websites/parks/pdfs/TreeBylaw_overview.pdf

3.6 Conflict with Regulations and Authority

If a conflict arises between one or more policies or regulations, the policies of an HCD Plan prevail over other legislation and municipal by-law.

The Ontario Heritage Act, Section 4.(2) , states:

Consistency with heritage conservation district plan

41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.

(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31

4. Heritage Character Statement and Heritage Attributes

4.1 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 was reviewed from 2012-2013. This comprehensive review proposed an enlarged boundary study area 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 were also considered in the 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 large diameter 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 large diameter trees and open landscaped areas that provide a generous spacing around buildings and frame residential lots. The character of the Village is defined by the narrow roads, large

diameter trees, open landscape areas 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 large diameter 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 landscape areas 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.

4.2 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 shoulders, large diameter trees and a visual relationship which 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
- 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

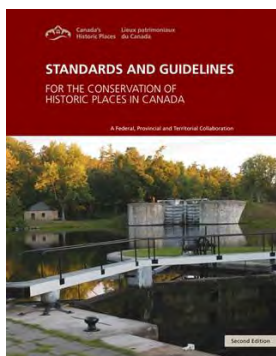
Statements of significance and heritage attributes for each property in the HCD have been provided in Appendix A, *List of Properties*. Please refer to the *List of Properties* for information on a particular property within the HCD.

5. Implementation of the HCD Plan

The success of a heritage conservation district may be measured by the amount of original property conserved, sympathetic alterations and monitored limits to development. These successes come with a municipal level of administration and review to ensure the heritage conservation principles and policies are consistent with the HCD Plan. In order to administer a heritage conservation district, each property owner must follow an administrative process to seek permission for property alterations. It is the owners' responsibility to comply with the regulations under the Ontario Heritage Act and as implemented in this HCD Plan.

A heritage permit is assessed with the goal to conserve the cultural heritage attributes of a property and the general character of the heritage conservation district. The heritage attributes, as described in the Ontario Heritage Act are "...the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." (*Ontario Heritage Act, Definitions 1.*) A full list of the general HCD heritage attributes, and those of each individual property, are outlined in Appendix A, *List of Properties*.

The policies of this HCD Plan, the City's Official Plan, zoning requirements and other related by-laws, as well as other directives related to heritage conservation, such as the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, will be used in the assessment, review and recommendations related to all applications for property alterations.



5.1 Heritage Property Permits

Under the Ontario Heritage Act, a permit is required for any alteration of a property within a heritage conservation district in accordance with Section 42 of the Ontario Heritage Act:

42. (1) *No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).*

Exception

(2) *Despite subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations or classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1). 2005, c. 6, s. 32 (1).*

Regardless of whether you require any other municipal permit such as a Building Permit, swimming pool permit, Site Plan Application, or meet zoning requirements, you will always require a Heritage Property Permit for any property alterations within the HCD.

In the City of Mississauga, a permit to alter a property within a heritage conservation district is called a Heritage Property Permit. Please contact Heritage Planning staff for any alteration inquiries to your property, as well as Planning and Building Department staff to determine if any other permits or applications are required.

Council, or its designate, may, upon receipt of a Heritage Property Permit application, request additional information as required in accordance with the Ontario Heritage Act and the City's Official Plan policies. It is not unusual for the City to request a heritage impact assessment, or other studies, on alterations that may have an impact on the subject property or adjacent properties. Please review Section 6, *Design Guidelines and Policies*, of this HCD Plan for details related to property alterations which require a Heritage Property Permit. A heritage impact assessment is an essential first step on larger projects to determine how a project may develop. The requirements for a heritage impact assessment may be found on the City's Heritage Planning web page:

www.mississauga.ca/heritageplanning

The following are examples of property alterations requiring a Heritage Property Permit. As the following is not an exhaustive list, please contact Heritage Planning staff for more information:

- Alteration to the exterior of the built form of a structure or feature
- The change of roofing materials
- The repair, replacement, removal or addition of a chimney
- Alteration, including repairs to the exterior finish or cladding of a structure
- The repair or replacement of windows
- The replacement or addition of skylights
- The repair, replacement or addition of storm doors and windows
- The removal and replacement of an exterior front façade door
- The reconstruction, or addition of architectural details such as porches, exterior wood trim or canopies
- The removal, reconstruction or addition of a dormer
- The repair or replacement of a building foundation
- The repair, removal, replacement or addition of an outbuilding
- The alteration of property, including the landscape of both public and private open space
- The resurfacing, alteration or addition of a driveway
- The addition of a pergola or similar landscape feature
- The addition of a swimming pool or similar water feature

- Proposal for an addition or new construction of any kind

For a list of **exemptions** not requiring a Heritage Property Permit please see Section 6, “Design Guidelines and Policies”, of this HCD Plan.

5.2 Heritage Property Permit Process

When considering an alteration, the property owner, as a steward of the property, is responsible to adhere to the policies of this HCD Plan and related policies of the City. An applicant is encouraged to discuss an alteration with City staff long before making an application. The applicant must keep City staff informed and revise an application as required while they work through the process. Heritage Planning staff require a completed application, including a recommendation from the Meadowvale Village Heritage Conservation District Review Committee, approximately six weeks in advance of the desired Heritage Advisory Committee meeting to get the application onto that agenda. This allows Heritage Planning staff the required time, as mandated by the City Clerk’s Office, to write a report and seek administrative approvals before the application can proceed to the Heritage Advisory Committee and Council for review and final approval. Alteration work is **not** permitted to begin on a property within the HCD until Council, or its delegated authority, has given approval with or without specified conditions.

5.2.1 Application Process:

1. Applicant should review the heritage attributes of the subject property (Appendix A) to ensure the heritage attributes are conserved and unaffected by the proposal
2. Applicant discusses proposal with both Heritage Planning and Planning & Building staff to determine what permits are required and what information or reports, such as a Heritage Impact Assessment, Conservation Plan, or an Archaeological Assessment, is required to support the application.
3. If a Heritage Impact Assessment, or other reports, is required, a qualified and accredited professional with demonstrated experience in the field of heritage conservation must be secured. This report must be accepted as being complete by Heritage Planning staff before proceeding with the application which may influence the design and direction of the application.
4. Consult with an architect and/or contractors, with demonstrated experience in the field of heritage conservation, to determine the preliminary proposal.
5. Meet with the Meadowvale Village Heritage Conservation District Review Committee to discuss the proposal. A meeting to discuss a preliminary proposal is recommended, not required, to keep design costs down.
6. Finalise the proposal and consult with the Meadowvale Village Heritage Conservation District Review Committee. This process may take several meetings to reach an agreement.
7. Meadowvale Village Heritage Conservation District Review Committee issues correspondence to Heritage Planning staff and the Heritage Advisory Committee with a recommendation.

8. Once plans are finalised and supporting documentation is complete, submit these plans with a completed Heritage Property Permit application to City Heritage Planning staff.
9. Once the application is considered complete and accepted, Heritage Planning staff makes a recommendation to the Heritage Advisory Committee for either full approval, approval with conditions, or a refusal.
10. Heritage Advisory Committee considers the application and makes a recommendation to Council.
11. Council, or its designate, has 90 days to reply from the time the application is considered complete, or the request is deemed approved, in accordance with Ontario Heritage Act.

5.2.2 Delegated Authority

In order to assist with the Heritage Property Permit process, City Council has provided delegated authority, By-law 215-07, to the Director, Culture Division, Community Services, to grant consent and approval for alterations within the HCD. Applications to alter are reviewed by the Director, Culture Division, once they have been recommended for approval by the City's Heritage Advisory Committee. It is a requirement under the terms of the Ontario Heritage Act that the City's Heritage Advisory Committee be consulted on all applications to alter a property. Should the Heritage Advisory Committee not agree with a recommendation to approve an application, the matter will be referred to Council for a decision. At each stage the property owner is encouraged to attend meetings of the Meadowvale Village Heritage Conservation District Review Committee and Heritage Advisory Committee. The opportunity to speak to an issue or application may also be possible at General Committee and Council.

The By-law also provides that the Director or his/her delegate may request additional information as may be deemed necessary to complete the application to alter. The Director does not have the authority to refuse an application, but must refer a refusal to Council for a decision. Requests for demolition must go through the full review and report process to the Heritage Advisory Committee, including a recommendation to Council.

5.2.3 Building Permits

A property owner is responsible for applying to and securing a building permit for certain types of projects as outlined in the Ontario Building Code and policies of the City. It is essential that the property owner speak directly to the Planning and Building Department as to the requirements and building permit process. Acquiring a Heritage Property Permit does not exempt a property owner from seeking all other required levels of approval. It is the responsibility of the property owner to investigate all permit requirements.

5.2.4 Site Plan Process

Some projects may require a property owner to apply through the Site Plan Application process in seeking permission for alterations. These types of projects are usually larger in scale. These projects include new construction such as garages, additions to existing dwellings or, in rare

cases, a new dwelling. It is the property owner's responsibility to discuss the project with the Planning and Building Department to determine if a Site Plan Application is necessary and to follow the process as outlined. A Heritage Property Permit will be required as a condition of Site Plan Application approval.

5.2.5 Appeal Process

Should Council refuse an application for a Heritage Property Permit or set conditions to which the property owner does not agree, the owner may appeal to the Ontario Municipal Board as stated in the Ontario Heritage Act. A decision by the Ontario Municipal Board is final.

5.3 Meadowvale Village Heritage Conservation District Review Committee

The local Review Committee is a sub-committee of the City's Heritage Advisory Committee. Appointments to the Review Committee, like the Heritage Advisory Committee, are approved by Council for the length of its term, with appointments every four years. The purpose of the Review Committee is to have local Village residents who are familiar with the application to alter process and relevance of the HCD Plan, guide applicants through the Heritage Property Permit process. The Review Committee acts as a service and resource to local residents to advise in the early planning stage. They work with Heritage Planning staff to assist residents in the application process. The Review Committee is not a decision making body, but presents recommendations to the City's Heritage Advisory Committee.

Meetings of the Review Committee with an applicant are encouraged to take place in the Village. It is helpful for the applicant to provide access to the subject property whereby the on-site conditions can be discussed for a full understanding of the property's heritage attributes and the owner's intentions to alter.

5.4 Enforcement, Ontario Heritage Act and Building Standards By-law

The Ontario Heritage Act provides a municipality, where a Building Standards By-law has been adopted by Council, the authority to:

- (a) prescribe minimum standards for the maintenance of the heritage attributes of property situated in a heritage conservation district designated under this Part; and*
- (b) require property that is situated in a heritage conservation district designated under this Part and that does not comply with the standards to be repaired and maintained to conform with the standards. 2005, c. 6, s. 34. (OHA, Section 45.1)*

The City of Mississauga has adopted minimum heritage property requirements within its Property Standard By-law. Please visit the following web link for further information:

<http://www.mississauga.ca/file/COM/propertystandardsheritage.pdf>

5.5 HCD Incentives

In recognition of the care and management of a heritage property the City of Mississauga provides incentives. The City may, from time to time, offer educational seminars and/or workshops for property owners to learn and understand how to care for cultural heritage property. Heritage Planning staff maintain a database of useful information which is available upon request.

A property owner may request an individual plaque for their property to recognize its particular historic value. Please consult with Heritage Planning staff to determine the availability, naming, text, design and installation of a plaque.

The City of Mississauga offers matching grants for the conservation, repair and/or restoration of property designated under the Ontario Heritage Act. Grants from \$500 to \$5000 are available to eligible work pertaining to heritage attributes. Grants from \$500 to \$10,000 are available for structural work. Funding is limited and allotted once per calendar year. Projects must commence subsequent to the application submission and be complete by early fall of the same year.

Please refer to the City's web page for updated information on Heritage Grants:

<http://www.mississauga.ca/portal/residents/heritagegrants>

6. Design Guidelines and Policies

6.1 Introduction

All properties within the Meadowvale Village HCD contribute to the character and cultural landscape attributes as described in the HCD statement of cultural heritage value or interest and description of heritage attributes. (Refer to Section 4, *Heritage Character and Heritage Statements*, of this HCD Plan.)

Although some properties were developed in the late 20th century, they blend in their size, set-back, shape, form and materials with those of an earlier time. There are no properties that would be deemed incompatible. In this regard, every property contributes to the overall character of the HCD.

The policies and guidelines found in this Plan are to be applied to new applications for property alterations within the HCD as of the date of passing of the By-law adopting this HCD Plan. There is no implied priority in the order in which the policies appear.

In order to meet the objectives of this Plan in the heritage conservation of the HCD, the following characteristics, not restricted to the list below, must be conserved:

- Narrow rural-like roads
- Few sidewalks or curbs
- Minimal street signage
- Varied set-back of built form
- Varied lot size reflecting the retention of an established mid nineteenth century lotting pattern
- Small buildings of a modest scale and design on large lots
- Retention of all heritage attributes within the HCD and those listed for each individual property
- Varied, open relationship from one property to another
- Transparent, or open, views from the streetscape to buildings
- Numerous large diameter trees throughout the Village
- Retention of the original topography
- Mill remnants (foundations, earthworks, former water-ways)

- Modest residential landscaping of a rural character

Meadowvale Village HCD is a cultural heritage resource which belongs to the people of Mississauga and therefore is considered important to all citizens beyond those who reside in the Village. The property owners are stewards of both the land and its heritage resources for future generations to enjoy and utilise. Residents must respect the identified heritage attributes and be part of a holistic community effort by accepting their responsibility of heritage conservation. Understanding the cultural heritage values of the Village is essential in order to protect and conserve its heritage attributes. Alterations to a property, proposed to suit a particular owner for a short term, are not in the best interest of the long term heritage conservation of the Village.

Meadowvale Village, as a community, as well as each property within the Village, has a particular role. Spatial relationships of one property to the next define the heritage value of a place. A change or alteration to one property may have an effect on one or more properties. Context becomes extremely important within a heritage conservation district whereby a holistic approach and appreciation for the community is necessary for its future planning and development.

One of the most important aspects of heritage conservation is regular maintenance. All properties, regardless of its age, require regular maintenance to conserve its attributes. Good stewardship of a property includes seasonal review and updating when required in a manner that is in keeping with the context of the property's heritage attributes and values. Taking action early in the maintenance process may conserve more of the original fabric of a structure or property and hopefully reduce the need for larger and expensive rehabilitation costs at a later date. "No or low maintenance" materials, such as vinyl siding and aluminum siding, soffits, windows, etc. have a limited life span and when that time is finished, it must be removed and replaced. The use of original materials can be life-long with routine maintenance.

For the purpose of seeking a Heritage Property permit and appropriate approvals it is important to distinguish between maintenance and repair. Regular maintenance, which is minor in nature and is done to prevent deterioration, removal or replacement, will not require a heritage permit. For example maintenance may include the cleaning of gutters and eaves troughs, grass cutting, keeping vegetation away from a building to allow air circulation, or painting of wood surfaces. Repairs are more invasive and usually involve an alteration of some kind, such as replacement of materials or a necessary change in materials and design, which would require a Heritage Property Permit. It is recommended that you consult Heritage Planning staff to clarify whether or not a Heritage Property Permit is required.

Property owners are reminded of provisions in the City's Property Standards By-law with reference to specific requirements for designated heritage properties. The By-law may be reviewed on the City's web site:

<http://www.mississauga.ca/file/COM/propertystandardsheritage.pdf>

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, defines three levels of heritage conservation. It is important to define, before a project has begun, which level of conservation is most appropriate:

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.²

The intent to create an element, which did not previously exist as a heritage attribute, is not heritage conservation. Fabricating historic elements, for purely aesthetic purposes and as a romanticised vision of the past, devalues the true cultural heritage fabric and sense of place.

6.2 Architecture and Built form

The more obvious and common heritage attributes within a heritage conservation district are the built form. In addition, the setting of a structure, plus how it relates to a site and to neighbouring properties, is integral to the principle of heritage conservation. The existing built form may include, but is not limited to, buildings, structures, bridges, and built landscape features.

Meadowvale developed in the nineteenth century as a small milling community with an industrial and commercial base, displaying a distinct rural village character and using local building materials. For the most part, the architecture in the Village was of a modest construction known as local vernacular architecture.

Stacked plank on plank construction is prevalent in the Village and has a significant cultural heritage value as a material resource and its direct link to the history of the Village as a lumber and milling centre. Due to the abundance of lumber found in Meadowvale in the nineteenth century, and because of the modest milling incomes, brick structures were not prevalent in the area. In addition, there may not have been an abundance of local clay to fabricate bricks locally. As a result, the majority of traditional building forms in the Village were wood frame structures or stacked plank on plank construction. Because of the limited presence of brick structures in the Village, new residential and commercial brick construction would not be compatible with its heritage character and will not be supported. On public lands it may be documented to comply with health and safety issues, such as a washroom facility in the CVC lands within the HCD

² Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

boundary area, so long as the style, shape and form is compatible with the Village's cultural heritage attributes.

The prevalence of wood construction meant exterior finishes were traditionally wood siding or rough cast stucco. The most common roofing material would have been wood shingles.

Building foundations were often shallow and constructed of local fieldstone. It is observed that the entry level of many structures within the Village is at grade. It is understood that existing foundations may require future maintenance and/or replacement. However the relationship of the first floor living space to the ground level must be maintained to retain the structure's historical context to its location. Therefore, the raising of a building will not be allowed because doing so places that building out of its historical context in terms of its elevation and relationship to the landscape/streetscape of adjacent properties.

The interior of buildings within an HCD do not fall under heritage designation and, thus, will not require a Heritage Property Permit.

Because of the retention of these structures, the conservation of the built forms within the HCD will include the following policies:

- Willful demolition or removal of structures within the HCD will not be allowed
- Structures of stacked plank on plank construction are a distinct resource that will be conserved
- The introduction of new brick structures will not be supported
- The historic relationship to a building's original ground level living space to its ground level grade will be conserved
- The moving of extant structures will not be allowed
- All properties must be assessed on their own merit, history, location and immediate context
- A Heritage Property Permit will be required for any exterior alterations to the built form (please see list of exemptions, Section 6.6 of this Plan)

6.3 Alterations to Property and Extant Structures

An alteration or change to a property's exterior may not require a building permit, but a Heritage Property Permit will be required for any alterations, unless it is on the list of exemptions.

Always consult with Heritage Planning staff before beginning a project to ensure you are in compliance. It is important to refer to the *List of Properties* (Appendix A) for the Statement of Significance and listed heritage attributes for each property. Some properties in the Village have more archaeological potential than others based on former land use knowledge. Areas where there were known activities, such as a former business or industry, would have high archaeological potential.

Although every property contributes to the Village character, some do have distinct heritage value due to their age, type of construction, materials, or associated historic value. The goal of the "Design Guidelines and Policies" will be to ensure these properties, and the structures thereon, are protected and conserved.

The following policies will apply:

- The heritage attributes of each property within the HCD will be conserved
- Previous work, or alterations, that have become over time a heritage attribute will be conserved
- Buildings and structures are not to be moved and must remain in-situ
- The demolition of structures within the HCD will not be permitted
- Studies such as, but not exclusive to, a heritage impact assessment, arborists report or structural engineering report, may be required for approval to alter a property
- The restoration, rehabilitation or renovation of a property will require a conservation plan
- Alterations of a property, which may include a disturbance below grade, may require a Stage 1 archaeological assessment if the property yields a high archaeological potential
- An approved Heritage Property Permit will be required prior to starting exterior alterations to a property within the HCD

If you are considering an alteration to your property, the following are questions you should consider. This is not an exhaustive list, so please contact Heritage Planning staff for more information and consultation.

- Does it affect the heritage attributes?
- Does it restore a lost feature?

- Are the heritage professionals and/or materials available to carry-out the proposed alteration?
- Have you considered more than one option to accomplish your alteration goals?
- Is the timeline reasonable? For example, have you taken into consideration weather and time to complete the project?
- Does the alteration affect the streetscape and therefore character of this property and others?
- Are there any restrictions on your property which may prohibit development, such as floodplain control, set-backs, height, tree removal, or compromise of a heritage attribute?
- Does the alteration potentially alter the topography, such as adding a pool or landscaping? These alterations require a Heritage Property Permit.
- Have you contacted all required authorities for appropriate approvals? For example, these may include Planning and Building, Forestry, Transportation and Works or the Credit Valley Conservation and Region of Peel, etc.
- Is there a distinct transition from original building to the proposed addition?
- Does the project adversely affect any large diameter tree or vegetation growth? If so, a tree permit/permission and associated securities to ensure the replacement of the tree may be required

A Heritage Property Permit must be approved prior to starting the alteration of a property or structure within the HCD.

6.3.1 Roofing

Roofing materials must be replaced from time to time as they do weather and fail. All Village buildings in the nineteenth century would have had wood shingles. Wood ‘shakes’, compared to shingles, are a heavier and rough cut material used traditionally for outbuildings, barns, etc. Most wood shingles and shakes have been replaced over time with more modern asphalt shingles. There is no current evidence or historical documentation that roofing materials, other than wood shingles, were used in the Village.

The following polices will apply:

- The retention of original roof form, pitch, shape and angle must be maintained

- Asphalt shingles, where existing, will be permitted. Colours must be dark grey, variegated black or dark brown
- Light colours or unusual coloured shingles will not be permitted
- Roofing materials such as metal, synthetic wood shingle, synthetic slate, clay tile or any other form will not be permitted
- Wood shingles on nineteenth century or early twentieth century structures will be encouraged
- Roof vents must conform to a compatible size, shape and form to minimise their appearance and be of a complimentary colour to the roof materials
- A change in roofing materials will require a Heritage Property Permit

6.3.2 Solar Panels:

Heritage conservation, moving forward into the twenty-first century and beyond, will be looking for ways to increase environmental sustainability while trying to reduce a built structure's carbon footprint on the environment. One way homeowners may seek to reduce this carbon foot print and increase sustainability is by installing solar panels to their home's roof structure.

Solar panels help promote sustainability. However, adding solar panels to historic properties can have a significant impact on the character and visual qualities that convey a property's cultural heritage significance. Solar panel installations should not become prominent new elements that detract from the character-defining features of a building or landscape.

Where ever possible, solar panels must be installed in such a way that the roof structure can support the weight of several panels and they should not be visible from either the streetscape or public realm. Please refer to the documents below in the footnote³ for further information about the use of solar panels on heritage properties.

The following policies will apply:

- Solar panels will be approved if they do not adversely affect the heritage attributes of the property
- A Heritage Property Permit will be required for installing solar panels on a property

³ US. Department of Energy, Installing Solar Panels on Historic Buildings: A Survey of the Regulatory Environment, August 2012. http://ncsc.ncsu.edu/wp-content/uploads/Installing-Solar-Panels-on-Historic-Buildings_FINAL_2012.pdf or The City of Hobart (Tasmania) Design Guidelines for Installing Solar Panels: [http://www.hobartcity.com.au/Environment/Energy_Efficiency_Guidelines_and_Incentives/Heritage_and_Solar Technology Guidelines](http://www.hobartcity.com.au/Environment/Energy_Efficiency_Guidelines_and_Incentives/Heritage_and_Solar_Technology_Guidelines)

6.3.3 Chimneys

All nineteenth century and early twentieth century residential properties had a chimney which was essential for interior heating and as well as most cooking systems. Although modern heating and cooking systems do not require the need for a chimney, the presence of chimneys throughout the HCD adds greatly to the overall heritage character of the Village.

The following policies will apply:

- Original chimneys are to be retained and conserved in situ
- New chimneys will be designed in a traditional manner which respects the scale, design and materials of the building
- The introduction of a metal chimney may be acceptable if it is out of view from the streetscape
- New heating vents will, where possible, be located away from the front façade of a structure, or from the street view, and coloured to be as inconspicuous as possible
- The repair, replacement, removal or addition of a chimney will require a Heritage Property Permit

6.3.4 Exterior Cladding

The majority of nineteenth century buildings in the village were modest in nature and used local materials from the saw mills. Many residential buildings tended to be stacked plank on plank construction with a stucco finish, or wood frame clad in wood siding. Exterior painting of wood structures and details on a regular basis (eight to ten years) will conserve the wood and provide a longer life to the materials.

There were very few brick structures built in the Village. Brick structures may not be painted. The only exceptions to this policy are for the former Gooderham Estate located at 929 Old Derry Road and the former Commercial Hotel at 1051 Old Derry Road, which were both painted many years ago. The painting of a brick building can contribute to the deterioration, over time, of the bricks' strength and integrity.

The commercial garage (the former gas station) located at 1050 Old Derry Road is a unique structure to the HCD for it is the only building in the Village where the front and side facades are finished with enamelled panels. This type of siding was very typical of garages from the 1940s and 1950s and this structure is believed to be one of only two remaining structures to retain its enamelled panels in Mississauga. The enamelled panels on this structure are to be retained in their original size, shape and form in situ.

The repointing of brick, stone, or stucco must be compatible with the original material in its composition, colour, texture and method. Repointing, brick replacement or any other masonry project, must meet the current standards of masonry conservation.

Rough cast stucco is considered the most acceptable form of nineteenth century stucco because of its material and application principle.

The following is a good example of rough cast stucco:



The following policies will apply:

- Houses of stacked plank on plank construction, with a rough cast stucco exterior, will be retained to reflect its original character, style and texture
- Wood siding must be replaced with like materials and retain the original board dimensions
- Enamelled panels will be retained in situ
- The removal of vinyl and/or aluminum siding to restore original wood siding is encouraged. If the underlying wood siding cannot be restored, like materials matching the original dimensions must be used
- Brick and enamelled structures will not be painted
- Structures built of concrete block, which have not been previously painted, will remain unpainted

- A Heritage Property Permit will be required for any alteration, including repairs, to any exterior materials within the HCD

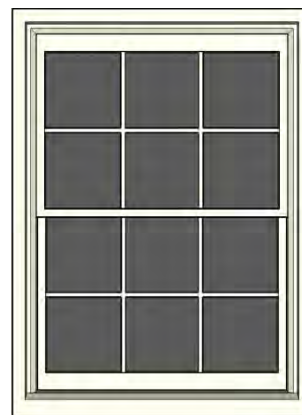
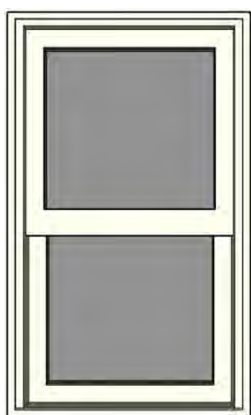
6.3.5 Windows

Windows are an integral part of a building's design and an expression of the original style and character of a building. There are many original nineteenth century buildings within the Village, many of which retain their original windows. Windows of the early to mid-nineteenth century were of a multi-paned design as glass was both expensive and too difficult to ship in larger sheets. It was not until the late nineteenth century that sheets of window glass were made larger and could be shipped without breaking.

A change to the size and proportion of a window is not acceptable as it alters the appearance and design of the structure. Generally, window apertures should be greater in height than width.

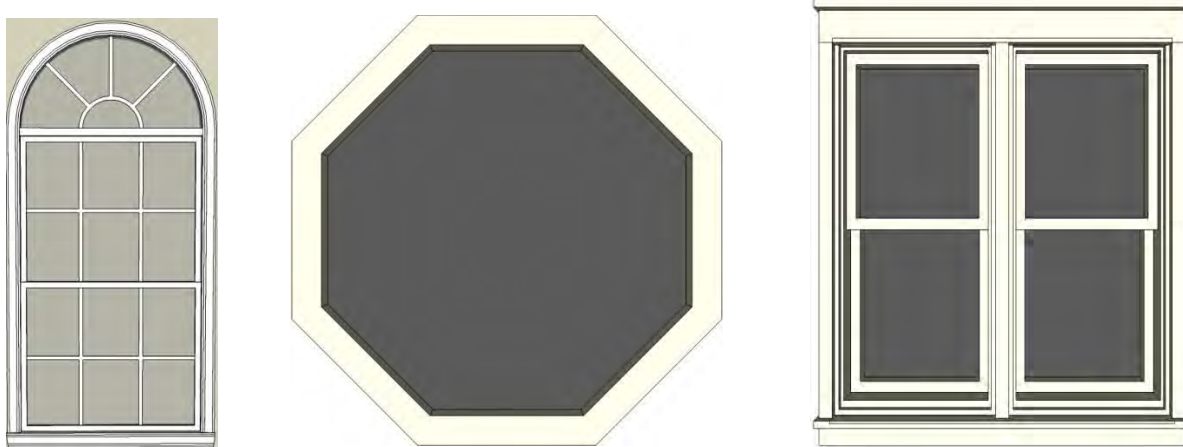
Vinyl windows are not a compatible material with wood structures. Traditional wood windows will expand and contract with the building whereas vinyl windows will not. The result will be a failed window seal, which will permit mould to grow and potentially damage the structural integrity of the building. A window constructed of wood, with an exterior metal or vinyl facing may be acceptable.

The most traditional windows found on nineteenth century residential structures throughout Ontario are the double hung windows in configurations of either one over one, two over two or six over six patterns. The most common example of original windows still found in Meadowvale Village is the two over two double hung configuration. Therefore, the following windows are considered appropriate in design:



In the twentieth century, different window styles began to be introduced such as arched top windows, double sided windows and shaped windows such as the octagonal style. These styles tend to be indicative of mid to late twentieth century house designs of which there are very few examples found in the Village. These types of windows do not reflect the heritage attributes of the nineteenth century building stock which dominates the Village's cultural heritage character.

The following window styles are considered inappropriate in design:



The following policies will apply:

- The aperture or window opening must remain as per the original
- Original windows should be maintained and repaired wherever possible
- Original wood windows, with any multi-paned divisions, if in need of replacement, should be exactly the same in style, dimension, materials and design
- Windows on a new structure, including additions, must be in keeping with the design and style of that structure
- Tinted glass, or any processed glass treatment which alters a colourless appearance, will not be permitted
- New wood sash windows, including double glazing, are acceptable if they copy the design and detail of the original windows with bonded muntins inside and out
- Artificial muntins such as, but not exclusive to, snap-in or tape simulations are not acceptable
- Wood constructed windows, faced in metal or vinyl may be considered
- Window awnings must be compatible with style, design and materials appropriate to the era of the structure
- Bay windows that can be documented will not be supported for approval

- A Heritage Property Permit will be required to replace or repair windows

6.3.7 Storm Windows

Storm windows were traditionally used in the Village and are encouraged to be retained or restored where possible and appropriate. Exterior storm windows are an option to be considered in order to preserve existing original windows. Heritage Planning staff should be consulted for assistance in having the correct design and materials for storm windows.

The following policies will apply:

- Storm windows must be made of wood, and the appropriate size, shape, form and profile compatible to the window
- A Heritage Property Permit will be required to repair, replace or restore storm windows

6.3.6 Skylights

Skylights are not compatible with historic building styles and will not be allowed in the front and/or side elevations of buildings within the HCD.

The following policies will apply:

- The addition of flat skylights will only be supported if the skylight is not visible from the streetscape
- Bubble type skylights will not be permitted
- A Heritage Property Permit will be required for the repair, replacement or addition of a skylight

6.3.7 Shutters

Window shutters were common throughout the Village in the nineteenth and early twentieth century. Shutters have a function to keep out wind, rain or light. They were designed to fully close over a window, thus each shutter was one half the size of the window. Shutters add character and design details to a residential structure and are very much a part of the design vernacular throughout the village. The restoration of shutters, based on historic documentation, should ensure they are of the correct materials, size, shape, form and materials to properly fit the window and attached at the window frame.

The following policies will apply:

- Original wood shutters will be conserved in situ

- All window shutters must be of wood construction
- The addition of shutters, whether new or the restoration of previous shutters based on historical documentation, will require a Heritage Property Permit

6.3.8 Doors

Doors, like windows, contribute to the design and style of a building. There is considerable variety in door styles within the Village. In order to maintain the original character and design of the building, the door opening or its proportions will not be altered. Historical photographs of earlier structures may display door styles for reference.

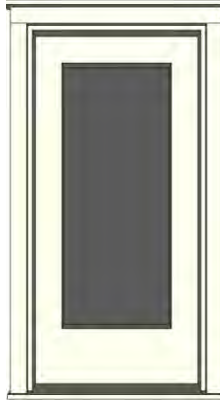
Solid wood doors or wood doors with half crescent windows at the top were the most common nineteenth century design for dwellings in Ontario.

Therefore, the following examples are considered appropriate in design:



Vinyl doors with a full glass front panel are a late twentieth century concept found in modern subdivision homes. This design is not in keeping with the overall heritage attributes of the Village.

Therefore, the following example is considered inappropriate in design:



The following policies will apply:

- The retention and maintenance of original doors will be encouraged
- A door's opening, or its aperture, must be retained
- The replacement of an original door must be compatible in design and material to the structure's design
- Sliding glass doors which are visible to the street view will not be approved
- Storm doors visible from the street must be of wood construction
- Heritage staff must be consulted before a door is changed or altered or a storm door is added to determine its appropriateness to the architecture style
- A Heritage Property Permit will be required to remove an original door and approve its replacement

6.3.10 Architectural detail

Buildings within the HCD were generally of a simple, modest vernacular design with very little architectural detail. As with most communities there were variations, often related to the socio-economic status of a property and owner. An architectural detail can be a small porch over a stoop, railings along stairs, bargeboard or window trims, or any other similar decorative feature. For questions about what can be considered a decorative trim, please contact heritage staff.

When an alteration or restoration of a property involves the removal of an original architectural detail, such as exterior window trims, it is important that those details also be restored. The loss

of these details can detract from the property's heritage attributes and the overall heritage character of the Village.

Few examples of bargeboard, or what is commonly known as 'gingerbread' trim, were used in the Village. Historical documentation must be consulted to support a request to restore a lost architectural detail. The addition of an architectural detail, based on a feature thought to have existed is not appropriate.

Lighting on a property should be discrete and not spill onto neighbouring property. Lighting should be used for safety reasons only and not for aesthetics.

The following polices will apply:

- Historical documentation must be provided for an application to restore a lost architectural detail
- Lighting in the eaves, such as recessed pot lights will not be permitted
- Other lighting, such as flood lights used to accentuate architectural details, will not be allowed
- All property alterations or restorations which require the removal of an original architectural detail must be fully restored
- A Heritage Property Permit will be required for the reconstruction, or addition, of architectural additions such as a porch feature, bargeboard or door canopies

6.3.11 Porches and Verandahs

Historic photos of the Village indicate that the existence of some porches and verandahs occurred in the Village. A porch is a small covering over a doorway while a verandah usually covers an entire wall, particularly along the front facade of the main house. Front façade porches and/or verandahs provided an outdoor living space in better weather and an opportunity for social interaction toward the street. Traditionally, porches and verandahs were just above grade, supported by wood pillars or columns from the floor level to the eaves. The addition of a porch, or a porch restoration, must be based upon historical photos or physical evidence of a previous porch on that specific property. Not all buildings had a porch or verandah, nor is it always in keeping with the style and dimensions of a building. The retention and maintenance of original porches is encouraged.

Wrap around verandahs were not found on traditional mid to late nineteenth century Ontario vernacular dwellings. These wrap around verandahs were introduced with the Queen Anne and

Edwardian styles of which there are very few examples in the Village. Verandah designs of the mid to late nineteenth century were placed on the front façade of the dwelling.

Therefore, the following historic photo from the Village is an example of appropriate verandah design:



Lambe Residence, c. 1900 (PAMA)

The following policies will apply:

- The restoration, or proposed addition, of a porch or verandah must be a true restoration of that feature based on historic documentation of the subject property and not be a historical interpretation
- The enclosing of existing or new open porches and verandahs will not be permitted
- The opening of previously closed porches and verandahs will be encouraged
- Porches, or verandahs, that are incorporated into the structure as a recessed area covered by an overhang, or arcade, will not be allowed
- Supports on raised brick pillars will not be allowed unless appropriate to the age and style of the structure
- Porch or verandah rails and balusters must be of wood construction and finish
- A Heritage Property Permit will be required for the reconstruction or addition of a porch or verandah

6.3.12 Dormers

Dormers constructed in the nineteenth century were designed to provide more useable space, light and air beneath an often shallow roofline. Historically, the size shape and form of dormers were relative to the window or door aperture they were highlighting. This provides a symmetry and simple cohesiveness to the structure's overall design as found in the Village. Dormers should be proportioned to match the size of the windows to minimise an oversized appearance. Within the Village, dormers were traditionally small and did not extend above or below the roofline. Therefore, dormers became part of the roof profile.

A gable is different from a dormer in that it is an extension of the wall into the roof structure. Gables are usually found on the front or side facades of a structure and are often referred to as gabled ends. Appropriate dormers should have a gable end and be built into the roof structure and not break the roofline.

The following is considered appropriate in style:



Dormers that break the roof line and shed dormers, like the examples below are not consistent with the architectural detailing of mid to late nineteenth century dwellings in Ontario. Shed dormers are typically found in the Arts and Crafts time period, of which there are no examples in the Village. Therefore, the following are considered inappropriate in style:



The following policies will apply:

- The introduction of a new dormer must be consistent with the design, style, proportion and materials of the structure
- The introduction of a dormer must be within the existing roof profile so as not to break the existing roofline, unless historic photo documentation indicates otherwise
- In keeping with traditional style, dormers should be placed above existing window or door apertures
- Oversized and large shed dormers are not appropriate and will not be allowed
- A Heritage Property Permit is required to add, remove or reconstruct a dormer or gable

6.3.13 Foundations

Traditional foundations of nineteenth century structures in the Village were of field stone. They were usually quite shallow, approximately three feet in depth, which would allow for a small cold cellar, but not a full basement. By the turn of the century, concrete foundations were common and may still be found on some older structures in the Village. The maintenance and preserving of a foundation is necessary to the structure's integrity. Original foundations should be retained and maintained where possible.



These original houses have the ground floor at grade, (photo 2013)

The following policies will apply:

- The parging above ground level of original exterior stone foundations is not permitted

- The facing of a new or reconstructed foundation with stone must be in keeping with stone styles, scale, texture and dimensions traditionally used in the Village
- The waterproofing of a foundation below grade will require a Heritage Property Permit
- A Heritage Property Permit is required to replace or repair a foundation

6.3.14 Outbuildings (Garages and Garden Sheds)

Historically there were a number of outbuildings within the Village and surrounding area. Outbuildings help provide a visual link to the past as do the smaller barn-like structures which have survived in the Village from a time when outbuildings served a different purpose than they do today. These buildings were utilitarian in their design and were not built to become a separate living space. Outbuildings today function as garages and garden sheds. The replacement of a previous outbuilding to a property must be based on historic examples from within the Village and be of a utilitarian design.

The following policies will apply:

- Extant, original outbuildings will be conserved
- The restoration of a lost outbuilding must be based upon historic documentation or physical evidence of a previous outbuilding foundation
- The construction of a new outbuilding will be based on historic examples from within the Village
- Size, scale, height and massing must be smaller than the main structure and in keeping with the scale and setting of the property
- The size shape and form must resemble a utilitarian building and not look like an extension of the main house
- Outbuildings will be of wood construction with wood siding finish, wood board and batten finish, or rough cast stucco finish
- Windows to outbuildings will be in character with traditional styles, placement, shapes and forms with the framing and sashes constructed of wood
- Doors to outbuildings, whether pedestrian, sliding or retractable, will be of a traditional style
- A Heritage Property Permit will be required for the repair, removal, replacement or addition of an outbuilding

6.3.15 Mechanical and Utilities

Modern day electrical and heating conveniences are common and expected.

The following policies will apply:

- Mechanical equipment and related services such as air conditioning units or vents for gas fireplaces and furnaces should be kept out of sight from the street view
- Additional services such as satellite telecommunication devices and the like should be at the rear or out of sight from the street view

6.4 Spatial Relationships – Public Realm

In terms of spatial relationships, the public realm is defined by the space between the property lines from one side of the street to the other side. These include the roadway and boulevards, sidewalks and publicly owned lands such as the mailbox gazebo and CVC lands.

The layout and design of the Village, both from a built and spatial perspective, was a planned concept dating back to before the Bristow Survey of 1856. The Village continued to develop around this planned low-density concept which took into consideration the natural topography, streams, vegetation and tree plantings which pre-existed. This tradition has changed little since 1856 and is perhaps the Village's most significant heritage attribute. It is therefore important to maintain this low density characteristic as reflected in the Mississauga Official Plan. Section 9.1.11 states that: *"A distinct character for each community will be created or enhanced through the road pattern, building massing and height, streetscape elements, preservation and incorporation of heritage resources and prominent placement of institutions and open spaces."*

The following policies will apply:

- The spatial characteristic of small building forms on large lots with generous spacing between buildings and the street will be conserved
- The retention and protection of public open space throughout the HCD will be conserved
- Large diameter trees on public lands throughout the Village which provide a consistent green canopy by framing the public properties will be protected
- Land severances of public lands should not be permitted

There are three significant public realms in the HCD to be conserved: the public roadway and streetscape; the CVC lands [including the mill ruin area, mill race and tail race, Meadowvale Conservation Area (P-398)]; and Old Ridge Park (P-391), along the south edge of the Village. Each of these public spaces has historical value as well as natural heritage elements and contributes significantly to the cultural landscape of the Village and its surroundings.

Municipally owned parkland within the HCD also includes Meadowvale Hall (P-042), located on Second Line West and Meadowvale Village Green (P-449), located at the intersection of Old Mill Lane and Old Derry Road.

6.4.1 CVC Lands and Meadowvale Conservation Area

The Credit Valley Conservation has a mandate to oversee the protection of these lands to ensure the natural heritage elements will thrive for generations to come. The Credit River is the most significant natural heritage feature of this area, but it also represents an extensive cultural heritage significance as explained in Appendix 1 of this Plan. The Bristow Survey of 1856

included the CVC lands north of the Village in the survey. However, these lands were never developed for a number of economic reasons. The CVC lands, where the mill ruins and associated extant features exist, are all that remain of the Village's industrial past. These mill ruins remain under the authority of the CVC and will be protected by their policies and direction in cooperation with the City's open space policies and this Plan.

Pedestrian trails throughout the CVC lands are encouraged as they provide connecting links to Meadowvale Village which hold cultural heritage significance. The existing informal dirt pathways are preferred and any additional new pedestrian trails should be constructed in a similar manner of appropriate size, scale, form and natural materials. The need for formalized future trails may be required to meet community needs and accessibility.

It is acknowledged that the CVC facility structure, currently located at 7060 Old Mill Lane, may in the future change its use to a residential lot. This would be supported by Heritage Planning staff with the understanding that the dwelling be of a size, shape, form and lot set-backs consistent with the neighbouring extant building structures reflective of the 1856 Bristow Survey. Retaining and formalising the pedestrian walkway into the Conservation Area on this property should also be developed at that time.

The following are suggestions for continued use of these lands:

- These lands must remain publicly accessible, such as pedestrian trails, subject to appropriate recreational uses which conserve the natural and cultural heritage resources
- Pedestrian trails with linkages to the Village will be encouraged and enhanced where possible
- The addition of new pedestrian trails should reflect the natural pathways already in existence, or be constructed in a similar manner of appropriate size, scale, form, alignment and natural materials such as stone or wood chip found in conservation areas.
- A Heritage Property Permit will be required for the addition of new pedestrian trails or for any other entry points into the Meadowvale Conservation Area

6.4.2 Old Ridge Park

This nearly eight acre City Park (P-391) was created as a result of the developing plan of subdivision to the south of the Village. Through the development process an open green buffer adjacent to the historic village of Meadowvale and protection of the ridge was achieved.

The significant heritage attribute of the park is its retention of the open green space which has always been directly on the south edge of the Village. This open area, once rural farm land, links

the current park with its former agricultural use and its direct relationship to the Village. Historically the area was known as the local tobogganing hill which may continue today under the park use.

The park consists of an open playing field, an area of asphalt paved parking off Historic Trail and children's play area and structure. The natural ridge to the east is a significant land feature which runs continuous 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.

The use and amenities of Old Ridge Park will evolve in the future to meet the needs of the community.

6.4.3 Streetscapes

A streetscape, as defined by the Mississauga Official Plan states: “means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.” These elements are a major component in what defines the overall heritage character of an HCD. It is, therefore, important to maintain the historic pattern of street, lot, and building development in the Village.



Corner of Old Derry Road and Pond Street, c. 1910 (PAMA)



Same corner in 2012

6.4.3.1 Views and Vistas

The HCD is located within a shallow valley east of the Credit River, with a gentle rise to a ridge on the east side of the HCD. There are views and vistas both to and from the HCD that are valued as part of the Village character.

The pedestrian and vehicle use of roads and pathways within the HCD provide an experience of the views and vistas enjoyed by many for the past 200 years. These views and vistas are to be conserved for the enjoyment and historical association they provide.

The Old Derry Road Bridge over the Credit River provides some of the more spectacular natural landscape views and vistas leading into the HCD area. These views help to provide a strong cultural heritage link to how Meadowvale Village got its name over 150 years ago. The gentle rolling meadows and vales along the Credit River basin are an important cultural heritage attribute to be retained. Future riparian plantings along the Credit River should support the natural heritage restoration and be complimentary to the cultural heritage attributes of the area.



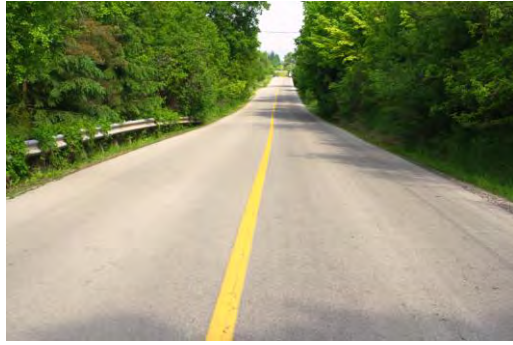
Old Derry Road at the Credit River Bridge, 2012



The Credit River view from the Old Derry Road Bridge, 2012

The following policies will apply:

- Views from the bridge over the Credit River must be protected to allow views in all directions of the open valley and river
- Views from Second Line West and Old Derry Road into the former Gooderham Estate property (929 Old Derry Road) must be maintained through the open space to the structures
- Views from the crest of the ridge on Second Line West, north of Barberry Lane, to the north end of Second Line West must be conserved to maintain the rural character along the edge of the road on both sides
- Views from the street to the front facades of all buildings in the Village, including the two street fronts of all corner lots, must be clear of privacy fencing or hedges which would obstruct the significant open views. Providing an integrated and seamless interface between the public to private realms is paramount



*Second Line west looking north, 2012
west, 2012*



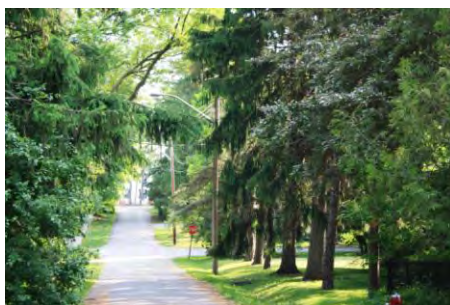
View from the Gooderham Estate looking

6.4.3.2 Roads

Roads within the Village (with the exception of Old Derry Road) are narrow with no curbs or sidewalks. This is a significant attribute and heritage character element that Village residents wish to see conserved. It is possible that the addition of sidewalks on Old Derry Road may be considered in the future to meet transit accessibility needs where appropriate.

The following policies will apply:

- The narrow roadway profiles, with no curbs, are to be conserved
- Large diameter trees, which provide a canopy over much of the Village's roads, are to be conserved
- If street trees need to be removed due to damage or poor health, a replacement tree of an appropriate native species should be replanted



Barberry Lane looking west from Old Mill Lane, 2012.

6.4.3.3 Topography

The topography of Meadowvale Village has changed very little over the years making it an important heritage characteristic that shapes the community. The natural topography on public

lands reflects the remnant 19th century character of the Village where the roads, buildings and infrastructure was adapted to fit the topography rather than being imposed upon it.

Maintenance and improvement of drainage conditions will be an opportunity where redevelopment takes place in the context of heritage conservation. Opportunities may be explored to implement sustainable technologies (e.g. rain gardens, enhanced grass swales, etc.) to assist in managing stormwater runoff on public lands in consultation with City staff.

In some cases, the restoration of natural heritage features, such as the removal of a paved parking lot surface and replaced by naturalised green space, may involve a slight change in topography. This would be supported if the change reflects the restoration of a lost natural heritage feature or characteristic.

The following policy will apply:

- The natural topography of the public lands within the HCD will be maintained and conserved

6.4.3.4 Signage

Signage is a necessary public service to provide guidance, way finding, instruction and to inform. Traditionally signage has been used minimally throughout the Village and it is important to retain this appearance of minimal signage in order to preserve the heritage character of the area. Second Line West is designated as a signed bike route and Old Derry Road is proposed for a signed bike route in the City's Cycling Master Plan.

The following policies will apply:

- Signage within the public realm should be kept to the identification of street names
- The number of directional signage and traffic safety signs will be minimal and used where appropriate
- Signage will be appropriately designed to be compatible with the Village character
- Electronic signage, including digital and LCD panel signage, will be prohibited
- Neighbourhood identification signs indicating that the area is an HCD may be placed at the entrances to the Village and be simplistic in its design, form and installation
- Back-lit signs and third party signs will be prohibited

- A Heritage Property Permit is required for the addition or alteration of all public realm signage

6.4.3.5 Street Lighting

There were no streetlights in the Village until December 31, 1963. Therefore, there was no publically funded lighting within the public realm prior to 1963. The first street lights introduced in the Village were a simple cobra design. There is historic photographic documentation indicating the existence of private lighting which may have illuminated the public realm on occasion. The evidence of this private lighting was found primarily along the commercial core of Old Derry Road.

To be consistent with the Village's heritage character, there were improvements made in 2012 to the local infrastructure with relation to an upgrade of the electrical/hydro services. New and improved hydro service was completed throughout the Village along with new wooden service poles that were sized to complement the Village as well as being placed to avoid the removal of large diameter tree growth. The upgrade included the replacement of the original cobra street lights with a modern equivalent. The cobra lamp style is a widely used and accepted usage of lighting. Because of its simplicity, this style blends well into the streetscape.

In 2014, the City will be upgrading the street lighting with a LED light. This style of fixture is about one third the size of a cobra lamp and will provide a more directional light. It produces the same colour temperature as natural moon light. The new lighting fixture will be energy efficient and cost effective.

The introduction of a style of street lighting thought to be of a heritage character is inappropriate and will only draw attention to itself and should be avoided.

The following policies will apply:

- Street light illumination should not be excessive by spilling beyond the public right of way
- The introduction of street lighting in a heritage character style that is not documented from historical records will be prohibited
- A Heritage Property Permit will be required to add or alter street lighting in the public realm

6.4.3.6 Parking

The Village road pattern was conceived and established long before the use of modern transportation and therefore did not allow for street parking of vehicles. Street parking detracts from the village character and conflicts with the traditional spatial relationships of the streetscape. Therefore, street parking should be kept to a minimum.

Public safety is a concern for all neighbourhoods regardless of heritage character. It is important that emergency vehicles responding to calls be provided with ample access down streets and laneways at all times. Therefore, it is important that parking of vehicles be restricted to driveways and residents must be mindful of the three hour street parking limit.

The following policy will apply:

- Street parking will be restricted to the one side of the street which contains the least number of driveways in order to maximise parking availability

6.4.4 Structures within the Public Realm

There are few structures in the public realm which hold significant cultural heritage value to the Village. Structures located within the public realm include, but are not restricted to, bridges, utility buildings, the Canada Post mailbox gazebo and community facilities such as the Meadowvale Village Hall (P-042). The structures listed below in the policies section reflect the public realm structures which hold the most cultural heritage significance to the Village. The following policies will apply:

- The bridge over the Credit River on Old Derry Road is a heritage attribute to the HCD and will be conserved in its size, shape, form, materials and design
- The ruins between Willow Lane and Old Mill Lane will be conserved and interpreted
- The Canada Post mailbox gazebo should remain in situ and be conserved
- The Meadowvale Village Hall property will be conserved with the building being retained in situ, and the property subject to the policies of this HCD Plan
- A Heritage Property Permit will be required for any alterations to structures within the public realm

6.5 Private Realm

The lotting pattern, created by the Bristow Survey of 1856, has changed very little over the decades. The relationship between small buildings on large lots has retained its spatial openness creating a neighbourhood that does not conform to the regular lot patterns seen in modern subdivisions throughout Mississauga. This combination of the variety of lot sizes with generally smaller structures has created a distinct heritage character of open spatial relationships throughout the HCD and must be conserved. Land severances of private lands should not be supported.

The topography of the private realm in Meadowvale Village has changed very little over the years making it an important heritage characteristic which has shaped the community.

Topography is a naturally occurring environmental element which has preceded any development within the Village. It crosses properties and by changing the topography on one property, this will affect the special relationship of the topography to neighbouring properties.

Large diameter trees are very much part of the Village character. Over the years, large diameter trees have grown throughout the Village. In much of the Village these trees were not a result of organised patterned plantings. New landscaping efforts that create organised hedgerows are not appropriate to the heritage character of the HCD. Any applications to alter a property within the HCD will be subject to the City's Private Tree Protection By-law 0254-2012.

The following policies will apply:

- The spatial relationships within a property and its structures, plus its relationship to neighbouring properties, reflects the heritage value of the Village and must be retained
- The development of a private open landscaped area, which is of historic land use, will be prohibited
- The topography of a private property must be conserved
- Large diameter trees and groupings of trees should be conserved
- The scale and design of landscaping features will be appropriate to the size and scale of the property
- The varied set-backs of properties characteristic to the Village will be maintained
- Land severance of private land should not be permitted
- The alteration of each property's open landscaped area, as defined by its heritage attributes, will require a Heritage Property Permit

6.5.1 Landscaping

Meadowvale Village HCD has been fortunate to retain much of its rural character. Both private property and public lands are characterised by minimal landscaping, typical of a small rural village. Understanding the evolution of the open, green character of the Village is necessary to conserve its heritage attributes. This character will be maintained. The open views also promote a safe environment at a pedestrian scale where neighbours are more aware of daily activities and appropriate land use.

Stone features and elements were not historically found within the Village. The Village is located in a river valley made up of silt deposits. Any stone, or other products such as concrete,

brick, stone veneer, used for landscaping features would have to be introduced. Therefore, the introduction of these landscaping materials is not appropriate.

Arbours, trellises and pergolas may be acceptable if they are at the size, shape, form and materials according to the property's size and heritage characteristics.

It is the setting of a place that defines its character and how an area is experienced and used. The development of a more urban or formalized landscape with undocumented ground and built features will be discouraged.

The following policies will apply:

- The historic land use of open landscaped areas will be retained
- The spatial relationships on a property and its structures, plus its relationship to neighbouring properties, reflects the heritage value of the Village and must be retained
- Organised plantings designed to create privacy fencing, or to obscure views between the public realm and the private realm, will not be permitted
- Stone landscaping above grade using materials such as stone, flagstone, brick, concrete or veneer products will not be permitted
- Decorative wall features, or retaining walls, will not be permitted
- Arbours, trellises and pergolas must be of the size, shape, form and materials according to the property's size and heritage attributes
- Changing grade to accommodate landscaping features and elements will not be permitted
- A Heritage Property Permit will be required to alter a property's landscaping
- A Heritage Property Permit will be required for the building of pergolas or similar structures that can be viewed from the street

6.5.2 Planting

Historically, the Village had modest and minimalist plantings featuring native species. Typically in a rural setting, small front gardens lined the house with perennials and vegetable gardens were located in the rear yards.

The planting and green nature of the HCD is one of its heritage characteristics. Green spaces must be retained in their original, unaltered, open form which conserves the property's original

topography. Landscaping which is rural in its design and form is preserving the Village character. Therefore the use of native species plantings, including trees, will be encouraged.

Creeping vines, which grow on the façade of a building, can have damaging effects to a structure. Vines can loosen mortar on a masonry structure, crack stucco material, lift roofing shingles and warp soffits. In addition, vines require water to continue growing and this moisture can lead to the eventual deterioration of the building's structural elements. Therefore, creeping vines are only acceptable if they are trained to grow on a trellis and are not physically attached to the building structure.

Planting beds which have utilised the natural, existing grade are in keeping with the heritage character of the Village and will be encouraged. The introduction of landscaping features, such as armour stone, and other materials that would alter the grade of the existing planting beds, are not appropriate.

The following policies will apply:

- Views and vistas from the street are to be kept open and transparent and will be maintained
- Planting to provide privacy screening, such as a hedge or tree row, on front or side yards visible from the public realm will not be allowed
- Creeping vines are only acceptable if they are trained to grow on a trellis and are not physically attached to a building
- Plantings, which negatively affect a structure's foundation, will be discouraged
- If a property has a pre-existing hedge, it must be maintained to a level of no higher than 1.25 metres
- A property owner must maintain, through routine trimming and pruning, any large diameter trees which are encroaching upon structures

6.5.3 Driveways

Driveways, as we know them today, began to appear in the Village in the 1920s when many residents began purchasing motor vehicles. At the time of designation of the HCD in 1980, driveways were a very minimalist, gravel-based feature of each individual property. They would have blended into the overall property landscape and did not draw attention to the property. Environmentally, permeable surfaces allows rain and snow run-off to dissipate away from the property foundations. The prevalence of hard surface driveways and parking areas prevents this dissipation, and can allow water to enter the property's foundation, causing structural damage. Therefore, permeable driveways and walks are encouraged as they prevent run-off and have a

more traditional appearance. Gravel has long been the traditional ground cover for a driveway and is in keeping with the heritage characteristics of the HCD.

The following policies will apply:

- Asphalt pavement or poured concrete will not be allowed
- The style, design, shape and form of pavers will be reviewed by Heritage Planning staff to ensure they are compatible with the property and neighbouring properties
- The use and installation of permeable paving methods will be encouraged
- Driveways should be single car width
- Parking areas should not be extended off the driveway
- The redesign or introduction of a new driveway will have no impact on existing topography, mature vegetation and/or large diameter trees
- Driveway entrances will not be gated
- Circular driveways will not be permitted with the exception of those which exist at the time of the passing of these HCD guidelines and by-law
- A Heritage Property Permit will be required to alter or add a driveway to a property

6.5.4 Fences

Historic documentation indicates that most properties had picket-style fencing. This type of fence was employed for practical purposes to both keep livestock in a defined space and to keep animals from entering a space. Over the years most fences have been removed to create what today is an open and transparent view from the street to the front facades of buildings. Privacy fences on the front and side yards are not in keeping with the Village character as they have the potential to block views and create a loss of visual transparency between the public and private realms.



Pond Street c. 1910 (PAMA)



Old Derry Road c. 1910 (PAMA)

The following policies will apply:

- Privacy fencing will not be allowed unless it is hidden from the street view and does not interfere with the views of the property from the public realm
- Traditional wood fencing, based on historical documentation, will be supported
- Materials other than wood fencing will not be approved
- A Heritage Property Permit will be required to erect a fence

6.5.5 Pools and Water Features

Swimming pools and other water features, such as ponds and water fountains, have grown in popularity since the mid twentieth century. The placement of a swimming pool should be placed so that it has no impact on the topography, large diameter trees and any other natural feature on the property. Prior to altering the property the owner must consult with Heritage Planning staff.

The following policies will apply:

- Swimming pools, ponds, or fountains and associated landscaping features, must be at grade level
- The topography of a property will not be altered to accommodate a pool or any other water feature
- A Heritage Property Permit will be required to add a swimming pool or any other water feature prior to ground disturbance or alteration of the property

6.5.6 Topography

The Village developed from the early nineteenth century by adapting to and using the natural topography. Today's development is often imposed on a topography which makes the Village setting distinct in Mississauga. The existing topography of the Village is a significant heritage attribute. These include natural slopes, varied grading and water courses. These are all part of the Village character that are to be conserved on private property.

Maintenance and improvement of drainage conditions will be an opportunity where redevelopment takes place in the context of heritage conservation. Opportunities may be explored to implement sustainable technologies (e.g. rain gardens, enhanced grass swales, etc.) to assist in managing stormwater runoff on private lands.

The following policies will apply:

- The natural topography on private property within the HCD will be maintained and conserved
- The alteration of a private property's topography will not be permitted

6.6 Activities/Alterations Exempt from Review

A property may from time to time require basic maintenance and repair that may or may not require either a heritage permit or building permit.

The following minor alterations will not require a Heritage Property Permit:

- Alterations or changes to the interior of a building or structure
- Minor maintenance or repair of property with like materials and same dimensions
 - Example: Replacing wood fascia board with same
- Painting of wood surfaces
- Re-roofing with same materials
- Repair or replacement with like materials of eaves troughs and downspouts
- Changes to a heating or cooling system if the alteration cannot be seen from the street
- Insulation, caulking, weather stripping
- Use of temporary or seasonal elements such as patio furniture, planters and seasonal decorations

- A Heritage Property Permit is not required for the removal of a tree but the City's Tree Protection By-law may apply

It is highly recommended that a property owner contact the City's Heritage Planning staff prior to any alterations to clarify whether a Heritage Property Permit may, or may not, be required.

6.7 Additions and New Construction

Newly developed properties, like all other properties in the Village, will be compatible and contribute to the overall Village character.

There are few opportunities for new development as the Village has reached its maximum built form number of lots, respecting the 1856 survey and lotting pattern. To maintain the Village character, all existing structures which have specific and documented heritage attributes relating to the structure are to be retained. An HCD is not meant to freeze an area in time, but allows for appropriate and manageable change to maintain its character and heritage attributes.

6.7.1 Additions

Additions are usually to the side or rear facades of a building which is especially important in a heritage conservation district where the goal is to conserve the streetscape and sense of place from the public realm. Additions to the front façade will not be supported. Additions can have an impact not only on the subject property but also to adjacent properties and therefore must be respectful of existing and historic spatial relationships between properties. An addition must also be of the right size, shape and form specific to the character of the original structure ensuring that it is smaller in size and is not the focal point of the property. An addition must show a distinct transition from the original structure yet be sympathetic in its design and materials. Any restoration of lost features and additions will be supported provided it is based on historic documentation (for example a porch or verandah).

A secondary addition onto a first addition will follow the same principles and policies as outlined below.

The following policies will apply:

- The restoration of lost features and additions must be based on historic documentation
- Additions must be in scale and kept to areas away from the main facades
- Additions must be complementary in design, scale, mass and form, but distinguishable from the original building
- Additions must be equal to or less than the height of the original structure

- Rooflines on the original structure will not be altered.
- The redesign of a dormer to a gable will not be permitted
- Additions must not remove or obstruct original features of the main structure
- The design of an addition will not alter the original orientation and must maintain the main entrance and all original doors and windows on the front and side facades
- Additions must be done in a manner that does not destroy original building fabric or is irreversible such as the removal of original walls and building materials
- The addition must retain the original building's fabric and structural elements
- Corner properties with architectural details must be equal on both street fronting facades
- A Heritage Property Permit will be required for the construction of an addition

6.7.2 New Construction

There are few opportunities within the Meadowvale Village HCD for new construction. There is currently only one vacant lot (1066 Old Derry Road) due to the loss of a structure in a fire of November 2011. Land severances will not be supported through the Meadowvale Village HCD Plan as the Village has reached its maximum number of lots if it is to retain its heritage character. However, occurrences such as the loss of a structure due to fire or other damage can occur. Other new construction may apply to smaller structures such as outbuildings or detached garages.

In general throughout the history of the Village residential styles were modest in size, scale and design. The majority of residences were one to one-and-a-half storeys. As two storey residences were uncommon, only the few historic two storey structures will be allowed. The general character of smaller structures on larger lots will be upheld. New construction must respect the architectural character within the Village through modern interpretation. However, new construction must not mimic any historic architectural style as to make it undistinguishable from older structures in the HCD.

In terms of building materials, brick was not common and stone was not used as building materials except in foundations. Therefore, wood siding or rough cast stucco finishes, utilising traditional methods of application, will be supported.

Verandahs and porches were common in the Village. Historical evidence from the Village shows that most verandahs did not extend past the front façade. Therefore, verandahs extending past the front façade, or wrap-arounds, will not be permitted.

Context and regard for neighbouring properties will be important considerations with a goal to retain spatial relationships and a sense of open space between structures and neighbouring property.

Maintenance and improvement of drainage conditions will be an opportunity where redevelopment takes place in the context of heritage conservation. Opportunities may be explored to implement sustainable technologies (e.g. rain gardens, enhanced grass swales, etc.) to assist in managing stormwater runoff on private lands.

Windows will be kept to no more than 20% of a wall to reflect the historic ratio of window to wall. Windows must also be constructed of wood in keeping with the heritage attributes of the Village. The windows must be consistent with the design and style of the structure.

A flat roof is not a traditional style or design found in the Village. Therefore, flat roofs will not be supported. (note that a roof angle of 15 degrees or less is considered flat in accordance with the City of Mississauga's Zoning By-law)

The following policies will apply:

- A maximum height of 7 metres, and must be no more than 1 ½ storeys
- A maximum square footage for a residential structure –NOTE: the square footage is to be determined before the HCD Plan is finalized
- Subject to all zoning regulations for the HCD
- Style, massing, form, and materials will be subject to the historic pattern of construction throughout the Village
- Exterior cladding will be rough cast stucco or wood siding, utilising traditional methods of application, will be supported
- New construction will be sited on the lot to retain spatial relationships and a sense of open space between structures and neighbouring property
- Residential structures must be oriented to the street in a traditional manner
- Existing topography, natural drainage, mature vegetation and large diameter trees will be conserved
- Windows will be consistent with the design and style of the structure
- Windows will be constructed of wood
- Windows may be double pane with muntin dividers

- Shutters will be of wood construction and be functional in their design
- The set back from the street will be a median of neighbouring properties
- New construction will be reflective of the Village's simplicity of style, yet will not be a reproduction of an earlier architectural style
- Natural heritage elements, landscapes, topography and trees will be conserved
- New built garages, or garage replacements, must be fully detached and set-back from the front façade
- Garages will be built in a style that reflects the simplicity and utilitarian use of a secondary outbuilding
- Wrap around verandahs will not be permitted
- Flat roofs will not be permitted
- In keeping with Village tradition, foundations should not extend above grade level as much as possible
- All policies in section 6.3 *Alterations to property and extant structures* of this HCD Plan will apply
- A Heritage Property Permit will be required for all new construction

6.8 Adjacent Property to the HCD

Property immediately adjacent to the HCD will be subject to careful review to ensure its compatibility with the HCD and avoid any possible negative impacts from development.

The Provincial Policy Statement provides:

Policy 2.6.3 states that *“Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved”*.

A heritage impact assessment, conservation plan and/or an archaeological assessment may be required.

7. Recommendations

The following items are not policies or guidelines but may add to the future development and appreciation of Meadowvale Village as a heritage conservation district.

7.1 Interpretive Opportunities

A program to introduce interpretive signage and other methods of historic interpretation throughout the Village is recommended in order to convey the rich history of the HCD area. Interpretive materials will be in keeping with the character of the Village in their design, scale and materials. A maintenance and review program will be established to care for the interpretive resources.

The mill ruins located on the CVC lands are an excellent example of a remnant from the past which could tell a significant story about the history and development of the Village. There are many interpretive opportunities associated with the mill ruins including stabilization of the ruins, interpretive panels with a history of the site and historical photos and relevant public art. Other areas of the Village may also be appropriate for interpretation and therefore these opportunities should be explored.

Preliminary research has found that the number of stacked plank constructed buildings within Meadowvale Village HCD may be the highest concentration of this construction type in Ontario. There may be provincial significance to this possible fact in that it not only provides a distinct building type but also reflects the industrial development of the Village. Further research will be required as to the truly distinct nature of the stacked plank construction frequency and typology.

Limited research has been done on the artist that lived and worked in Meadowvale at the turn of the twentieth century. (See Appendix B) Further research and interpretive opportunities that would explore this interesting time in the Village's history could provide another cultural layer of history.

7.2 Meadowvale Village HCD Review Committee

Through several discussions with other municipalities, as well as with some residents of Meadowvale Village, there a number of recommendations which address the streamlining of the heritage permit application process for the Meadowvale Village HCD Review Committee. These recommendations will address the issues of transparency of the Committee as well as give guidance for documenting their review process and scheduling meetings on a regular and consistent basis. These include:

- Hold scheduled, monthly meetings on the same day per month at the Meadowvale Community Hall, coordinated with the meeting schedule of the Heritage Advisory Committee

- Appoint a minute taker, through the City of Mississauga's Clerk Office, to record the meeting's proceedings

7.5 Old Derry Road Study

At a community meeting held on March 7, 2013, there was an expression of interest from the residents in attendance for the City to undertake a community revitalization review of Old Derry Road. The once thriving commercial core of the Village has been lost for many years. A study to revitalize the commercial core with the potential to attract small businesses, a pedestrian friendly scale, and improved parking and landscaping features is recommended.

7.6 HCD Plan Review

The Ministry of Culture, Tourism and Sport recommends that a heritage conservation district plan be reviewed and revised every five years in order to keep the document current and relevant to the community's needs. The review may also consider the potential to revisit additions to the boundary of the HCD, to include neighbouring heritage resources such as the Humphries lands located at 1200 and 1220 Old Derry Road.

Glossary of Terms

The definition of terms used in this document correspond and share the same meaning as those in the original source.

A) The following terms are defined in the **Ontario Heritage Act**:

Alter: means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning; (“transformer”, “transformation”)

Building Permit: means a building permit issued under section 8 of the *Building Code Act, 1992*;

Heritage Attributes: means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest

Owner: means the person registered on title in the proper land registry office as owner

Property: means real property and includes all buildings and structures thereon.

B) The following are defined in the **City of Mississauga Official Plan**:

Heritage Impact Statement: means a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or re-use, including, where possible, measures to mitigate deleterious consequences.

Heritage Easement: means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity.

Streetscape: means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.

Watercourse: means an identifiable depression in the ground in which water flows regularly or continuously.

Floor Space Index (FSI): means the ratio of the gross floor area of all buildings on a site to the net developable area of that site. The gross floor area calculated for purposes of Floor Space Index (FSI) is generally measured from the exterior of outside walls, but does not generally

include mechanical areas, stairwells, washrooms, elevators, storage, and parking or other items as defined in specific Zoning By-laws.

C) The following terms are defined in the **Parks Canada: Standards and Guidelines for the Conservation of Historic Places in Canada**

Conservation: All actions or processes that are aimed at safeguarding the character defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.

Cultural Heritage Value: An area or place that is of historic, architectural, archaeological, spiritual or other cultural significance.

Cultural landscape: Any geographical area that has been modified, influenced, or given special cultural meaning by people. Designed cultural landscapes were intentionally created by human beings; Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories: Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form. Continuing landscapes in which the evolutionary process is still in progress.

They exhibit significant material evidence of their evolution over time. Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural associations, rather than their surviving material evidence.

In situ: This term means ‘in place’ and as used in this document, it refers to the action of protecting, maintaining and/or stabilizing the existing materials in the location where they were found.

Heritage value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Pergola: An arbor or a passageway of columns supporting a roof of trelliswork on which climbing plants are trained to grow.

Vernacular: Indigenous, made locally by inhabitants; made using local materials and traditional methods of construction and ornament; specific to a region or location.

Sustainability: A group of objectives (economic, social and environmental) that must be coordinated and addressed to ensure the long term viability of communities and the planet.

List of Figures and Illustrations:

Figure 1: Meadowvale Village Heritage Conservation District Study Area map, 2013

Figure: 2 Bristow Survey of 1856, Region of Peel Archives

- list of figures to be completed as more are added

Suggested Readings:

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Fram, Mark. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. (Boston Mills Press, 1988) Available on-line at: <http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>

Owning a Heritage Property (City of Mississauga)

http://www.mississauga.ca/file/COM/Heritage_Property_Guide.pdf

Heritage Consultants

For information on how to hire a qualified professional with demonstrated experience in the field of heritage conservation, including archaeologists, researchers, trades persons and structural engineers, please consult the following websites:

Canadian Association of Heritage Professionals (CAHP)

<http://www.cahp-acecp.ca/>

Ontario Association of Professional Archaeologists

<http://www.apaontario.ca/job-postings>

Ontario Ministry of Culture, Tourism and Sport

<http://www.mtc.gov.on.ca/en/archaeology/archaeology.shtml>

Ontario Association of Architects

<http://www.oaa.on.ca/>

Appendix A – List of Properties

Please visit the Heritage Conservation Districts section of the Heritage Planning website at www.mississauga.ca/heritageplanning to access the *List of Properties*

Appendix B – Cultural Heritage Assessment of Meadowvale Village and Area

Please visit the Heritage Conservation Districts section of the Heritage Planning website at www.mississauga.ca/heritageplanning to access the *Cultural Heritage Assessment of Meadowvale Village and Area*

CULTURAL HERITAGE ASSESSMENT OF MEADOWVALE VILLAGE AND AREA (DRAFT)

Meadowvale Village Heritage Conservation District Plan Review

Culture Division, Community Services
City of Mississauga, January 2013



Cultural Heritage Assessment of Meadowvale Village and Area (DRAFT)
Meadowvale Village Heritage Conservation District Plan Review

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Cultural Heritage Assessment of Meadowvale Village and Area (DRAFT)

Meadowvale Village Heritage Conservation District Plan Review

INTRODUCTION

Meadowvale Village Heritage Conservation District (HCD) was established through the concern of its residents to protect the village's historic character and rural-like quality of life. Beginning in the late 1960s the local residents foresaw that urban development would one day threaten their small village which had endured for 150 years. By the late 1970s, the City of Mississauga was on its way to becoming a major Canadian city and the residents of Meadowvale pursued protection of the village through the Ontario Heritage Act, 1974. The village had always been known as Meadowvale, but after the development of the Meadowvale residential and corporate community of the 1970s, the residents adopted the name *Meadowvale Village*, to distinguish it from the modern Meadowvale community to the west.

On November 27, 1980, Meadowvale Village became Ontario's first adopted heritage conservation district under city By-law 453-80. As this was the province's first heritage conservation district, the HCD Plan was written without the benefit of having a precedent model to influence its development. However, the Meadowvale Village Heritage Conservation District Plan went on to become the model for other HCD Plans in the 1980s and has served the Village well for many years. In 2005 there were significant amendments to the Ontario Heritage Act and, as a result, the 1980 HCD Plan no longer meets the standards of heritage conservation and lacks the necessary tools to be effective.

The purpose of this report is to document the background research and data which was not completed prior to the 1980 HCD Plan. This background report provides the prehistoric and historic research on the Village in general, its phases through time from early native occupation, the 1819 first settlement, through to the present. This report provides a history and description of each property within the Village as well as the statement of cultural heritage value and consideration of its natural heritage. The history and development of the HCD since 1980 has been documented only in the recording of physical changes to property. A history of development and social change within the Village since 1980 has not been included in this report.

Most importantly this report provides insight into how and why the Village developed the way it did. There are numerous heritage resources within the Village which have never been known until the completion of this report. The Village has a definitive physical character and a rich history documented by current research which reinforces why it should continue to be protected as a heritage conservation district.

Cultural Heritage Assessment of Meadowvale Village and Area (DRAFT)

Meadowvale Village Heritage Conservation District Plan Review

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.

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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.

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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
- 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

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ARCHAEOLOGICAL RESOURCES

The City of Mississauga contracted the services of an archaeological consultant to complete a Stage 1 Archaeological Background Study in the summer of 2012. A comprehensive archaeological review of the Meadowvale Village area has never been conducted before now on the Meadowvale Village HCD review study area. It is suspected that the area has a high potential for archaeological resources based on the physiological nature of the Credit River valley, associated landforms and the knowledge of local history. This assumption has been substantiated by the archaeological report.

There are no registered archaeological sites within the current or proposed HCD boundary. However, within close proximity there are 36 registered archaeological sites that vary from early Aboriginal sites to much later Euro-Canadian sites. This wide range of archaeological activity substantiates the assumption that people have lived in the area for thousands of years.

The pre-contact period of Aboriginal occupation of the Meadowvale area dates back to what is known as the Archaic period, a wide range from the Early Archaic of 10,000 years ago, to the Late Archaic of 2,800 years ago. There is little evidence of occupation during this time, but a few finds not far outside of Meadowvale do account for some presence by Aboriginals who lead a very mobile hunting and gathering subsistence. The Woodland period which follows the Archaic saw more of a presence of Iroquoian tradition (c. 1000 AD to 1650 AD) in this area. The Woodland period sees the introduction of pottery along with some agriculture and therefore a slightly more settled population. The appearance of Late Woodland cultures utilized the river for fishing and floodplains for farming within a matrilineal society of densely populated longhouse villages.

Following the Late Woodland is the beginning of the contact or historic period whereby European explorers and traders had initial contact and influence on the Aboriginals. It is generally accepted that about 1650 A.D. begins the historic period for this area. It is also about this time that the Mississauga moved into this area from the north, after the land had been vacated by the Iroquoian tradition. Trade among Aboriginal groups and European (mostly French) traders quickly spread the use of metals and new tool technologies.

The British defeated the French in 1760 which resulted in the Royal Proclamation of 1763, which established a procedure for land acquisition for European settlement from the Aboriginals. By this date this area was established by the Mississauga nation. Only the Crown, or British government, could acquire lands which were then redistributed to settlers.

The first lands to be surrendered by the Mississauga were the Niagara Purchase of 1781. This purchase was for lands west of the Niagara River. In 1805, another agreement was made known as the Mississauga Purchase, or Treaty 13a, which deeded land south of what today is Eglinton Avenue to the Crown and the Mississauga retained lands one mile on either side of the Credit River. The land acquired by the Crown under this agreement was known as the Old Survey. In 1818, Treaty 19 was negotiated whereby the lands north of the Old Survey, or what became known as the New Survey, deeded land to the Crown and thereby opened the area for settlement. Lots and concessions were created in a traditional grid pattern. The concessions were numbered from Hurontario Street as a centre line, and lots were numbered south to north. James Beatty was one of the first to settle in the New Survey, arriving in what would become Meadowvale in 1819.

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The development of Meadowvale from the early 1800s to the present has been fairly well documented. We know from research that many of the nineteenth century industrial and commercial developments have been removed. Much of the residential character of Meadowvale has remained, but its businesses have disappeared and become below grade archaeological resources. Very high potential for archaeological remains of the mill sites, which include the grist mill, saw mills, oat mill, stave mill, mill races and other features do exist due to the minor amount of disturbance on what are the CVC lands. The conclusion from the Stage 1 archaeological investigation was the Meadowvale Village HCD and proposed boundary area continues to hold high potential for both Aboriginal and Euro-Canadian archaeological resources. It is, therefore, important to keep in mind that any future development within the study area be further investigated to ensure that archaeological resources are not destroyed.

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THE EARLY LOYALIST SETTLERS OF MEADOWVALE VILLAGE

Meadowvale Village owes its existence to a few hearty souls who arrived in the spring of 1819 to carve a new life for themselves out of the pine forests which once existed on either side of Old Derry Road. What makes the Village particularly exceptional historically is that it is one of the earliest pre-Confederation communities still retaining much of its cultural and natural heritage in Ontario. Because of this, Meadowvale Village has maintained a distinct historical character which makes it a significant cultural asset within the modern urban landscape.

In terms of the early settlers, there are three pioneers in particular who have helped shape the history and development of Meadowvale Village. They are John Beatty, James Crawford and John Simpson. The first of these pioneers to arrive was John Beatty.

In early 1819, a group of twenty-nine Irish families from New York City had grown disillusioned with the anti-British sentiment still prevalent in the United States after the 1776 War of Independence. The anti-British sentiment worsened still after the War of 1812. These early settlers also felt they were facing religious persecution for their Wesleyan Methodist beliefs, which were not popular under Republican Americanism. These twenty-nine families were like many other United Empire Loyalists who decided to leave the United States to come to Upper Canada where the British Crown Council offered these Loyalists free grants of land to relocate. Beatty's group of Loyalists packed up everything they had into their wagons and headed north to remain under British rule.

The twenty-nine families entered Upper Canada through the Niagara Peninsula and they followed the shoreline to York (later Toronto) where they investigated possible tracks of land to settle upon. While camping along the shores of Lake Ontario at what is now Port Credit, the group split into two parties. One group, led by Thomas Graham, decided to remain in the Port Credit area. The other half went northwest with John Beatty to settle in Meadowvale. 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. Also part of this group were Beatty's brothers David and James, plus 14 other United Empire Loyalist families. Each settler was awarded between 100 and 200 acres of land. However, they would not be deeded the grant by Crown Council until they had cleared at least twenty acres and built a house. 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 after passing more than the minimum requirements for his land grant.



Photo of John Beatty c. 1860 (PAMA)

Only John Beatty and his brothers James and David, plus William Wheeler and Joseph Carter were awarded 200 acres by the Crown as they cleared nearly forty acres of land. The rest of the settlers received their land grants for only 100 acres.

When the settlers arrived, they found the landscape covered in densely thick forests of white pine with soft grass meadows near the vale along the Credit River. The settlers agreed that the soft meadows were what attracted them to the area.

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The settlers hoped that once the land could be cleared of the pine forests, the land along the river could be converted into fertile farm fields. The settlers decided upon the name of Meadowvale for their new settlement because of the grassy meadows near the river.

By 1835, John 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. This comfortable life led others to view him as a gentleman farmer and he was highly regarded as being both an intellectual and spiritual leader of the new community of Meadowvale.



John Beatty was a staunch Wesleyan Methodist and his property, located at the present 1125 Willow Lane, 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 on Willow Lane.

Location of Meadowvale's first residence constructed in 1819 (May, 2012).

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 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 of canvassing 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.

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Before Beatty left Meadowvale permanently, he sold his original 200 acre land grant to James Crawford in 1833. Crawford is believed to have built the Neo-Classical addition on the front of the Willow Lane property. Crawford built the first sawmill in the Meadowvale area and attempted to dam the Credit River to build sufficient water reserves to run the mill. Unfortunately, the dam did not work and Crawford's mill was a failure. In the meantime, it is generally believed that



Crawford built the house which would later be known as the Silverthorn House located at what is now 7050 Old Mill Lane in 1844. It is generally described as the oldest frame house in Meadowvale.

Location of house constructed by James Crawford in 1844 (May, 2012)

At the time, the house was oriented toward Old Mill Lane and Crawford built it as his permanent residence near to where his mill would have been located. There is no record of Crawford in Meadowvale after this, so it is believed that he left the area in about 1845 after he could not make his saw mill a success.

The next pioneer in Meadowvale who made a significant impact on the development of Meadowvale was John Simpson. He is generally credited as being the first successful owner of an industry in the region and he became the catalyst for further industry, particularly milling, in Meadowvale. According to the Perkins-Bull Collection and the Tweedsmuir Histories, Simpson is considered the founding father of Meadowvale because he built the first successful saw mill and carding mill, which led to further milling in the region.

Simpson was born in Kirkbymoorside, North Yorkshire in 1804 and immigrated with his wife, Mary Sigsworth, and young family to Upper Canada in 1836. They came by sailing ship, where Simpson's daughter, Hannah Simpson Reeve, later recalled that Mary Simpson was ill the entire voyage. They brought with them three horses, four cattle, six sheep, several fowl, two dogs and several trunks full of possessions. They arrived in York (now Toronto) where Simpson's brother George met the family. Although Simpson acquired 300 acres of land in Meadowvale in 1836, the Simpsons stayed the winter months in Whitchurch, Ontario where they provided food to soldiers fighting in the Rebellion of 1837, but did not participate in the fighting themselves. Later in 1837, the Simpsons took up residence on their 300 acres along the south side of the present day Old Derry Road from Second Line West down to Creditview Road. They settled on the Credit River at what is now 1200 Old Derry Road and called their farm "Credit Grange".

Here, John and Mary Simpson cleared forty acres of land and built a log cabin where they continued to reside until they built a grand brick house in 1860. This brick house, referred to by many now as the Simpson-Humphries House, was designated in 1983 under the Ontario Heritage Act as a property of cultural heritage significance in Mississauga.

In 1838, Simpson built the first successful sawmill in Meadowvale as he was able to better utilise the Credit River over Crawford. Simpson began to cut down large amounts of pine forest and sold the raw logs to the British Admiralty for ship masts. White pine was the preferred

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choice of wood for ships masts because of their lightness and durability especially for power ships such as frigates and schooners. Simpson's sawmill also did a great business and many Meadowvale pioneers would have come to him between 1838 and 1840 to purchase lumber boards to construct the earliest stacked plank on plank houses in the area.



The Bell Hotel constructed between 1837 and 1850 (May, 2012)

Simpson also operated a carding mill where residents would drop off their wool bundles to be carded into wool threads. This venture, however, did not last long as sheep farming did not develop into a major industry in the Meadowvale area. Sheep farmers based in Caledon tended to take their wool to Georgetown, then to Streetsville's Barbertown Mill in the 1840s so, presumably, Simpson couldn't compete and found saw milling a much more profitable business.



Because of Simpson's success in starting up a thriving milling industry, seasonal mill workers in search of employment began to enter Meadowvale. These workers needed a place to stay while they worked at the sawmill and Simpson leased some of his land to William Bellas, including the parcel of land at what is now 1090 Old Derry Road.

Methodist Church built 1862 (May, 2012)

According to Land Registry records on this property, Simpson leased the land with a Leasable Resource, meaning there was something of high value on the property. It was leased for \$650, a large sum of money in 1837. The building that sits on this property is the Bell Hotel, believed to have been constructed for George Bell in 1844. However, Land Registry records state that Bell did not acquire this property until 1856. Further in-depth research may conclude that it might have been Simpson who constructed this hotel to house the workers coming to his saw and carding mills as the house does display some 1830s Georgian characteristics. Simpson may have leased it to William Bellas in 1837 under the agreement that Bellas would operate the hotel, thus relieving Simpson to allow him to focus on his mill operations. Knowing that Simpson was a shrewd businessman who sought any opportunity to make money, it is quite feasible that Simpson built the hotel as another business venture.

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House built for Thomas and Mary Jane Graham in 1862 (May 2012)

Unlike Beatty, John Simpson was born a Quaker. But he became a fervent Wesleyan Methodist as a young man and shared many of Beatty's beliefs. Simpson donated land in 1860 to the local Methodist congregation to construct the current United Church located at 1010 Old Derry Road. Simpson, apparently, did not seem as keen on education as he was on religion. He sold the land behind the Church, located at what is now 6970 Second Line West, to the School Trustees in 1871 for \$200, a staggering amount of money for a small piece of vacant land at that time. Simpson also gave land away to his daughter, Mary Jane, upon her engagement to Meadowvale resident Thomas Graham in 1861. Thomas Graham's father, Joseph, then built them an impressive brick house for their wedding gift in 1862. This property still exists and is located at 1020 Old Derry Road. As for John Simpson, he tragically drowned in his mill pond at the age of 75 on December 14, 1878. His death marked the end of the pioneer link to Meadowvale's humble beginnings.

The development of Meadowvale Village as a thriving mill town in nineteenth century Toronto Township can be traced back to the hard-working, pioneering spirit of these three earliest families to the area. Without their hard work and dedication, subsequent Meadowvale families such as the Silverthorns, Gooderhams, Cheynes, Switzers, Trevorrows, Sibbalds and Lambes may have carved out their paths much differently.

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THE MILLING HISTORY OF MEADOWVALE VILLAGE: 1833 – 1954



Meadowvale Mill, c. 1910 (PAMA)

The history of milling in Meadowvale Village is a long and varied one spanning over 120 years. Saw and grist mills were the dominant industries which sprung up along water courses all across Ontario in the nineteenth century. Meadowvale Village was no exception.

The very first industry in Meadowvale was farming. Each pioneer family was given between 100 and 200 acres by the Crown as a land grant, where they were required to clear at least twenty acres and build a homestead. Many of these earlier pioneers who arrived in 1819, with John Beatty, did not stay more than a decade before they uprooted and moved to more prosperous locations such as York or Durham counties. The few hearty souls who stayed and made a subsistence living at farming found other ways to work the land to their advantage. Some of those families who stayed still have descendants today in the regions outside the Village such as the Neelands, Whaleys and McCrackens.

James Crawford bought out Beatty's land claim in 1833 and was determined to find a way to sufficiently dam the Credit River to create a strong supply of water to run a sawmill. The dense pine forests were in great demand for both ship and canal building across Ontario and Crawford wanted to take advantage of this profitable resource. It is believed he built his sawmill on the banks of the Credit River on the north side of the present Old Derry Road iron bridge. However, this location proved insufficient to provide the necessary water supply to make the sawmill function. Crawford abandoned his idea and went back to farming and cutting down the pine trees on his land by hand to sell these raw logs to regional lumber merchants.

In 1836, John Simpson arrived in southern Ontario from Yorkshire, England and bought 300 acres of land on what is now the south side of Old Derry Road from Second Line West to Creditview Road. In 1837, Simpson succeeded in damming the Credit River sufficiently to operate Meadowvale's first commercial saw mill. Simpson built it on Lot 10, Concession 3,

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which Simpson owned all of. Therefore, we do not know the precise site of Simpson's saw mill, but two locations have been speculated by various historical accounts over the last century. One site is believed to have been located approximately where the current property of Old Ridge Park is located behind the properties on the south side of Old Derry Road near the Credit River. The second site was on his homestead at what is now 1200 Old Derry Road. This is the more probable location as the 1877 Peel Atlas clearly indicates a mill just south of the main house location. It has been documented in Perkins-Bull that Simpson's mill race was fourteen feet wide and crossed over 200 acres, all of which had been dug by hand by Simpson and several hired men. The Credit River was dammed to allow the water to flow into the mill race and mill pond on his property.

Simpson also operated a carding mill on his property at about the same time. There is no mention of this carding mill in any source after 1840, so it appears he ceased operations to focus on the saw mill. Simpson won several contracts to supply raw logs to the British Admiralty for ships masts as well as lumber sold by the board foot. Simpson became a wealthy lumber producer but his mill burned down on November 19, 1874. According to the Perkins-Bull Collection, Simpson lost everything, including the building, equipment, lumber and shingles. The estimated loss then was about \$5,000 or approximately \$100,000 in today's currency. Simpson



was not insured for his loss. Simpson did rebuild as his son-in-law, Thomas Graham, took over the saw mill until about 1880. John Simpson tragically drowned in his own mill pond on December 14, 1878 at the age of 75. It is speculated that he was crossing the mill pond along a foot bridge where he accidentally lost his footing and fell into the mill pond.

Lambe General Store, c.1900 (PAMA)

He is buried, along with his wife and a couple of their children, at the Churchville cemetery. Simpson's death marked the end of the pioneer phase of Meadowvale's development. It is Simpson, and not John Beatty, who has been regarded by most historical sources as being the true founder of Meadowvale Village, for it was his efforts that brought new settlers to the area seeking work in his sawmill or as forestry workers to cut down the trees he processed.

There is a sidebar, however, to the John Simpson story. His adopted son, Albert Lambe had great success himself as a saw mill owner in Meadowvale. Albert Lambe was born Dennis Lambe in Chinguacousy in 1854. When his own 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 and, because of this, became a multifaceted entrepreneur. Among his business ventures in the later half of the nineteenth century, Lambe operated a saw mill, the Lambe General Store and he purchased the Bell Hotel in 1890 where he reconfigured the interior to turn it into a rooming house rather than a short stay hotel. 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 constructions.

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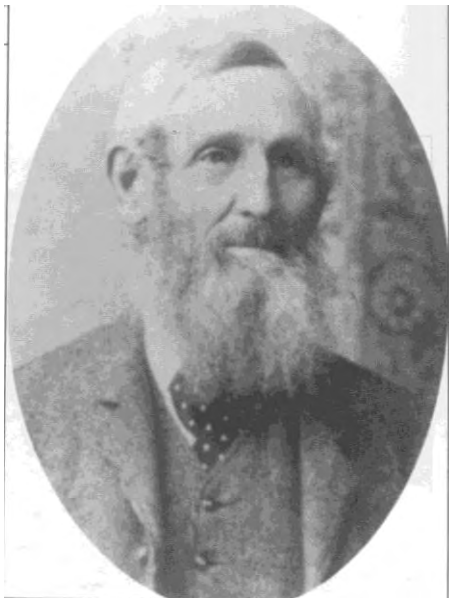
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Lambe's other claim to fame is that he was the Village's first car owner in 1905. He received the car in lieu of payment for lumber at his sawmill. He never drove the car and it mostly sat in the shed until his death when his son William acquired it. Despite never driving, he did survive a car crash in which his son was driving. The car, owned by William and the second car in the Village, 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. Upon his death, the sawmill was shut down as William was not interested in taking over and there were no immediate buyers for the mill. This brought an end to nearly a century of saw milling history in one Meadowvale family.

As lucrative as sawmilling was for one family in Meadowvale, the true lifeblood of the Village was the grist mill. Even though John Simpson was the founder of both Meadowvale and its overall milling industry, it was Francis Silverthorn who would transform milling in the region into a newly profitable and booming economy. Francis Silverthorn came to Meadowvale in about 1836, where his father Aaron owned about 100 acres including some lots in the present village. Francis purchased several parcels of land from James Crawford who decided to leave the area to find prosperity elsewhere after the failure of his saw mill. Silverthorn came from a family of entrepreneurs. His father Aaron was a mill co-owner in the Niagara region around the time of the War of 1812.

According to the Perkins-Bull Collection, the Silverthorns are counted as some of the very first



United Empire Loyalists to arrive in Canada in 1786. Francis was born in Etobicoke in 1815. He decided to come to Meadowvale to follow in his father's footsteps as a mill owner. Silverthorn's first venture was to create a saw mill in 1840 along the banks of the Credit River in what is now the Credit Valley Conservation lands, just north of the old mill ruins site on Old Derry Road. This saw mill location can be seen on the 1856 Bristow Survey of Meadowvale. It is reported in the Perkins-Bull Collection that Silverthorn produced 10,000 board feet a day, which were eighteen feet long by three inches thick, and sold for \$4.50 a board. In some respects, Silverthorn gave John Simpson a run for his money as he landed the first contract to supply all the board lumber to create Peel County's first corduroy road. It stretched from Meadowvale to Port Credit along Hurontario Street and took approximately two years to complete.

Francis Silverthorn c. 1890 (PAMA)

Silverthorn, however, saw bigger and better opportunities to make use of the Credit River beyond the lumber business. As other towns and villages in the province were experiencing an up-surge in new grist mill constructions, Silverthorn felt there was enough previous success in damming the Credit River in Meadowvale to produce enough water power to support a grist mill. As part of the land he purchased from James Crawford in 1845, Silverthorn chose the present location of 1095 Old Derry Road (the current location of the post office box gazebo) as the site to build his grist mill the same year. James Crawford also sold part of his land grant that was left from the John Beatty era, to Aaron Silverthorn in 1847.

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This first mill did not survive long and, to date, no documents or log books have been found concerning this first grist mill built by Silverthorn. The *Brampton Conservator* reports that the mill burned down shortly before midnight on November 21, 1849. Not to be deterred or defeated, Silverthorn sought help in rebuilding the mill. There is no mortgage registered on title for the mill property before 1852, so it is unclear if Silverthorn rebuilt the mill without a mortgage or if he had to wait until 1852 to rebuild. Regardless, the mill he constructed was a two storey wood frame building. Although many mills in Ontario were constructed of stone, Silverthorn chose wood as he had access to his own saw mill as well as that of John Simpson to supply the materials. The earliest known photograph taken of the mill is the silver nitrate coated tin plate below of the second Silverthorn Mill in about 1852. This is also the earliest known photo ever taken in Meadowvale.



Second Silverthorn Mill, c. 1852 (PAMA)

Silverthorn had success with this second mill in the early years following its construction. When Britain entered into the Crimean War in October 1853, Silverthorn saw his selling price for barrels of flour jump from \$1.50 per barrel to \$3.00 per barrel. Because of this rise in flour prices, Silverthorn began to stock pile his reserves in hopes that he'd continue to cash in even after the War would finally come to an end. However, the opposite of what Silverthorn had hoped for occurred.

Something serious happened to Silverthorn's financial situation in the mid 1850s that has not been made clear in the historical records left behind. Silverthorn's first recorded mortgage on the mill property, and its associated land holdings, was a private mortgage held with John Wilmot on February 18, 1852. We do not know if this was to rebuild the mill or if Silverthorn was increasing his costs by adding more men and more shifts in order to produce as much flour as possible to stockpile to take advantage of a prolonged boom time during the Crimean War. On April 7, 1854, Silverthorn's father Aaron signed over the remaining land he owned in Meadowvale to Francis, likely as a means to increase his net worth because fourteen days later on April 21st, Francis got a private mortgage from William Gooderham. But the timing of this second mortgage could not have come at a worse time for Silverthorn.

In the spring of 1856, Francis Silverthorn contacted Arthur Bristow, a land surveyor based in Streetsville to discuss his desire to get the Village surveyed into town lots. Bristow came to survey the Village on July 1, 1856 and the Plan was registered as Tor-5 on July 21, 1856. Because of the relatively quick succession of his two mortgages, the stockpiling of flour and a war dragging on, Silverthorn had the Village formerly surveyed likely to sell off his lands to raise the capital needed to keep his business viable. Unfortunately for Silverthorn, when the War ended in 1856, the price of flour plummeted from \$2.50 a barrel to \$1.00 a barrel.

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It is not known exactly how many barrels worth Silverthorn had stockpiled. However, it was enough for him to incur even more financial difficulty by trying to unload the stockpile. Adding to this dilemma was the financial recession which swept Upper and Lower Canada at the time. Work was scarce for many and prices of other commodities such as lumber to build homes and coal to fuel fires became almost unaffordable to some larger businesses, which had a trickle down effect to the common person. Feeling the financial crunch again, Silverthorn attempted to increase his cash flow by consolidating his debts again with another mortgage through the Bank of Upper Canada on October 26, 1857. William Gooderham was named as part of a group of Bank Trustees who owned this mortgage. In a desperate bid to keep his head above water, he started to sell off some of his lands in 1859. However, it was too little too late for Silverthorn. William Gooderham, a Director of the Bank of Upper Canada, called in Silverthorn's mortgage for the mill site in 1859, where the mill immediately transferred to James Gooderham on August 18 of that year. It has been generally believed in the past that Silverthorn lost his property directly to William Gooderham as a result of his mortgage being recalled in 1859. However, land registry titles for property owned by Silverthorn show that most of his property did not pass to Gooderham until 1865 after a series of other transfers to other people, including John Wilmot, who held Silverthorn's first mortgage. Further research should be conducted to determine why there was a succession of owners between Silverthorn and Gooderham.

In the end, Silverthorn lost his mill to the Gooderham and Worts firm of Toronto and left the Village in 1860 for his family's property, Cherry Hill, near Etobicoke where he farmed quietly until his death in 1894.

William Gooderham was the family patriarch of one of the largest, most successful businesses in the history of Toronto. He co-founded with his brother-in-law, James Worts, Gooderham and Worts in, 1832. Gooderham and Worts started out in the milling business along the Don River in York. Upon the suicide of James Worts in 1834, William Gooderham continued as the sole proprietor of the business until he brought on James's son, James Gooderham Worts, as a partner in 1845. This was the time when Gooderham and Worts really expanded their efforts into the distilling business and began plans to build a massive distillery on Toronto's waterfront.



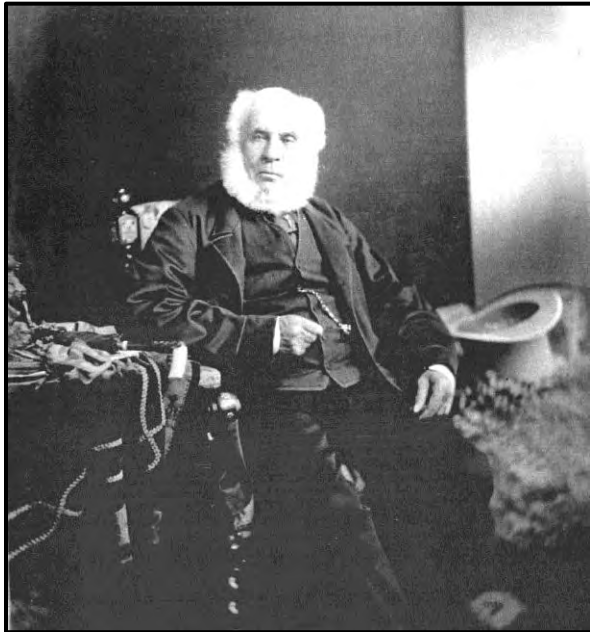
Construction on the distillery began in 1859 and was completed in 1861. Because of its location, the distillery was well connected to several rail lines. In the first year of production, in 1862, over 700,000 litres of spirits were produced. The facility peaked to just over two million litres of spirits in the 1880s, making it one of the most productive distilleries in the world.

Gooderham Distillery, 1950. (Ontario Archives)

It was also considered to be one of the top five employers in late nineteenth century Toronto, employing roughly 3,000 people. This number does not include seasonal workers or those who were hired by the company to work on the various wheat farms the Gooderhams owned to supply the distillery.

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William Gooderham c. 1875 (Ontario Archives)

In 1859, when William Gooderham ended up acquiring the Silverthorn grist mill in Meadowvale, he already had his hands full with the start of his distillery in Toronto. Because he could not be in two places at once, William sent his two younger sons, James and Charles Horace “Holly” to Meadowvale to look after his business interests. Lands Registry records show that it was James Gooderham who owned the grist mill in the beginning of the Gooderham years in Meadowvale and it was James who put many improvements into both the mill and the community in general. It was during the 1860s, under the Gooderhams, that Meadowvale experienced the biggest boom in its history.

It is believed that James Gooderham added the third storey to the mill as a ventilation floor and increased production to an output of 320 barrels of flour per day. James also built a couple of buildings associated with the mill. One was a mill office, located directly at the rear of the mill, between the building and the end of the mill pond as it entered the mill. This office was later relocated across the street approximately in the 1920s to what is now 7017 Old Mill Lane. The second building, originally constructed by Francis Silverthorn was a general store, believed to have been located on the land in between the current properties of 1051 and 1059 Old Derry



THE OLD GOODERHAM & WORTS STORE
This typical “General Store” in Meadowvale in the early boom days did a thriving business.

Road. This store was expanded to directly compete with James Ward’s general store that was already in the Village. It was a very substantial business that employed twenty people who included local residents such as Elizabeth Trevorrow as the dressmaker.

Gooderham Store, c. 1885. (PAMA)

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She alone had six assistants who worked as a men's tailor, milliner, wedding dress maker, shoemaker, and two alteration experts. The other departments in this store included a grocery section that supplied a full range of fine products from imported pickles and condiments and canned goods; fresh produce supplied by local farmers; a cod fish display out on the veranda, a paints and hardware section; home decorations such as curtain materials and light furniture; salt and lantern oil sheds out back and a general and varied supply of candles and oil lanterns. This store was so extensive in its products, it had customers from as far away as Streetsville and Brampton. Sadly, we do not have any historic photographs of the store except for the lithograph above, which was produced sometime in the 1880s for an unknown source.

When the Gooderhams left Meadowvale, the store was sold to Charles Switzer who continued to run it for several years before selling it to J. H. Whitlam in 1890. The store eventually burned down in 1907, ending one of the last links to the Gooderham years in the Village.

James also served as the village postmaster in 1862 until his father decided he needed another family assignment. When James Gooderham left Meadowvale in 1865 to go to Streetsville to look after his father's milling and farm interests there, Charles Horace "Holly" took over from his brother. Holly was only eighteen when he and James arrived in 1860 and William decided that Meadowvale would be a good place for young Holly to learn about milling and farming operations. However, ownership of the mill and much of its associated properties, remained under the ownership of James and their father William until it was finally transferred to Holly in 1876. In many respects, it appears Holly was really a manager of the family's business interests for most of his time in the Village.



Charles Horace "Holly" Gooderham, c. 1880 (PAMA)

It is not known if Holly made any changes to the mill in addition to those his brother James had made. One change Holly did make to the Village was the construction of a "country home" in 1870 located at what is now a Montessori school at 929 Old Derry Road.



Holly would remain in Meadowvale until the early 1880s, so he wanted a home that would reflect his family's wealth as well as accommodate his own growing family. This home, known then by residents as the "Gooderham Mansion", was constructed in 1870 at a cost of \$30,000.

Gooderham Mansion c. 1900 (PAMA)

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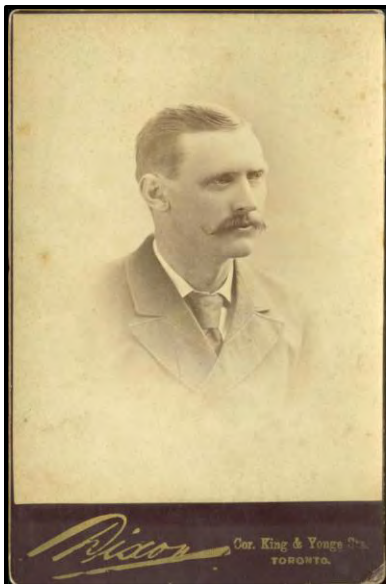
Nothing is known of this home during Holly Gooderham's ownership. We do not know how many domestic staff served here, where in the house they may have lived, if there were vegetable gardens out back and no interior photos of the family or furnishings are known to exist. The Perkins-Bull Collection and the Tweedsmuir Histories are quite silent on Holly Gooderham, giving further suggestion that Holly simply was a manager in Meadowvale and, otherwise, lived a quiet life while living there.

The Perkins-Bull collection Holly Gooderham overseeing a private school, separate from the Village school, for his own children. These children were tutored by their nannies and the building was said to have been "on Gooderham Property". Whether this meant the school was on the Mansion property or elsewhere in the Village where the Gooderhams owned property, is not presently known.

When William Gooderham died in 1881, Holly Gooderham went back to Toronto to work in the distillery business. His brother James had, unfortunately, been killed in a train accident in 1879 on the Port Credit Railway, a railway he helped to financially back and was instrumental in getting a station built at Streetsville, not Meadowvale. Help was needed in Toronto to continue running the Gooderham and Worts business. Holly Gooderham sold off all his land holdings and left the village in 1882. The mill then transferred to Edward Wheeler of the Wheeler Brothers milling company from Stouffville, Ontario on March 1, 1882.

Little is known about the Wheeler brothers who purchased the mill, and its surrounding sixty acres of land from the Gooderhams. They owned mills in Georgetown, Erin, Toronto and Cheltenham which specialised more in livestock grist and products, other than flour, such as oatmeal, cornmeal and ground flax seeds for linseed oil production. Although the Wheeler brothers owned the mill until 1895, they did not prosper in terms of efficiency or output like the Gooderhams. In fact, the mill only operated sporadically in 1892 and stood completely silent from the winter of early 1893 until the spring of 1897. It was one of the lowest points in the economic history of Meadowvale.

The mill found life again when Henry A. Brown bought it in 1895. He spent nearly eighteen months fixing up the mill by replacing worn boards, repairing the windows, refinishing the flooring, upgrading the existing small turbines and installing the first hydro powered turbine in the cellar. The mill started up operations again in 1897. By 1900, Brown had increased production to about 280 barrels of flour a day, as farmers came from all over the area to bring their grain. The Perkins-Bull Collection describes farmer's wagons being lined up from the mill west along Old Derry Road to the other side of the Gooderham Mansion, waiting to unload their grain. Residents recalling those days in the Village said production and activity at the mill had not been at that level since the early days of the Gooderham ownership.



Henry Brown, c. 1893 (PAMA)

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Henry Brown was a direct descendant of the pioneer Brown family who came to Toronto Township in 1822 and farmed the land along the present day Derry Road in north Mississauga. The Brown Homestead farmhouse, constructed in 1866, still exists and is located at 6970 Vicar Gate Drive. Henry Brown grew up at this house and knew Meadowvale well. Much like Francis Silverthorn who preceded him, Henry Brown had big visions for Meadowvale's future when he purchased the mill in 1895. However, Brown's vision went far beyond just the milling operations.

Brown envisioned a community that would become a tourist destination for hundreds of people each summer to what he would call Willow Lake Resort. It took Brown a few years of planning and in about 1906, he set his plan into motion.



The first part of his plan was to widen the mill pond and turn it into a lake. In order to accomplish this, Brown removed a number of larger trees outlining the mill pond. He next built a larger dam further north along the Credit River to allow water to flow into the region where the trees had been cut.

Willow Lake c. 1910 (PAMA)

He then planted a few replacement willow trees around the perimeter of this new lake he called Willow Lake. According to the Tweedsmuir Histories and the Perkins-Bull Collection, Brown supposedly built cabins along Pond Street which faced the lake. It is not known on which side of Pond Street these cabins stood. It would appear likely that they stood on the water side of the street on land now owned by the CVC.

Brown also landscaped along the lake's edge to create picnic grounds and playing fields. He also converted the residence located at 7070 Pond Street, into a boat rental facility for visitors. The back of the property was outfitted with two large, barn like doors which would swing open to reveal the boat rental facility inside. Visitors could rent canoes, small rowboats and even two-seater paddle boats. The dock to the lake was attached to the back of the property so it was a short distance. The building was given the name "The Boathouse", a name which has survived to the present day. It is believed that this house, prior to 1907, was a semi detached residence for workers at the mill site.

In order to get visitors to Willow Lake and Meadowvale, Brown arranged for a horse and wagon to pick people up at the Meadowvale train station, located at the corner of Old Derry Road and Creditview Road. It is reported in the Brown Files at PAMA that several hundred people came out in the summers to take advantage of the lake resort. Brown also organised special events and posted fliers outlining events happening at the Willow Lake Resort throughout the year. Winter skating costume contests, special weekend picnics in the summer, craft bazaars, Church socials and children's parties were among the events Brown planned for Willow Lake. These fliers were posted as far away as Caledon and Toronto to attract urban residents to come and enjoy the quiet, rural setting that Meadowvale offered. Although Brown made the grist mill prosperous again, it seemed that Willow Lake Resort was his passion in life as he put a lot of time and effort into promoting it and growing the resort's popularity.

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Willow Lake Resort Promotional Flier, 1910 (PAMA)

Another significant change Brown is said to have made is to the Silverthorn house at 7050 Old Mill Lane. Sometime between 1900 and 1910, Brown is alleged to have lifted the house and turned it to face its present orientation. The story told in the Tweedsmuir History is that Henry Brown's wife, Lillie, did not like the way the house was oriented to face Old Mill Lane. She thought a view toward the mill would be more "aesthetically pleasing". Brown is said to have argued for the move in order to have a better view of the mill in case he was required to go down at any hour of the day or night. In preparation of this move, records survive showing that he removed three outbuildings that existed on the front lawns of the property dating back to Silverthorn's ownership of the property. These outbuildings included the piggery where the first



Methodist camp meeting was held in 1848. The other two buildings were barns which not been used in several years prior to Brown taking ownership. The Brown family lived at 7050 Old Mill Lane for most of the year, but would live at either the Boathouse or in the small property that existed at 7143 Pond Street in the summer months while using their main residence as a vacation home for visiting family members and friends.

It would be interesting to see just how far Brown's plans for Meadowvale would have gone. But, unfortunately, Brown died suddenly, and very tragically, in March 1911. He and a young mill apprentice had gone out one early March morning to the Willow Lake flood gates to release them. Spring came very early in 1911 and the ice flows from the Credit River melted much more quickly than in previous years. Brown had already released one gate to allow water to drain slightly from Willow Lake through the mill's tail race. The next step was to release the flood gates at the north end of Willow Lake, to allow the lake to fill back up. Unfortunately, the force of the water rushing into Willow Lake was too powerful for either man to contain. Both men were swept into the lake and the force of the rushing water created such a strong down current that they both were sucked to the bottom and could not swim back to the surface. Eyewitness accounts from Perkins-Bull remember seeing the water gushing into the lake from the flood gates. But no one knew of the tragedy that befell Brown or his assistant. When Brown did not show up at an afternoon meeting at his mill, his wife Lillie was alerted. She said she had not seen him since he left the house to go to the flood gates.

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A search party was rounded up and it was not long before both men's bodies were found. Brown was found partially submerged near the end of the mill race. His body had been tangled up in an ancient pine tree root. The ironic part of this story is several years before, Brown made a concerted effort to remove all the pine tree root stumps that had been dumped into the mill race several decades before by John Beatty and James Crawford. Brown had missed removing a couple of those root stumps. Citizens believed, at the time, that it was one of these stumps that Brown got ensnarled in. Devastated and left on her own with a school aged daughter, Lillie Brown now had to decide what to do with the mill, the Willow Lake Resort, and the properties they owned in Meadowvale. The Peel Archives has a letter, written to Lillie Brown in October of 1911 by Henry's sister, Lucinda Brown, who was living in Los Angeles. It reads in part:

"Received a letter from Grace yesterday. I'm so glad for all your sakes that Margaret and Elizabeth are back and Gracie will not feel so terribly alone. You will feel it a comfort to know they are near and see them around.

I presume you are still busy trying to get things straightened up. I hope things are coming out pretty good for you. I hope a good buyer will come along for the mill, for of course you can do nothing with a property like that and it may be slow in selling.

Poor Lillie, what trouble and confusion you have been plunged into, but I do hope everything will come out all right. Oh, I do feel so sorry for you and Gracie, both of you so young to be left alone and how lonely at times you must feel. Life holds a mighty lot of sadness in its grip! And it seems to me you have had considerable already in your life – still it is not for us to question the dealings of Providence..."



Lucinda Brown in Los Angeles, c. 1905 (PAMA)

It turns out that a buyer did come along for the mill. William Brett bought the mill, and its associated lands in October 1911. Lillie and Grace Brown left Meadowvale, once everything was sold, to take up residence in the Brown homestead on Derry Road (now Vicar Gate Drive). Willow Lake Resort ceased to exist and any dreams of further expansion of this enterprise, and others, died with Henry Brown on that March day in 1911.

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Little is presently known about William Brett's tenure as mill owner even though he owned the mill for thirty-two years, which was the longest consecutive ownership of the mill throughout its history. He not reside long at 7050 Old Mill Lane which, since Francis Silverthorn's time, had been the mill owner's residence. Brett, instead, lived for a time in the Graham-Pearson House at 1020 Old Derry Road, because he was married Emily Pearson. Once Emily's brother took over the house, she and William chose to reside at the quiet and rural modest home that once stood at 7143 Pond Street. Brett, unlike Brown, did not want to see the mill at all hours of the day and night, so chose to live in a residence which sported no view of the mill site at all. Brett was active with the local Church and Fortnightly Club in Meadowvale and lived an otherwise quiet life in the Village. Although it has not been proven, it is believed that the mill office, built by James Gooderham, was relocated from the back of the mill to a property across the street on Old Mill Lane during Brett's ownership. The office structure is now the house located at 7017 Old Mill Lane.

Stanley Gorman was the next owner of the mill and did not have the mill long before it passed to Luther and Grace Emerson in the 1946. Grace Emerson, was Henry Brown's daughter and when she married Luther Emerson, they relocated to Meadowvale to take up ownership of the mill. However, the heyday of the mill was long over and it was slowly sliding into a perpetual state of disrepair and irregular use. It was in 1950 that the last barrel of flour was produced. The Emersons continued to own the mill, where it was used as a storage facility.

Although Willow Lake was eventually reduced down to a small mill pond size, and fell into disuse after the death of Henry Brown, the area which had once been the outer edges of the lake was now filled back in with meadows and small seedling trees. The Emersons decided to try to make use of the lands and tried to farm it by growing wheat. Unfortunately, this was not an easy venture and they abandoned their attempts by the late 1950s. In terms of the mill, it too came to a sad end.

In 1953, public concern began to arise over the safety of the mill buildings. The Women's Institute, founded in 1910 and compilers of the Tweedsmuir Histories for the Village, argued that the building was a fire hazard as it was being neglected. Because of the immense size of the structure, they argued a fire could potentially threaten the rest of the community by sending embers high into the air and landing on nearby houses. The structure was over a century old and its timbers were likely very dry and would burn hot. Toronto Township councillors weighed in their support for both the removal of the mill and also for its protection, saying it was a local landmark and a historic link to Meadowvale's development. Some argued for an adaptive reuse of the building such as a possible artists' studio/display area. In the end, Luther and Grace Emerson were ordered to have the structure demolished. According to Alan Emerson, son of Luther and Grace, his father was so angered by Council's decision that he demolished most of the structure by hand with a sledge-hammer and left all wood to rot in a pile where it fell. None of the equipment in the cellar was reportedly removed and is still believed to be there, including all the turbines. The only removals from the site were what people could physically carry away. Some residents came with trucks to load up the wood to use as either firewood or to construct outbuildings on their property. What was not removed eventually settled and was filled in over the years, creating the slight ridge that exists from the site of the gazebo down to the entrance to Willow Lane off Old Derry Road.

In addition to the forced removal of the grist mill, the Emersons lost their lands to the Credit Valley Conservation Authority in 1963, ending the last ownership lineage between the mill and the mill lot parcels, which had its foundations in Francis Silverthorn's time.

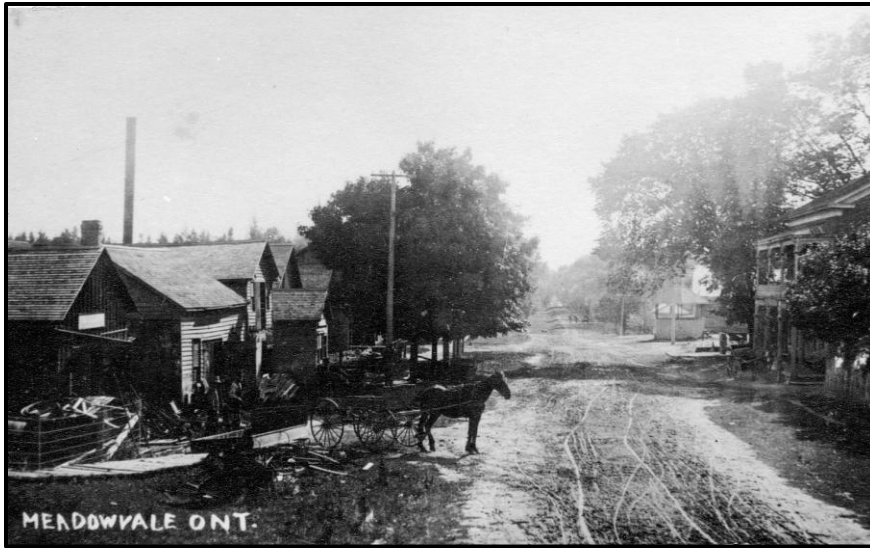
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The Meadowvale grist mill, rebuilt by Francis Silverthorn in 1850, lasted for well over a century, employing hundreds of people and producing tens of thousands of barrels of flour. When the mill ceased operations for the last time in 1950, the last commercial link to the early development of the Village was lost. Meadowvale had stopped being a mill town. Meadowvale transitioned from a working community to a residential community which would continue to honour its milling past.

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OTHER COMMERCIAL HISTORY: 1840 – 1980



Meadowvale's Main Street, now Old Derry Road, c. 1890 (PAMA)

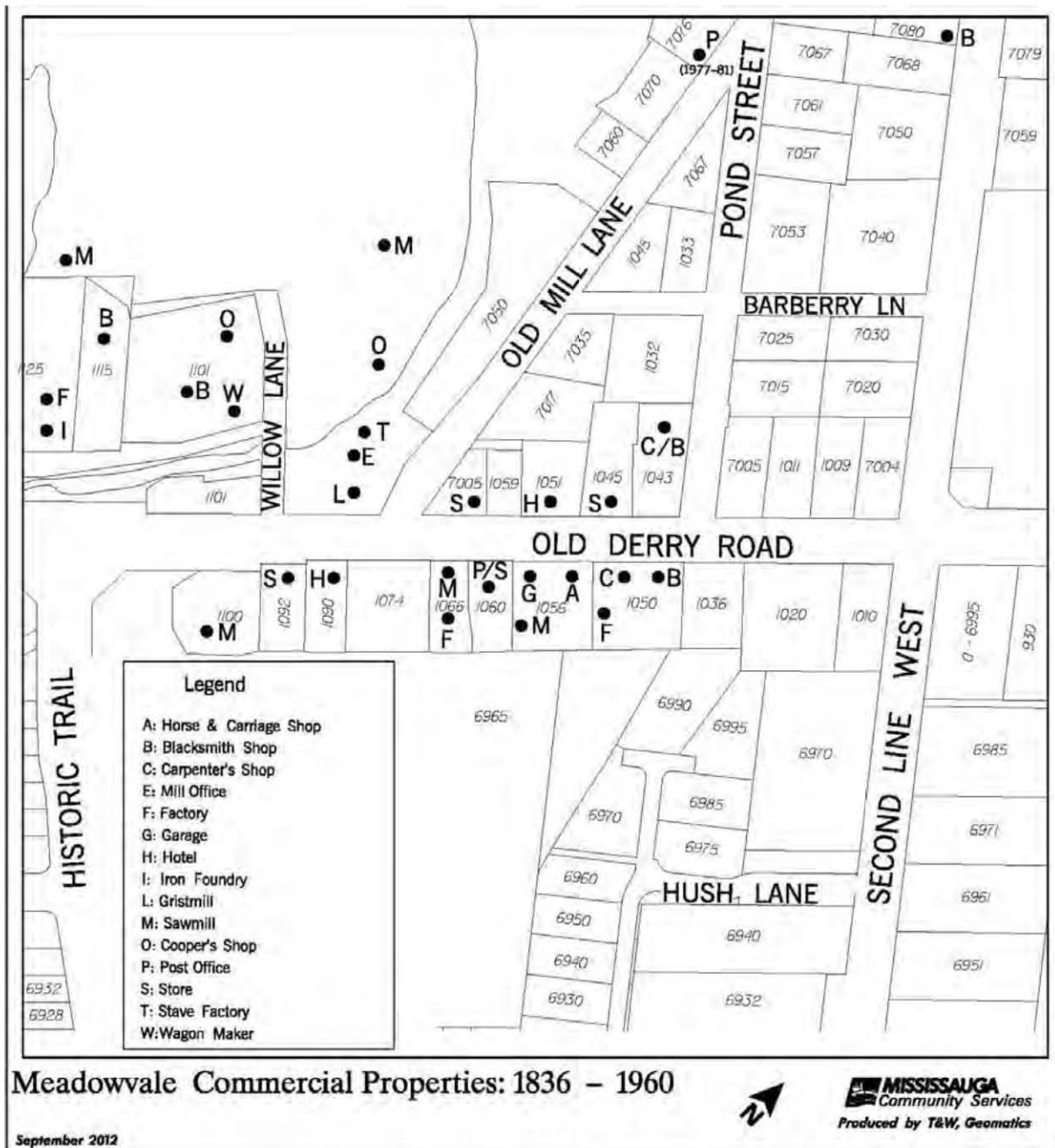
Although saw and grist mills were the lifeblood of Meadowvale Village's development, those industries created spin off businesses that became lucrative in their own right. From mercantile shops to coopers to blacksmiths, Meadowvale developed smaller commercial industries that grew with the community and serviced the needs of residents far and wide.

Past historical accounts have focused on Old Derry Road as being the so called "commercial" core of nineteenth and early twentieth century Meadowvale. However, research indicates that this was not the case. A great number of small factories, mills and blacksmith type shops operated along present day Willow Lane, which was called Water Street in the nineteenth century, and in other various locations throughout the Village. These early industries were crucial in the early development of the Village as they served as a foundation for the growth of other businesses that arose later in the century, such as the grist mill and general stores. Without these businesses, the ones that followed would not have developed in the way they had over time. Therefore, the extent of Meadowvale's commercial properties has been expanded from what was previously believed to have been the main commercial core of the Village.

The following is a full scale map of Meadowvale businesses from 1836 – 1960 that have been identified through a number of sources, including the Tweedsmuir Histories, Perkins-Bull Collection, various family histories that have been written, interviews with current and past residents, Census reports and various business directories dating back to the mid nineteenth century.

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Some businesses were more prevalent than others because of the large volume of business conducted which everyone in the Village utilised. There would be the general stores, blacksmith and carpenter shops. There tended to be more than one of these establishments because of the volume of work conducted or services needed. Other businesses were specialised, like a wagon maker, and tended to be just one establishment for the Village. What follows is a general breakdown of common businesses, specialised businesses and their known or presumed locations in Meadowvale.

GENERAL STORES

During Meadowvale's boom years from 1860 to 1870, there were three general stores operating in the Village and all were doing very good business. According to the Tweedsmuir Histories, the Perkins-Bill Collection and Harry' Spiers' "Souvenir of the Village of Meadowvale-on-the-Credit", the very first store was opened in 1847 by Jonathan Robinson. Although the location of this store is not precisely known, it is believed to have been located at 1045 Old Derry Road. This was not a true building but has been described more as a "stand" rather than a building one would enter. Robinson did not have this store long. James Ward built a proper store building on this same site after dismantling the previous stand. Ward's store sold basic dry goods such as flour, sugar, coffee, tea, candles and other basic consumer goods. The store eventually passed to Matthew Laidlaw, who was the builder and first owner/operator of the Commercial Hotel located at 1051 Old Derry Road. Laidlaw's store burned down in approximately 1892 and Albert Simpson Lambe then bought the land and constructed, in 1893, the house that still stands there today. His house was directly across from the general store he had owned.



THE OLD GOODERHAM & WORTS STORE
This typical "General Store" in Meadowvale in the early boom days did a thriving business.

Perkins-Bull also notes that Silverthorn operated a grocery store directly across from the grist mill, but does not mention when that store began operation. It is generally thought that this is the store that James Gooderham expanded in 1861. Further research to determine where, and if, this Silverthorn grocery store existed would be of great benefit to understanding a portion of the early commercial history of the Village.

Gooderham General Store, c. 1885 (PAMA)

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Charles Switzer, c. 1870 (PAMA)

By the time Gooderham and Worts assumed ownership of the grist mill after Francis Silverthorn's bankruptcy, there was a definite economic shift that brought boom times to the Village. James Gooderham built a new general store to compete with Ward's store directly to the east of him on Old Derry Road. This new store by Gooderham was the largest general store Meadowvale would ever experience. There were twenty employees including tailors, wedding dress makers, milliners, a post office clerk, fish mongers and grocery and produce clerks. The store was managed by Joseph Sutcliffe, who had worked for the Gooderhams for several years before as a clerk and book keeper in other locations. The only known photo of the Gooderham Store is the grainy lithograph above dating to about 1885.

When William Gooderham died in 1881, his son Holly sold up his father's interests in Meadowvale and left in 1882. The store continued on for a number of years with a succession of different owners, including Charles Switzer, who seems to have had the most success with the store. Unfortunately, the store burned down in 1907. The store's location was believed to be just east of the driveway at the present property, 1059 Old Derry Road. Charles Switzer was a well connected Meadowvale resident who also served as the Village post master from 1882 to 1907, was a member of the Meadowvale Band and served for a time as a Justice of the Peace. Charles and his wife adopted Mary (Lambe) Switzer as an orphaned two year old in 1860. She was the sister of Albert Simpson Lambe, who was raised by John and Mary Simpson.

Albert Simpson Lambe also ran a store that was located on the opposite side of Old Derry Road. This was a small dry goods store which existed at the same time as Switzer's store, but was much smaller. Albert's son, William, continued on with the store, relocating it to 1060 Old Derry Road in 1921. The store closed at this location in the 1960s, ending over a century of general store businesses in the Village.

BLACKSMITH SHOPS

Regardless of the existence of saw and grist mills, every thriving community required at least one blacksmith shop. Blacksmiths provided basic farm equipment and supplies like horseshoes, bridle clamps, foot stirrups, carpentry and other hand tools all the way up to more decorative features such as iron gates, door knockers and boot scrapes.

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There were a number of blacksmith shop locations throughout the Village. There were, however, at least three well known places that had large forges which could serve the entire community. The rest were small shops that would essentially do personal work or work for nearby neighbours.

The first mention of a blacksmith in Meadowvale is from the *Brampton Observer* in 1909 and one note in the Perkins-Bull Collections was George Bell, the alleged builder of the Bell Hotel in 1844. However, Land Registry abstracts show that Bell did not own property in the Village until 1856. Beyond this, it is not known when exactly he arrived in Meadowvale or the location of his forge.

The first known location of a blacksmith shop in Meadowvale was located at 1125 Willow Lane in 1848. James Johnston was the blacksmith here. In 1852, business was doing so well that James went into partnership with his brother, Hugh, to create an iron foundry called Mammoth Works Foundry. According to Perkins-Bull, there was no other iron works foundry like it in Ontario. Here, the Johnston brothers made top quality farm implements such as reapers and ploughs, which were sold all over Ontario and down into the farming communities along the eastern seaboard of the United States. It is not known when the foundry ceased operation here, but it is known that Harold Stillman operated the Stillman Cheese Factory on this site from 1896 until his death in 1908.

The next location was along Old Derry Road, approximately where today's residence at 1050 is located. It is not known who was the first blacksmith in this location, but one known blacksmith was John Orr, which is mentioned in Harry Spier's "Souvenir of the Village of Meadowvale-on-the-Credit" from 1904. Spier also mentions that the blacksmith shop and foundry employed a number of people who lived in small, quickly built cottages along the north side of Old Derry Road and along both sides of Pond Street.

The third known location of a blacksmith shop was the site of the last blacksmith shop in the Village. This was owned and operated by Ernie Martin from 1937 until the 1960s at 7080 Second Line West. This is the only blacksmith shop that survives in the Village. Previous to this location, Ernie Martin is supposed to have rented out the cottage at 7005 Pond Street, where he used the former McKee carpenter shop as his temporary blacksmith shop before relocating to Second Line West in 1937.

OTHER BUSINESSES ON OLD DERRY ROAD



There were a number of other small businesses on Old Derry Road from about 1850 to 1950. These included a carriage maker, wagon wheel maker, lumber merchants and in 1908, Meadowvale was reported to have received its first bank. The *Brampton Conservator* reported in 1908 that the Merchants Bank of Canada had recently opened a branch in Meadowvale, Ontario which was open three half days a week, including Saturday mornings. However, there is no evidence in the land registry abstracts for the Village to substantiate this claim by the *Conservator*. The Merchants Bank merged with the Bank of Montreal in 1921.

William Trevor, c. 1890 (PAMA)

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So records may exist in the Bank of Montreal archives to indicate whether the bank owned a property in Meadowvale. According to Village folk lore, the Merchant's Bank was located on the property of present day 1036 Old Derry Road. As no land registry records for this property indicate that a bank was here, it is possible that the bank operated out of another establishment. Further research might conclude whether a bank existed along the south side of Old Derry Road.

Other businesses in Meadowvale included the Gooderham and Worts cooperage shop, behind the main grist mill. James Gooderham had this shop built in 1862 to make barrels for the grist mill. This shop continued to operate after the Gooderhams left Meadowvale in the early 1180s. William Trevorror took over the Gooderham cooperage, including the chopping mill and stave mill, in 1884. His daughter, Elizabeth, was a very active member of the Women's Institute of Meadowvale, being President for many years. She was one of the key contacts for gathering oral histories from Meadowvale residents about the development of the Village and was the main organiser of the "Souvenir of Meadowvale Old Home Rally", published in 1922. Thanks to her efforts, historians and current residents of Meadowvale Village have a snapshot of how the community developed from pioneer times to the early twentieth century.



Elizabeth Trevorror, c. 1915 (PAMA)

FACTORIES

There were a number of factory style industries as well which produced high volumes of products in Meadowvale. These included a stave factory, located behind the grist mill, which operated for nearly as long as the mill itself. There was also a shingle factory, which was run by Albert S. Lambe in conjunction with his saw mill operation at 1066 Old Derry Road. This factory produced roofing and siding shingles made from the scrap wood that could not be turned into longer lengths of lumber. Lambe sold his shingles to people roofing in Meadowvale as well as in Brampton, Streetsville and Toronto. Lambe's contract to supply lumber to the T. Eaton Company also extended to his shingle factory.

There were a number of smaller factory style productions in existence. However, their location is approximate and cannot be precisely pinpointed. For example, Francis Sibbald was rumoured to have a washing machine factory that made ringer washing machines in the late nineteenth century. He was believed to have been in association with Albert Lambe by running a coordinating steam powered saw mill as well. Where precisely this steam saw mill and washing machine factory were located is not precisely known.

Willow Lane held a number of early businesses in the Village, particularly on the properties of 1101, 1115 and 1125 respectfully. There were at least two blacksmith shops located here, one

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cooperage, a wagon maker, a cheese factory and perhaps one of the most substantial early businesses before the rise of the grist mill.

Located at 1125 Willow Lane, brothers Hugh and Horatio Johnston owned Mammoth Iron Works and Foundry. This foundry built quality farm implements such as reapers and ploughs. Their production was so complex, that it is said in Perkins-Bull that there was a separate cooperage and blacksmith shop to produce the secondary items needed, like horse bridles and barrels for shipping some parts to be assembled when the product reached its destination. This foundry sold their products as far away as the eastern seaboard of the US and all throughout Ontario. Further research might be able to conclude if any of these implements survive in private collections, or if a product stamp still exists displaying the company logo.

Meadowvale has a rich history of businesses and recent research indicates that these establishments were not restricted to Old Derry Road as was previously thought. These businesses were located from Willow Lane to Old Derry Road to Pond Street and continued to thrive well into the twentieth century independently of the grist mill.

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TRANSPORTATION

The history of organised transportation in Meadowvale is a relatively unexplored area. Prior to Loyalist settlement in Meadowvale, the Credit River was a major transportation route for the First Nation's people who lived in the area. Although we do not know historically how the Credit was used or utilised, we do know that there is a high potential for First Nations archaeological resources in the Meadowvale area. Perhaps one day, through additional research and findings, we may be able to piece together a history of the human uses of the Credit River in Meadowvale prior to 1800.

In terms of European settlement in the area, little is known about the early forms of transportation from the period of the First Survey (1806) up to about 1850. We do know that Samuel Street Wilmot surveyed the land south of Meadowvale in 1806. However, the region around Meadowvale was not surveyed until 1818.

ROADS IN AND AROUND MEADOWVALE



The first constructed roads in Toronto Township would have been the corduroy road. These would have been found along the major routes that divided the concessions into defined sections. These major roads in Toronto Township would have included Hurontario Street, Dundas Street, Trafalgar Road and Burnhamthorpe Road.

*Corduroy Road in Northern Ontario, c. 1900
(Library and Archives Canada)*

Corduroy roads date back to Roman times and were very popular in twelfth century Britain and Germany. These roads were constructed by stringing logs of near equal lengths, side by side, in perpendicular fashion to the direction of the road. Sometimes, but not in all cases, the logs were covered with sand to help smooth out the road surface. Corduroy roads were being built as late as the Second World War in Europe to move troops and war supplies to remote locations. These roads were preferred as they were relatively quick to construct compared to paved roads. Remote locations in northern Ontario still use corduroy roads, which were laid several decades ago to provide access to forestry and mining camps.

The first corduroy road in Peel County was reportedly constructed by Francis Silverthorn in the early 1840s. Silverthorn arrived in Meadowvale in about 1840 to build a saw mill. His mill produced 10,000 board feet a day, which were eighteen feet long by three inches thick, and sold for \$4.50 a board. Based on this success, Silverthorn was awarded the contract to build a corduroy road along Hurontario Street from east of Meadowvale down to the lakeshore in Port Credit.

Beyond the contract Silverthorn was awarded to construct Peel's first corduroy road, little is known about the early roads to and from Meadowvale in the early nineteenth century. When the Village was surveyed in 1856 by Arthur Bristow, four street allowances were added to the survey. All four road allowances were between Second Line West and Pond Street, allowing easy access to both streets. Of the four roads allowances, only two were realised. These two were First Street and Second Street. First Street was in use for over a century and eventually

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closed in the 1970s due to disuse. This is why the house located at 7020 Second Line West is oriented away from Second Line and toward First Street.



Second Street was eventually renamed Barberry Lane. It is not known when this change happened, for it does not reflect in the land registry records for the road allowances. However, modern Village folklore indicates that Barberry Lane was used long before the street's formal renaming. Barberry comes from the Barber family, who lived at the top of Barberry Lane in the old schoolhouse in the 1920s, long after it was converted into a private residence.

Barberry Lane Streetscape, May 2012

Since the Bristow Survey of 1856, Barberry Lane has changed little in terms of its width, elevation and alignment. It still runs parallel today to Old Derry Road and stretches from Second Line West in the east through to Old Mill Lane in the West. This retention of Barberry Lane's original gently sloping grade, soft edges and mature tree lines streetscape is a significant heritage attribute for Meadowvale Village which is a direct link back to Meadowvale's nineteenth century transportation roots.

The third and fourth road allowances, further along Second Line West, were surveyed in 1856 but never realised. The third road allowance lies between lots 12 and 21 on the north side and lots 11 and 22 in the south side. This road allowance was never named on the survey and the double workers' cottage, located at 7067 Pond Street, lies directly in the middle of the road allowance. Prior to the discovery of the Survey's existence at the Brampton Land Registry office in 2012, it had been believed that this double workers' cottage was built in the 1840s. Research has now shown this is not possible as the Survey would have recorded the cottage. Because the cottage was built over the road allowance, it is now believed that William Gooderham never intended for the road allowance to be realised when he acquired Francis Silverthorn's lands through bankruptcy in 1859. Gooderham's intention was to expand the mill operations that he had acquired from Silverthorn and, to do this, he needed to build worker's cottages to house the extra workers he would be hiring for the mill.

The fourth road allowance is located at the north end of present day Pond Street between the addresses 7105 and 7091. This was intended to curve around to have access to Second Line West. However, sometime in the twentieth century, Pond Street continued north to Second Line West through lots 48-53. This access was closed to vehicular traffic in the 1990s and now Pond Street ends at address 7155 at lots 50 and 51. The former road is now accessed only by pedestrians who can still make their way through to Second Line West.

MEADOWVALE'S RAILWAY HISTORY

Although little is known at the present about the development of the road system in and around Meadowvale Village, more is known about train transportation. It was the anticipated coming of the railways which had citizens excited about further development of Meadowvale. However, it was the arrival of the railways and, specifically, where the stations were located, which had a direct impact on Meadowvale's eventual economic decline in the later half of the nineteenth century.

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Both Upper and Lower Canada, with southern Ontario in particular, were hotbeds for Canadian railway development in the mid nineteenth century. From the first operating public railway from St. Jean to Laprairie, Quebec in 1832 to Sir John A. Macdonald's national dream of a coast to coast railway finally realised in 1886 at Gastown, British Columbia (renamed Vancouver in 1887), the steady economic and population growth of Canada can be directly attributed to the development of these early railways.

There were four major railways that passed through Toronto Township in the nineteenth century. Those railways were the Great Western Railway, the Grand Trunk Railway, the Credit Valley Railway and the Toronto-Guelph Radial Railway. Of these four railways, only the Toronto-Guelph Radial Railway passed directly through the Meadowvale settlement.

The railway which had an economic effect on the development of Meadowvale was the Credit Valley Railway. On February 15, 1871 the Credit Valley Railway was incorporated with George Laidlaw named as its first president. Laidlaw was the promoter of both the Toronto, Grey and Bruce Railway and the Toronto and Nipissing Railway. Laidlaw was considered the ideal choice to both promote and head the new Credit Valley Railway venture. The railway would stretch from Toronto's Parkdale area to Orangeville with stops in between. No one knew at incorporation in 1871 just exactly where the stops through Toronto Township would be but a few places were suggested including Meadowvale and Streetsville.

The land was surveyed in 1873 and in 1874, all rail stations were determined and Meadowvale lost out to Streetsville. Many residents in Meadowvale had hoped the train would stop in their village as this would bring much needed commerce and supplies to the area to help it expand and grow. However, the Gooderham family, particularly William and his son James, argued for a stop in Streetsville instead. Although they owned the grist mill in Meadowvale, they also owned a couple of mills and other businesses in the Streetsville area. James was one of the early partners of the railway and was able to persuade Laidlaw to make Streetsville a full station stop because of the larger commercial centre and milling business in the area over Streetsville. Full station stops consisted of a larger building where both passengers and cargo could be loaded and unloaded. A stop was simply just a platform or small rail building where passengers only could embark or disembark. Gooderham also drummed up financial support for the railway by encouraging Streetsville business owners and residents to purchase shares in the railway. The more shares that could be raised in a particular community, the more likely the railway would eventually come to that community. The Gooderham family had deeper roots financially and socially in Streetsville and generally seemed to view Meadowvale as an "acquired investment" only by virtue of Silverthorn's mortgage debt to them. Unfortunately for Meadowvale, this lobbying for Streetsville as a rail station along the Credit Valley Railway line would become a turning point in the village's economic future.

James Gooderham tragically died on September 19, 1879 on the railway he helped fund and bring to Streetsville. This was also the official opening day of the railway where the Governor General of Canada, the Marquis of Lorne, cut the ribbon at Parkdale where the first train bound for Orangeville departed. Gooderham attempted to board the train near his home in Streetsville, which was an unscheduled stop along its inaugural route. He was boarding to join a business partner, Frank Shanley, who was responsible for surveying the railway through the Streetsville area in 1873. Unfortunately, Gooderham lost his footing and fell under the train. Not knowing that Gooderham had fallen and was under the train, the engineer let go of the brake and Gooderham was crushed. Gooderham was fifty-three years old at the time of his death and left his father William devastated by his death. The Tweedsmuir history of Meadowvale states that William never recovered emotionally from the loss of his second and favoured son.

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Two years later, William Gooderham died and the Gooderham family now saw a reason to sever their business ties in Meadowvale. But it was the railway's bypass of the area which hurt the growth of the village more than the loss of the Gooderhams. It meant that supplies to and from the village had to be transported further. The closest stop to Meadowvale along the Credit Valley Railway was located at the corner of present day junction of Old Derry Road and Creditview Road.



Credit Valley Railway's Meadowvale rail stop building, c. 1925 and the second car in Meadowvale (PAMA)

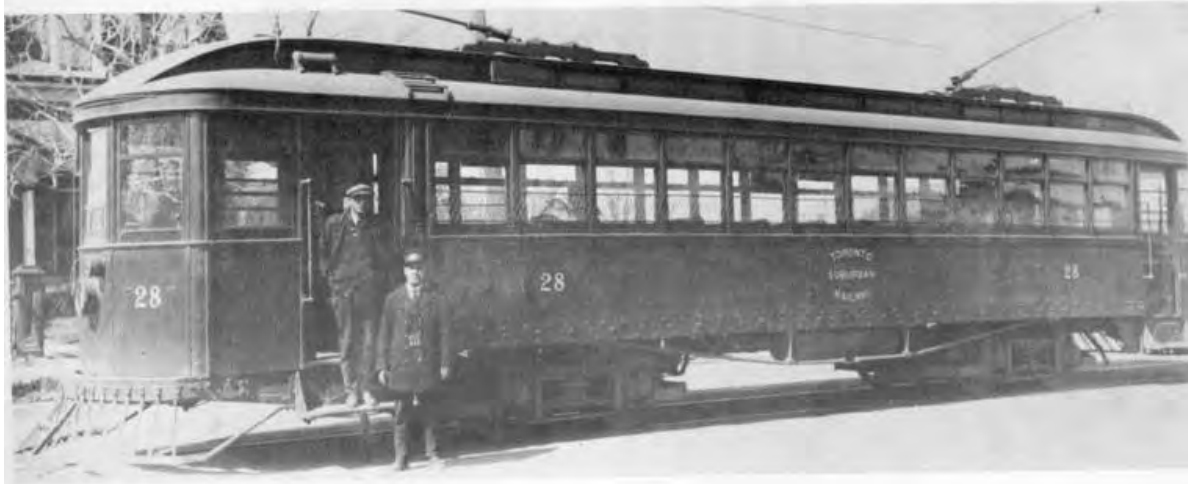
Today, the only visible sign of this stops existence is the early twentieth century telegraph pole which stands alone in a clearing beside where the station once stood. In 1976, it has been recorded by Heritage Mississauga that the original rail building, which stood at this corner, was relocated to the rear of the property at 1101 Old Derry Road. The white wash exterior was reputed to have been turned inward and the letters spelling "Meadowvale" can be seen from the interior of the present structure. This is a village legend which has not been proven and further research into this story's validity would add another layer to the heritage character and attributes of Meadowvale's contribution to Mississauga's railway history.

The next railway to have an impact on Meadowvale is the Toronto and Guelph Radial Line, which was part of the overall Toronto Suburban Railway system. This was a commuter train service which commenced at Lambton, situated on the east bank of the Humber River in Toronto, and ended at south Guelph on Dundas Street, which is now the present day Gordon Street.

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With the population growth in Toronto Township, the Toronto Suburban Railway organisers felt that expansion to Guelph was a viable economic option. The line was surveyed in 1911 and construction commenced in July, 1912. It would take nearly five years to complete the rail line as engineers had difficulty in constructing structurally sound bridges for the trains to cross the Humber River portion of the track.



Brill car from the Toronto and Guelph Radial Line, c. 1918 (Ontario Archives)

Meadowvale was a scheduled stop along the railway and the tiny platform and shelter was located on the south side of Old Derry Road, right across from the end of the grist mill tail race along Willow Lane. The train crossed Old Derry Road and ran along the western property line of the house located at 1155 Willow Lane. From here, the train crossed the Credit River and proceeded on to its next stop located at Churchville.



The railway officially opened in 1917 and, in the first few years, experienced high ridership numbers. Memoires of former Meadowvale residents at the Region of Peel Archives describe how children from Meadowvale would take this train to attend high schools in Etobicoke, a journey which would take more than an hour in each direction every day.

Radial bridge over the mill tail race along Willow Lane, c. 1920 (PAMA)

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Unfortunately, the Toronto and Guelph Radial Line had the dubious reputation for being an unsafe, accident prone route.

Telegraph poles from the Toronto and Guelph Radial Line through Meadowvale, 2012

There had been at least sixty deaths recorded on this line alone between 1918 and 1929. It was also deemed to be more expensive to operate than originally calculated during the time of the 1911 survey. At the time of the initial survey, an economic assessment of the potential rise of the automobile, and how that might affect ridership, was not considered as part of the study. The rise of the automobile did gradually increase throughout the 1910s and accelerated greatly in the post Great War years of the 1920s. In 1910, only two percent of Toronto residents owned an automobile. By 1930, that number had risen to thirty-three percent (Statistics Canada, Report



of Automobile Ownership, 1931 Census). The combination of the accident rate and the gradual decrease in ridership meant that the Toronto and Guelph Radial Line was closed in 1931. The tracks and ties were fully removed along the line by 1936 and reused in other Toronto Suburban Railway lines.

Meadowvale stop 47 shelter on display at the Milton Railway Museum (Flickr).

Today, the only evidence of the existence of this rail line through Meadowvale is the raised rail bed beside 1155 Willow Lane as well as the cement rail bridge abutments on either side of the Credit River. Another remnant of the railway's existence still in Meadowvale is the line of telegraph poles in the fields on the south side of Old Derry Road, west of the Credit River bridge. These telegraph poles would have helped to have supplied the power for the operation of the radial line as well as send messages from station to station. The original Meadowvale shelter was relocated to the Railway Museum in Milton where it has been refurbished and is on public display.

Transportation, through roads and railways, helped to shape the development and economy of Meadowvale from its very early Loyalist beginnings through to the early twentieth century. But perhaps the most substantial impact on Meadowvale, as with most communities in Canada, has been the introduction of the automobile.

The first car owned in Meadowvale belonged to Albert Lambe who didn't actually purchase it himself. This car was a 1905 Ford Model T touring car, which Lambe acquired as trade for

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lumber and shingles from his saw mill. The car's original owner, said to have been a Brampton resident, had acquired a newer model vehicle and was looking to sell. Lambe acquired the car but never learned to drive as his eyesight slowly began to decline throughout his life. Lambe eventually went blind and his son, William, ended up driving the car and acting as chauffeur to his father.

When the nineteenth century houses were constructed in Meadowvale, most property would have had an out building, called a driveshed, to house a horse drawn buggy and at least one horse if not two. Over the years, as horse power became phased out with the advent of engine power, these drivesheds were converted into car garages. Some of the most notable early period outbuildings which exist today in Meadowvale include the garages found at 7004 Second Line West, 1101 Willow Lane and 7067 Old Mill Lane. These outbuildings are important heritage attributes to the Village. With further research, evidence may be found in the future to substantiate whether these building held horses and a buggy or other additional uses.

In the decades since the first car arrived in the village, Meadowvale has seen an influx of vehicular traffic. By the late 1970s, just before Meadowvale was designated as a heritage conservation district, over ninety percent of households owned at least one vehicle and traffic flow in and out of the village was greatly evident. Old Derry Road, then simply named Derry Road, was a major thoroughfare that led traffic as an alternative to Highway 401. The increase in vehicle traffic and ownership, which had a spin off effect of new subdivisions popping up around Meadowvale, was the catalyst for Meadowvale's residents to pursue a heritage conservation district designation to protect and conserve the nineteenth century village character. Further efforts to decrease traffic flow and reduce the number of car accidents through the Village continued into the 1990s when the Derry Road Bypass was constructed to divert traffic away from the village core. The result of this Bypass included the dead end at the top of Second Line West near the Meadowvale Conservation Area, which put an end to traffic coming down from Brampton, and the renaming of Derry Road to Old Derry Road, to distinguish it from the newly constructed Derry Road Bypass. Yet, the ever increasing presence of the car and its effect on all Village residents' daily lives has continued to increase. Many village properties, which did not have driveways in the nineteenth century, or little room to put one vehicle by the 1950s, now support two or more vehicles. Because of the siting of the residences, many property owners are forced to park on the street, which in 2013, is detrimental to the overall nineteenth century heritage character of the Village.

Transportation, over time, will continue to evolve and have an impact on the heritage resources of Meadowvale Village as a heritage conservation district. Yet, creative solutions and careful stewardship of each property will ensure that the heritage attributes of the nineteenth century Village will be maintained for all to enjoy well into the future.

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MEADOWVALE IN THE EARLY 20TH CENTURY AND CANADIAN FINE ART

At the turn of the twentieth century, Meadowvale had become a well-known location for its picturesque beauty. Many well-known and celebrated Canadian artists visited Meadowvale from about 1900 to 1930 to take advantage of its natural and cultural beauty. Fred Haines and J.W. Beatty both taught at the Ontario College of Art and brought students to the Village. Their friendship and working relationship with many artists, including the Group of Seven, may have inspired many to capture the beauty of the Village and immediate area.



Photo from June 26, 1921, J.W. Beatty with students from the Ontario College of Art. (PAMA)

The following are some of the better known artists that captured Meadowvale's early 20th century landscapes in their painting, sketches and drawings.

Frederick S. Haines (1879-1960)



Fred Haines owned and occupied 1147 Willow Lane from 1904 to 1930. He was born in Meaford, Ontario, March 31st, 1879. At the age of 21 he married Bertha Morehouse and the two of them moved to Meadowvale in 1904. At this point in his early career he was already well established having graduated from the Ontario College of Art and supporting himself and his family as a full time artist. His work varied from portraits, landscapes, engravings and prints. He became President of the Ontario Society of Artists (1923-27), founding member of the Canadian Society of Painters of Watercolour, founding member of the Canadian Society of Etchers and Printers, the curator of the Art Gallery of Ontario (1928-1932) and Principal of the Ontario College of Art (appointed 1932).

Photo Credit: National Gallery of Canada

From 1920 to 1951 he was the Commissioner of Fine Arts for the Canadian National Exhibition whereby he travelled the world to bring the best in art to Toronto. He was a contemporary to the Group of Seven and his cousin Franklin Carmichael, became the last member of the Group of Seven.

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Haines' greatest contribution to the Village was his mural entitled, "Indians on the Credit", which was painted in oils on three roller blinds, a total of 18 feet long, and hung above the blackboard in the Village School. The original "Indians on the Credit" now hangs outside the Council Chamber in the Mississauga Civic Centre. Haines was well known for his murals which included work at Parkwood, home of auto baron R. Samuel McLaughlin (founder of General Motors of Canada) in Oshawa, now a National Historic Site.



Ontario Society of Artists, 1925 (Ontario Archives). Haines is third from the left seated in the front row. A.J. Casson is on the left standing in the back row.



Close-up, one of three panels of "Indians on the Credit", by Fred Haines.

Haines was well known and connected to the artistic community. As he lived in the Village for many years, it is very likely that he had visitors and guests who are well known Canadian artists who painted in Meadowvale. Long term research may reveal many other noted artists and their works related to Meadowvale.

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John William Beatty (1869-1941)

J. W. Beatty, born in Toronto, did not live in Meadowvale Village, but as a teacher at the Ontario College of Art (1912-1941), he brought students to study and paint in the Village in the early 1920s. As a teenager, Beatty served in the military stationed at the Northwest Rebellion. After his military service he became a house painter, like his father, and studied fine art in his spare time. He then became a firefighter in Toronto continuing his studies in the evenings and doing portraits of his colleagues. In the late 1890s he and his wife went to Paris so Beatty could study at the Academie Julian. In 1901 he returned to Toronto where he opened a gallery and began teaching at the Ontario School of Art and Design. He became a close friend of many within the Group of Seven living at their studio and apartments in Toronto, particularly with Tom Thomson whom he accompanied many times on northern canoe trips. Beatty carved the stonework memorial cairn at Canoe Lake. He was an official war artist and member of the Royal Canadian Academy and the Ontario Society of Artists. His works are known internationally.



J.W. Beatty (Photo: National Gallery of Canada)



*The "Old Mill", J. W. Beatty
(Private Collection)*



*Photo of the mill taken about the same time
as Beatty's sketch above, c. 1910 (PAMA)*

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Georges Chavignaud (1865-1944)

Georges Chavignaud was born in Finistère, France, his father being a musician, author and collector. He studied in Paris and Antwerp where he became a follower of Impressionism. He came to Toronto in 1884 and worked as an art director for a publishing firm. In 1904 he spent most of the year painting in Belgium, France and much of Europe. In 1909 he exhibited at the Ontario Society of Artists show and sold a painting to the Ontario Government, now at Queen's Park. Chavignaud was traditional in his work and as a result did not agree with the direction of the Ontario Society of Artists and the Group of Seven, resigning from the Society.



Land registry records indicate that Chavignaud purchased the Gooderham Mansion in December 1904 for \$3,000 and sold it ten months later in October 1905 to MPP William S. Curry. Chavignaud relocated to Etobicoke, then Kleinburg, before returning to Meadowvale in 1929. It is unknown where Chavignaud lived when he returned to Meadowvale, as no known land registry abstracts indicate he owned property in 1929. It is, therefore, speculated that he rented a property instead. His obituary states that he died in Meadowvale at age 79, in 1944.

Georges Chavignaud in 1929.

Chavignaud used the Village as his inspiration for many works. The following are some of his works clearly based upon the Village during his years living there.



Chavignaud's "Credit River", c. 1905. The photo on the right is from PAMA of the Credit River taken at about the same time period and same location as Chavignaud's painting.

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Chavignaud's "Road into the Village" (Private Collection)



Post card entitled "Pretty Residences, Meadowvale, Ont." c. 1920 (PAMA)

There is a great deal of similarity to the post card "Pretty Residences" and Chavignaud's "Road into the Village" as seen in comparing the two images. The Siverthorn House (7050 Old Mill Lane) is clearly seen in each, the trees growing directly in front of the house, the curved roadway, and trees to the right of the road. Chavignaud has taken 'artistic licence' in removing the houses on the east side of the road and replacing them with a more pastoral and rural setting.

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*Cottage Near Meadowvale, by G. Chavignaud
(Private Collection)*



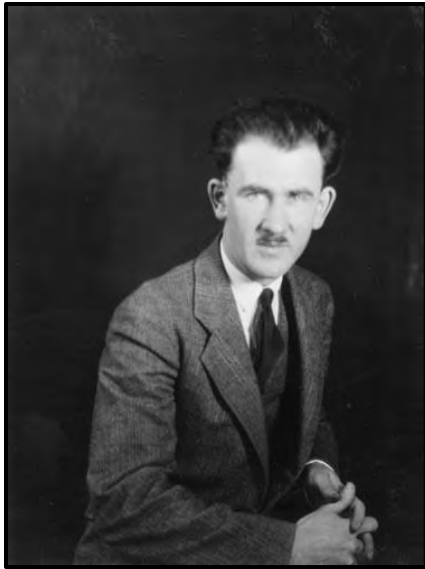
*Chavignaud's "Village Street"
(Private Collection)*

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A.J. Casson (1898 – 1992)

Alfred Joseph Casson was born in Toronto, grew up in Guelph and Hamilton, and moved back to Toronto in 1915. In 1919 Casson became an assistant to Franklin Carmichael at the art firm of Rous and Mann. Casson joined the Arts and Letters Club meeting many artists of the day whereby in 1925 he, Carmichael and F.H. Brigden founded the Canadian Society of Painters. In 1926 Casson was invited to join the prestigious Group of Seven. Unlike others within the Group, Casson remained a commercial artist working full time from 1927 to 1957 at the firm of Sampson-Matthews. Perhaps due to his full time work, Casson travelled less than the others and became well known for his depiction of small town Ontario.



Portrait of A.J. Casson by Hammond, a member of the Ontario Society of Artists.



Wooded Landscape, oil on board, A.J. Casson, c. 1920 (Private Collection). Isabel Hardy, Casson's cousin, has attributed this painting to Meadowvale Village.

A.J. Casson had a few connections to Meadowvale. Casson's grandmother was Isobel Hardy, who lived at what is known as the Mill Cottage at 1101 Old Derry Road. Casson was also on the Board of the Ontario Society of Artists at the same time as Fred Haines who was then living in the Village. Casson also worked with Carmichael who was a cousin of Fred Haines. In a 1989 interview with the CBC, a few years before his death, Casson recalled his summer visits as a child to Meadowvale. He would be fascinated to watch Fred Haines set up his easel to paint along Willow Lane and would "pepper Haines" with questions about what it was like to be an artists. And Casson said that Haines gladly, and patiently, answered Casson's questions. Casson died in Toronto in 1992 at the age of 93. In his lifetime he was well recognized with numerous awards, degrees, including the Order of Canada and the Order of Ontario.

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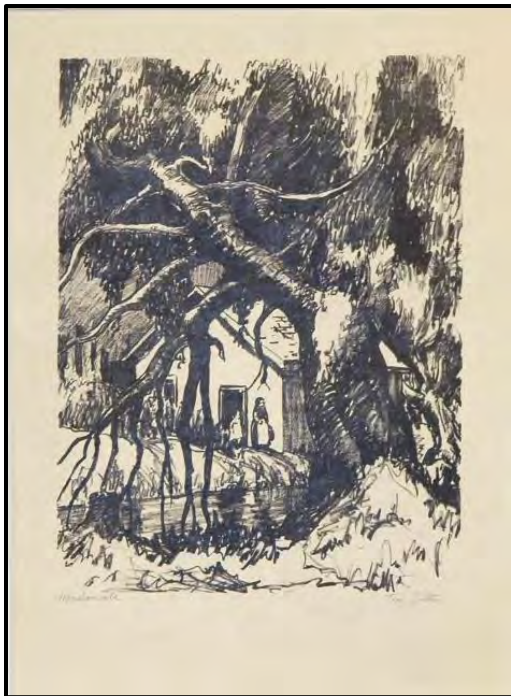
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Thomas (Tom) Albert Stone (1894 – 1978)

Tom Stone was born in Fownhope, Herefordshire, England. He came to Canada in 1914, starting in Edmonton, then moving to southern Ontario in 1921 to study at the Ontario College of Art where he graduated in 1925. He became known for his work in oils and lithography. Stone spent a few years in Europe studying, then returned to Ontario in 1929. He became a member of the Ontario Society of Artists and associated with members of the Group of Seven. Stone was a close friend to A.J. Casson and as such probably visited the Village on many occasions. His engraving, “Meadowvale”, is believed to be the Mill Cottage on Old Derry Road.



Tom Stone, The Daily Times, 1971



Tom Stone's, 'Meadowvale', 1930

Stone spent much of his life with his family in Caledon. He moved to Cataract in 1951 where he died in 1978.

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Henry (Harry) Spiers (1869-1947)

Harry Spiers was born in England and trained at the Académie Julian in Paris. It is not known when he arrived in Canada, but he was known to have exhibited at the Art Institute of Chicago in 1917. Spiers lived in the Village just after the turn of the 20th century. In 1904 he produced a "Souvenir of Meadowvale Village". The booklet contained his drawings of various buildings and properties in the Village as well as a brief history of each. It is believed that Spiers, in order to raise a bit of income, went door to door asking \$1.00 to draw the property and include it in his booklet. He became a member of the Ontario Society of Artists and therefore likely had numerous introductions to Meadowvale through many of its members.



"Springtime on the Credit River, Meadowvale, 1902" by Harry Spiers (Private Collection)



(historic photo of approximately the same location) c. 1915 (PAMA)

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Cottage on the Mill Race, by Harry Spiers, c. 1911 (Private Collection)



Mill Cottage, c. 1911 (Ontario Archives)

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Owen Staples (1866- 1949)

Owen Staples was born in England and moved to Canada in 1870 at the age of four. Staples was an illustrator and eventually art director for the *Toronto Evening Telegram* from 1885 to 1908, then specializing in historical painting and etching of architectural views and landscapes. He became a full member of the Ontario Arts Society in 1889, President of the Canadian Painter-Etchers and member of the Canadian Society of Painters in Water Colour (1925) and the Arts and Letters Club. His work, a six volume edition, *Landmarks of Toronto*, was a collection of historical buildings and landmarks of the old town of York, 1792-1833 and of Toronto from 1834-1914. Staples was also known for his murals installed in the old City Hall, the Royal Canadian Yacht Club and the Hydro-Electric Power Commission.



Owen Staples painting in Rowancroft Gardens, June, 1923 (Photo by M.O. Hammond)

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Tom Roberts (1908-1998)

Tom Roberts, born in Toronto, came from a very artistic family, his mother, Frieda, an artist and father, Percy, the proprietor of the Roberts Art Gallery, established by his grandfather in 1842. Roberts studied at Central Technical School in Toronto and at the Ontario College of Art under J.W. Beatty and Fred Haines. His association with both of these artists probably brought him to Meadowvale in the late 1920s and 30s. Roberts was considered an established artist by 1928 and went on to have a very successful career as an artist. He eventually lived in Port Credit where he died in 1998.



Tom Roberts, Winter Mill Stream, 1949 (PAMA). This is the mill cottage on Old Derry Road looking West.



Tom Roberts, Late Winter – Meadowvale, 1950. The mill cottage with the grist mill to the East.



Tom Roberts, Riverside Willows – location and date unknown. (Private Collection)

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Carl Ahrens (1862-1936)

Carl Ahrens was born in Winfield, Ontario, and began his career as a dentist in Nebraska City, Nebraska. Ahrens took up painting as a hobby and decided in 1886 to move back to Toronto where he began painting full time in his own studio. In only three years he had joined the Society of Artists and had his first show. By 1891 he was an associate of the Royal Academy of Arts. He had an entry and exhibited at the famous 1893 World's Columbian Exhibition, Chicago. Shortly thereafter Ahrens, his wife and children, moved onto the Ojibway Indian Saugeen Reservation near Southampton, Ontario. He and his family were adopted by the tribe and given native names.

In 1899 Ahrens met Elbert Hubbard, founder of the Roycroft Campus, East Aurora, New York State. Ahrens and his family moved to East Aurora and joined the Roycroft colony as a ceramic artist. For a number of years Ahrens worked an adventurous career in the United States. He was commissioned to go to California to document and paint the old Spanish Missions whereby Ahrens, his second wife and baby, travelled by horse and wagon through mountain trails from San Diego to San Francisco. In 1907 they returned to Ontario settling in Meadowvale for about one year when an illness forced him to move back to Toronto.

At a 1907 exhibit of Ahrens' work in Toronto, he met a benefactor, Malcolm Smith Mercer who offered to buy all of Ahrens' works for the next three years. This included Ahrens' Meadowvale paintings. Mercer took Ahrens' work of 31 paintings on an international tour where he had offers of up to \$100,000, but Ahrens refused the payment and the exhibit was halted due to the start of WWI.

Ahrens continued to work in both Canada and the United States until he finally settled in Toronto months before his death in 1936 at the age of 74.



Carl Ahrens in his Toronto Studio – photo: Roycroft Art Museum

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*Carl Ahrens as a young man in Toronto, c. 1895.
(www.carlahrens.com)*



Ahrens – Woodland Ford, 1930



*Ahrens - Plains Indian Camp with Tepees c. 1905
(Both paintings are in private collections).*

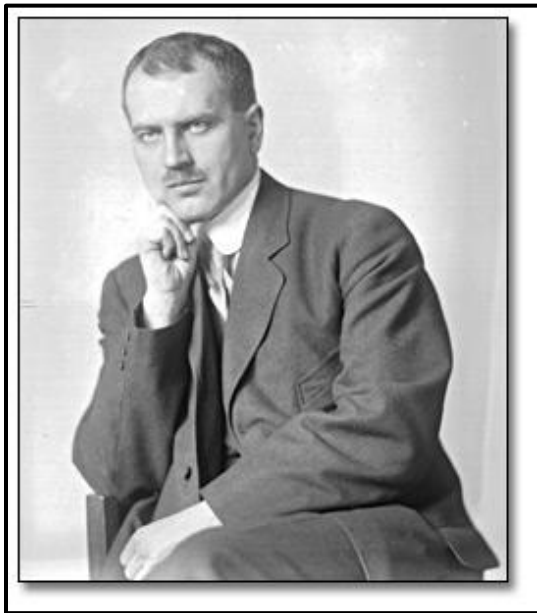
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PHOTOGRAPHERS

Melvin Ormand Hammond (1876 – 1934)

M. O. Hammond was born in Clarkson, Ontario, where he lived and worked on a farm until a teenager of 14 when he got a job as a journalist for the *Oakville Star*. By 1890 he had moved to Toronto where he was hired by the *Toronto Globe*. His interest in history and photography was well supported by his work as a journalist. He was well known and respected as a photographer, a founding member of the Arts and Letters Club and exhibited his work at the Canadian National Exhibition. His research and photographic inventory has documented many historical sites and monuments that no longer survive. Many of Hammond's photos can be found at the Archives of Ontario.

Hammond knew many contemporary artists of his time and photographed many who had worked in Meadowvale including Staples, Beatty, and A.J. Casson among others from the Group of Seven.



M.O. Hammond, Self-Portrait, c. 1910 (Ontario Archives)

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Owen Staples, by Hammond, 1916
(Ontario Archives)



J.W. Beatty, by Hammond, 1912 (Ontario Archives)

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John Boyd (1865 – 1941)

John Boyd was an amateur photographer who worked for the railway covering the rail lines from Toronto to Sarnia. In his spare time he photographed much of Southern Ontario with a particular interest in historic sites and natural history. The Archives of Ontario have many of Boyd's photos in its collection.



John Boyd, Self-Portrait, circa 1895 (Source unknown)



Meadowvale Mill, Photo by John Boyd c. 1920 (Ontario Archives)

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STACKED PLANK CONSTRUCTION

Although it has its origins in Denmark as a construction style in the Renaissance and was common in Jacobean England, the use of stacked plank on plank construction was not very common in Canada despite the country's lumbering history. However, it does have an early history within Canadian settlement, particularly in Ontario and Quebec. Those locations in Ontario that do see a high number of buildings in this construction style, such as Meadowvale, needed to have certain factors available to support this construction style. Firstly, a community needed to have readily available access to a very productive saw mill with an abundance of quality lumber and inexpensive nails. Another factor that helped promote this style in the early years of Loyalist settlement in southern Ontario was home builders did not need to be carpenters or even be skilled woodworkers at all. This construction style could easily be done by anyone who could swing a hammer or cut boards to certain lengths and only a minimal understanding of dovetailing was required.

The method seemed easy enough: build a box-like structure by stacking planks on top of each other, nailing them together, then cutting out entries for windows and doorways. There are a variety of plank construction methods depending upon how large the building would be. However, the one used in Meadowvale Village is referred to as stacked plank construction, or horizontal plank-on-plank. In this method sawn planks, approximately one and a half to two inches thick and about eight inches wide, are horizontally stacked, nailed one atop the other, with a slight offset. The offset allows for textured surface that was often stuccoed on the exterior and plastered on the interior.¹ This was done to avoid the expense (and skill) of laithing, while creating that void in the offset to allow plaster to adhere to the planks. In other methods, different width planks would be ordered with some being six inches wide and others being eight inches wide. These planks were stacked in alternating widths and nailed into place this way. This would create a staggered wall on the outside, where plaster stucco was applied. The inside wall, therefore, would be smoother and would require larger amounts of plaster to create a finished interior wall.

It is believed that the walls were constructed of stacked lumber and afterward the doorways and windows were cut out where required. The houses were built on shallow stone foundations, usually without footings. The stacked plank houses of Meadowvale Village were modest in scale, size, shape and form.

Since a homeowner did not need to be a skilled carpenter to construct this type of dwelling, the plank on plank method seemed to be the preferred choice among the early builders in Meadowvale. Post and beam construction needed more skill and it has been argued that the structure could be lifted and turned into place by as little as two strong men.²

Considering Meadowvale's early saw mill and lumbering history, it makes sense that this construction style would have been prevalent.

Communication with several southern Ontario municipalities has indicated that stacked plank construction is rare in most communities, where at most two or three noted plank houses were found within an entire municipality. Meadowvale's concentration of fourteen known properties, or 25%, with stacked plank construction, in one small village (HCD), is exceptional within

¹Rempel, John I. *Building with Wood; and other aspects of nineteenth-century building in central Canada* (Toronto: University of Toronto Press, 1967) p. 174

²Jordan, Stephen B. "Horizontal Plank" in *Old House Journal* May-June 1993, p.38.

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Ontario. Very little is known about plank construction in Ontario. There have been no studies or reports to date that could be found.



Houses along Pond Street, c. 1900 (PAMA)

All of the houses in this c. 1900 photo of Pond Street are stacked plank construction and remain in place today. The following properties within the Meadowvale Village HCD have been identified as being built with stacked plank construction:

Property	Retained	Demolished
1101 Willow Lane	√	
7085 Pond Street	√	
7079 Pond Street	√	
7067 Pond Street	√	
7053 Pond Street	√	
7025 Pond Street	√	
7015 Pond Street	√	
7005 Pond Street	√	
7070 Old Mill Lane	√	
7050 Second Line West	√	
7030 Second Line West	√	
7004 Second Line West	√	
1066 Old Derry Road		Yes (fire, 2011)
1101 Old Derry Road	√	

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1101 Old Derry Road – Note the stacked plank construction on the lower half of the structure. The upper floor has been modified from the original structure.



Detail of corner, stacked plank construction.

Many of the properties have been altered in some fashion. The plank house at 1101 Willow Lane has been restored to its original size, but is no longer the principal residence on the lot. Others have had additions to enlarge the living space, or a raised roof to allow for more room on the second floor. Although just outside the HCD boundary, the former Gooderham house, 7235 Second Line West, is also of stacked plank construction. Other properties throughout Mississauga have been found to be of stacked plank construction. Mississauga appears to have the highest concentration of stacked plank houses in Ontario.

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PROPERTY ALTERATIONS WITHIN THE HCD SINCE 1980

There have been many changes within the Village since its heritage designation in 1980. Some have been very minor, such as subtle changes to structures, and others have been more significant such as land division and new construction. It is evident from the list below that a heritage conservation district is not static but may change with guided property alterations.

There have been eight demolition/removals within the Village since 1980. They vary from loss due to fire, removal of outbuildings or removal of selected houses to be replaced with new construction. Partial demolitions have taken place whereby a portion of a building, such as a porch, has been removed and replaced or an older addition removed to restore the building to its original character.

Property alterations between 1980 and 2012:

Address	Demolition/removal	Partial Demolition	New Construction
1033 Barberry Lane	House removed		Restored heritage house relocated from Richmond Hill in 2000
1045 Barberry Lane	House removed		New house in 1992
929 Old Derry Road	Two barn structures		Additions built in 2004 New barn (gymnasium) in 2009
1009/11 Old Derry Road	One house removed and the lot divided		New house, one residence per lot in 1990, with shared garage
1010 Old Derry Road		Rear wing removed	Rear wing in 2000
1020 Old Derry Road		Side porch removed	West side addition built in 1994
1066 Old Derry Road	House lost to fire in 2011		
1090 Old Derry Road	Outbuilding removed		
7005 Old Mill Lane			Region of Peel pump house in 1986
7010 Old Mill Lane			Canada Post gazebo
7050 Old Mill			Rear additions in 1999

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Address	Demolition/removal	Partial Demolition	New Construction
Lane			
7070 Old Mill Lane		Rear portion removed	House restored and new addition in 2000
7005 Pond Street			West porch added (based on historical photos) in 2007
7025 Pond Street		Front porch removed	Front porch replaced in 2009
7053 Pond Street	Outbuilding removed	North wing removed	New wing added in 2003
7057 Pond Street			New house in 2003
7067 Pond Street		Portion of building removed	Reconstruction and addition in 1987
7079 Pond Street	Garage removed	Portion of building removed	Reconstruction and addition in 2004, new garage in 2009
7085 Pond Street	Garage removed		New garage built 2005
7135 Pond Street	House lost to fire		New house in 1998
7143 Pond Street	House lost to fire (same as above)		New house in 2000
7155 Pond Street			New house and garage in 2000
7020 Second Line West			New garage built in 1990
7030 Second Line West		Rear portion removed	House set back and rebuilt with addition in 2007
7040 Second Line West		Old foundation ruins removed	New house in 1995
7050 Second Line West		Rear portion of house removed	House rebuilt and additions in 2009

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Address	Demolition/removal	Partial Demolition	New Construction
7068 Second Line West			New house in 1980
7080 Second Line West			New house in 2007
1101 Willow Lane		Portions of house removed	Original structure restored and new house added to property in 2000
1115 Willow Lane	House removed		New house in 2003
1125 Willow Lane			New studio/outbuilding in 1988

The chart above does not include the numerous permitted small additions and other alterations that have taken place within the Village since 1980. The amount of new construction within the Village is approximately 30% of the total fifty-five properties. There are 30, or 23% of the properties within the HCD which have had no alterations since the heritage designation. The remainder, about 53% have had minor alterations, such as dormers, porches, window replacement, etc., at some time over the past 30 years.

Over the past 30 years there have been numerous changes to individual properties. However, all of these changes have not greatly altered the character and reasons why Meadowvale Village retains its heritage value as a heritage conservation district. Guided changes and growth can be compatible with the goals of heritage conservation as proven over the history of Meadowvale Village as an HCD.

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NATURAL HERITAGE

Meadowvale Village HCD is privileged to have a balance and integration of both natural and cultural heritage elements. The natural heritage resources within and around the Village contribute in a very significant way to its character and are the very reason why the Village, located adjacent to the Credit River, developed at this location.

THE CREDIT RIVER

The formation and flow of the Credit River in the immediate area known today as Meadowvale Village has had human occupation for thousands of years. Human interaction and use of these lands over many years has had both natural and cultural influences.

The Credit River is approximately 90 kilometres long, originating in the north at Orangeville flowing south to Lake Ontario. Native populations relied on the river for basic subsistence, while the early settlers not only used the river for transportation, subsistence, but also industrialization. Today the river is a recreational and natural heritage resource for all of Mississauga.

The Meadowvale Village area of the Credit River provides a very distinctive circumstance whereby today's natural areas adjacent to the river may closely resemble what the area would have been like during the contact period and early settlement in the late eighteenth century. This is due to the low valley conditions creating a perpetual floodplain of meadow-like conditions. Annual ice flows would clear these lands of any trees and shrubs, keeping the area open to grasses and wildflowers.

Just beyond the low floodplain there has always been a tradition of forested areas. The timber was harvested in great amounts. By 1858 there were 57 sawmills on the Credit, mostly in the southern portion. By 1911 only 8.7 percent of the original forest covers remained.³ The removal of the forests brought increased farm land producing wheat and other grains which led to the development of gristmills. The Credit River provided water for both sawmills and a significant grist mill in Meadowvale. This industrial use caused concern as early as 1846 when the lack of fish and polluting of the waters with sawdust was noted. Not only were the salmon eradicated from the river, but the ponding of water for mills also altered the natural flow of the river and had a great effect on the natural vegetation as well as wildlife. Atlantic salmon are believed to have left the Credit as early as 1842.

The community and local government recognized the devastating effects that industry and suburban sprawl had on the river and therefore sought a method to promote natural heritage conservation. On May 13, 1954 the Credit Valley Conservation Authority (CVCA) was established to protect the watershed.

CREDIT VALLEY CONSERVATION LANDS

In 1963, Credit Valley Conservation Authority began acquiring important conservation land along the Credit River in the old Meadowvale area. The establishment of a large multi-use conservation area stretching from Churchville in the north to Meadowvale in the south was a key recommendation of the landmark 1956 CVCA report, which identified the area as an important

³Michael Puddister, "A River Runs Through It – The Life and Times of the Credit River", 2002, "Mississauga; The First 10,000 Years"

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environmental and recreational resource for the watershed. The first major purchase was known as the Emerson Parcel in 1963, which took in a large portion of the lands on the east bank of the Credit and lots within Meadowvale Village itself. Features on the acquired lands included the Silverthorn house, remains of the Silverthorn Grist Mill and its related water features (including the location of the former Millpond and Mill race). After 1963, the Authority used the renovated and expanded Silverthorn house as its Administrative Office. This use continued up until 1988 with the creation of the new office on the west side of the river (Meadowvale Botanical Gardens Parcel).

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 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 present day with cooperative action on issues of joint concern. CVC maintains use of the Meadowvale Shop building at 7060 Old Mill Lane for operations and storage.

Recent planning and study activities for the area include the Credit River Parks Strategy, the Mississauga Landscape Scale Analysis and the forthcoming Natural Heritage Strategy. Key recommendations of these documents focus on the restoration and protection of natural heritage features of the property and the continued investment in the popular and well-managed Culham Trail connection. The lands are presently enjoyed by the local community as the main public park in the neighbourhood and also sees weekend visitation by regional users for larger group picnics.

There are 337 floral species and 81 faunal species noted within the park and adjacent areas. There are 11 vegetation communities⁴:

- dry-fresh sugar maple deciduous forest type
 - dominated by sugar maple but includes bur oak, American beech, white pine and white ash
- fresh-moist willow lowland deciduous forest type
 - dominated by willow, red ash, American elm, balsam poplar, eastern cottonwood, red maple and black maple – standing water in spring drying by mid summer
- dry-fresh white ash deciduous forest type
 - an early stage of succession dominated by white ash, American elm, bur oak and sugar maple
- fresh-moist poplar deciduous forest type
 - an early stage of succession dominated by trembling aspen, balsam poplar, Manitoba maple, green ash and black walnut
- willow mineral deciduous swamp type
 - dominated by white willow, hybrid crack willow, balsam poplar, eastern cottonwood and trembling aspen
- forb (broadleaf herb) mineral meadow marsh type

⁴ City of Mississauga Natural Areas Survey (2011)

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- dominated by reed canary grass, giant manna grass, Jerusalem artichoke, elecampagne, cow parsnip, wild parsnip, purple loosestrife, jewelweed, and spotted Joe-pye weed
- pondweed mixed shallow aquatic type coniferous plantation
 - located in shallow water with vegetation of lesser duckweed, water smartweed and common plantain
- dry-moist old field meadow type
 - consists of white pine, Manitoba maple, Siberian elm and sugar maple, with a meadow of bittersweet nightshade, teasel, tufted vetch and orchard grass
- open aquatic
 - there is no vegetation within the open water of the Credit River
- manicured open space
 - the open cultural portion of the park with picnic areas, gravel trails, parking and play grounds

The City of Mississauga Natural Areas Survey was updated in 2011 and notes the following significant flora and fauna and related natural heritage observations:

- Butternut (*Juglans cinerea*) is considered a species at risk , some in the area are infected with butternut canker and dead butternut has been found
- Barn swallow (*Hirundo rustica*) is a species considered threatened
- Snapping turtle (*Chelydra serpentina*) is considered a species at risk
- Woodland satin grass (*Muhlenbergia sylvatica* var. *sylvatica*) is considered rare within the province
- 4 rare plant species: tall bur-marigold (*Bidens vulgate*), marsh seedbox (*Ludwigia palustris*), woodland satin grass, and dog skullcap (*Scutellaria lateriflora*)
- This is a fish migration corridor with Coho salmon and Chinook salmon
- Floodplain provides floodwater storage for the Credit River
- The area is designated as an Environmentally Significant Area
- The area is used for nesting, migrating and wintering bird species
- Migration periods are significant with a good deal of diversity in bird species (63)
- A white-tailed deer herd occurs through this area and immediate Credit River corridor

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Woodland Satin Grass



Dog skullcap



Butternut



There are invasive species in the area; garlic mustard, purple loosestrife, common buckthorn, Tartarian honeysuckle, policemen's helmet and Norway maple. Although these plant species make it difficult for native species to survive, they do provide a green cover. Hopefully over time these invasive species can be controlled allowing the native species to thrive. Residents of the Village are encouraged to remove and control invasive species on their own lands thereby contributing to the eradication of invasive species in the area.

For further information and reference residents are encouraged to view the City of Mississauga link, **"Neighbours of Mississauga's Natural Areas"**:

<http://www.mississauga.ca/file/COM/NMNA06.pdf>

and **"Mississauga's Natural Areas"**,

<http://www5.mississauga.ca/rec&parks/pdfs/MississaugaNaturalAreas.pdf>

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NATURAL HERITAGE WITHIN THE VILLAGE

Meadowvale Village lies within the Credit River valley, with the exception of the east valley wall which forms a ridge to the south and east of the village. The ridge has been an important natural and cultural feature for many years. In the 1990s when the Village was taking part in the Ontario Municipal Board hearing with respect to the future development around the Village, the ridge was a topic of interest which was protected by placing Old Ridge Park to the south of the Village. This provided a natural buffer to the HCD from what later became the residential subdivision to the south.

Other than the ridge which runs through the Village, the majority of the Village is characterized by a floodplain landscape. The area was once heavily forested prior to European settlement at the turn of the nineteenth century. Photographs and paintings from the late nineteenth century have provided some indication of how the Village respected old tree growth by maintaining natural elements throughout the Village.



A.J. Casson – Meadowvale Village



Old Mill Lane circa 1910

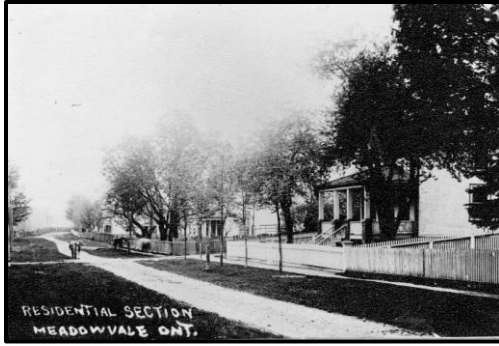
The study of historical photographs indicates large mature trees have always been appreciated and encouraged to grow throughout Meadowvale Village. Late nineteenth century photos also indicate the planting of street trees along what is now Old Derry Road and Pond Street. These trees were approximately ten feet apart which over time would have provided a street canopy and shade to the streetscape and a changing landscape with the seasons.



Other observations from studying early photographs of the Village indicate that in addition to street trees there were an abundance of shrubs, ornamental trees and fruit trees on private property. The residential yards were delineated and protected with picket fences. The fences were necessary to keep out both domestic and wild animals.

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Pond Street c. 1900 with a wandering cow on the road (PAMA)

Fence lines were built close to the property line which provided a boulevard for grass and street trees on both sides with a much reduced single dirt lane compared to today's paved roads. The soft road shoulder and informal sidewalks have been a tradition in the Village that greatly enhance the pedestrian experience. Pond Street appeared much more open in the early years because of the mill pond and development of Willow Lake in the early twentieth century. Since the lake was drained the area to the west of Pond Street has naturally grown and filled in as a natural area (now owned by the CVC).

Since the Village was established in the mid nineteenth century there has always been an open view from the street to private residences thereby connecting the homes to the street and resulting streetscape. As a result the front and side yards have for many years been visually accessible and a significant part of the streetscape.



Gooderham Mansion c. 1890 (PAMA)

Ornamental gardens were found at most residential properties much as they are today. The Rowancroft Gardens immediately west of the Village, located south of Old Derry Road would have been an inspiration and supply of both annuals and perennials. Rowancroft was started in 1914 operating as a nursery featuring lilacs, peonies, iris and other prize winning species. The owner, Ms. Blacklock, was well known in the Village and respected on an international level for her horticultural knowledge. No doubt her influence was found throughout the Village and area. Rowencroft closed operation in the late 1960s.



Lily pond at Rowancroft Gardens (date unknown)

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Peonies at Rowancroft Gardens

From 1929 to 1966 a small public library stood at the northeast corner of Old Derry Road and Old Mill Lane. The property was owned by the Meadowvale Women's Institute and was known as the Village Green. This small green space in the middle of the Village was a local community asset for public functions. This property is owned and managed by the Region of Peel and retains the open public access.



Meadowvale Library (owned and operated by the Meadowvale Women's Institute 1929 - 1966)

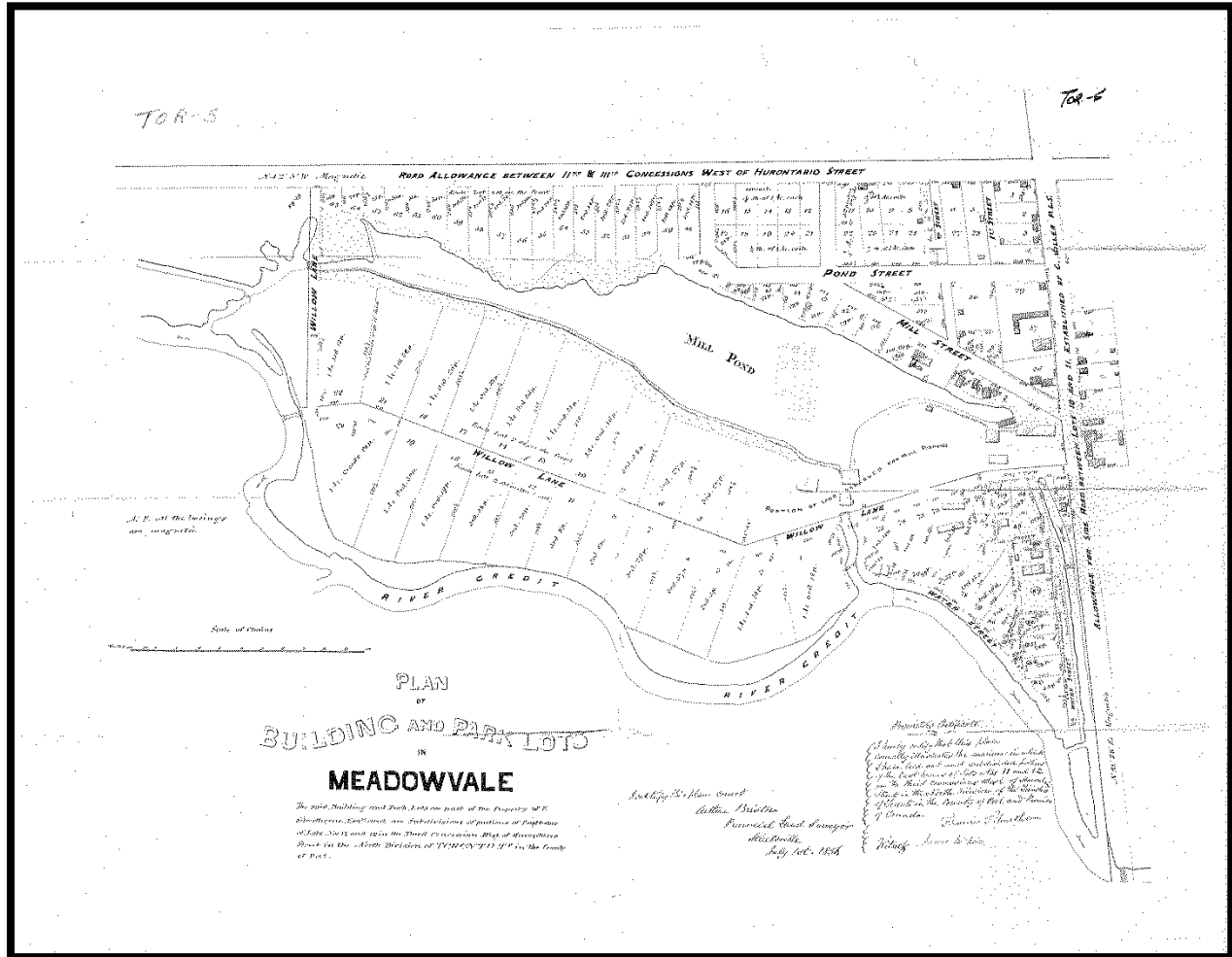
The natural heritage characteristics of the Village have a long tradition dating from the late nineteenth century. Mature trees, informal gardens, open views to both private and public property, soft shoulder roadways, informal paths all contribute to a village character of a soft landscape that largely survives today.

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MEADOWVALE CONSERVATION AREA - CVC LANDS

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.

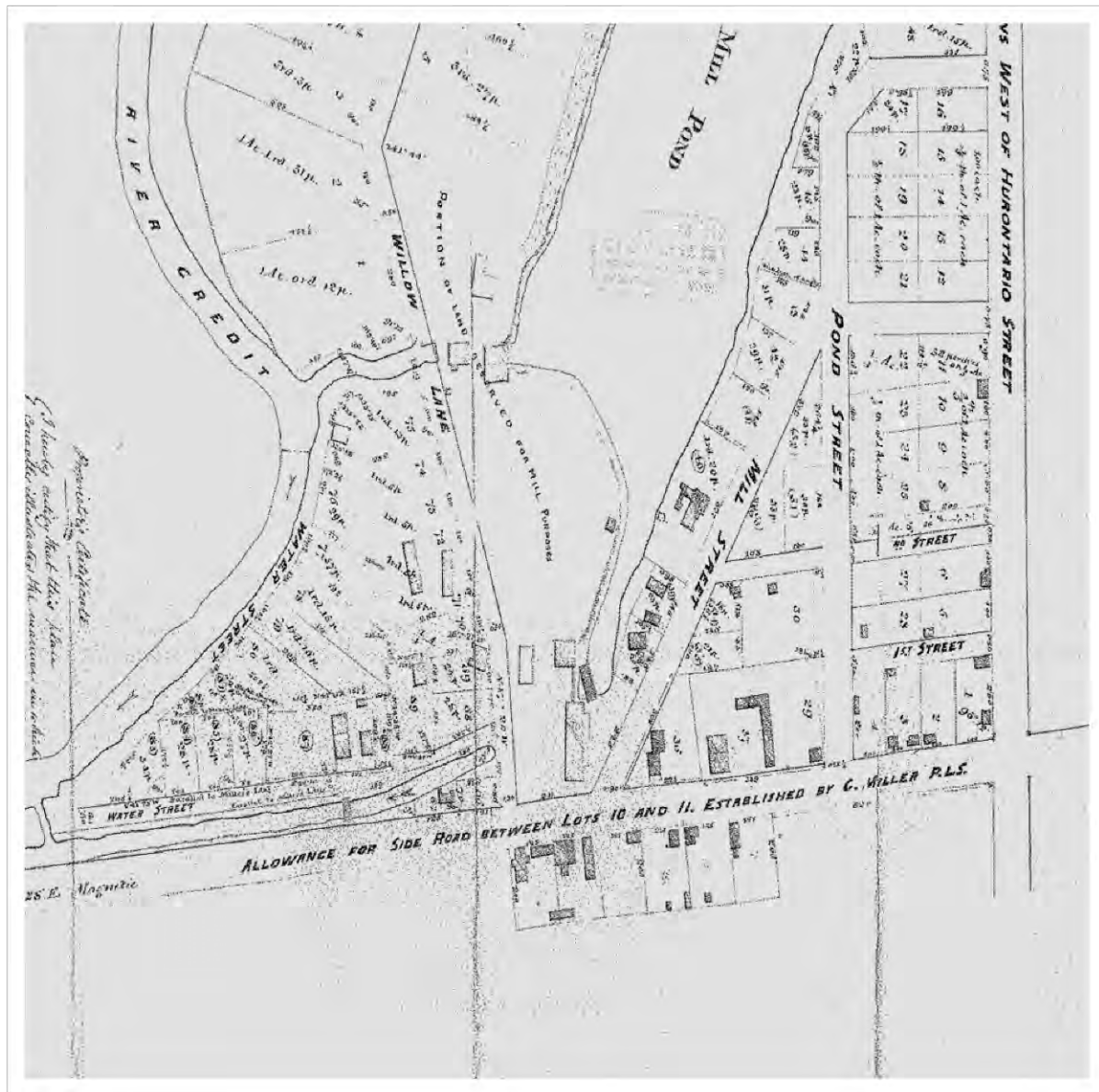


Bristow Survey, July 1, 1856 (Peel Land Registry Office, Brampton)

Francis Silverthorn acquired all of the lands north of Old Derry Road and west of Second Line West in 1845. By 1856 the village had grown along with Silverthorn's businesses of the grist mill, sawmill, stave factory, and numerous land holdings. Silverthorn commissioned to have the lands surveyed and broken into lots for future development. The plan was entitled "Plan of Building and Park Lots in Meadowvale", registered July 1, 1856, by surveyor Arthur Bristow.

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Bristow Survey, 1856 – detail of the southern portion of the Plan, similar to the area covered by the HCD today.

One can see from the 1856 survey that the lands known today as the Meadowvale Conservation Area were surveyed for development. 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 these features, integral to the development of Meadowvale as a business community, are no longer in place, this industrial era in the village's past is extremely significant.

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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.

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% wooded areas of today.



Willow Lake, c.1910 (PAMA)

The City of Mississauga has been meeting with the CVC to discuss the importance of the neighbouring Meadowvale Conservation Area and the proposal to include these lands into the heritage conservation district. CVC has been supportive of the proposal and recognize both the cultural and natural heritage significance of the area. A heritage conservation district is all inclusive; both the natural and cultural heritage elements are integrated into one cultural heritage landscape. Local residents use the park, its trails and access to the river on a daily basis.



Willow Lake – c.1910 (PAMA)

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Below is an aerial photograph of water systems in and around Meadowvale Village, produced by Credit Valley Conservation. The overlay indicates how the Credit River has changed course over the years and where the mill pond and Willow Lake were in comparison to the area today. The illustration, which follows, also indicates where the water, sourced by the Credit River, entered into the milling operation from the north and where it emptied by the tail race back into the river past the terminus of Willow Lane.

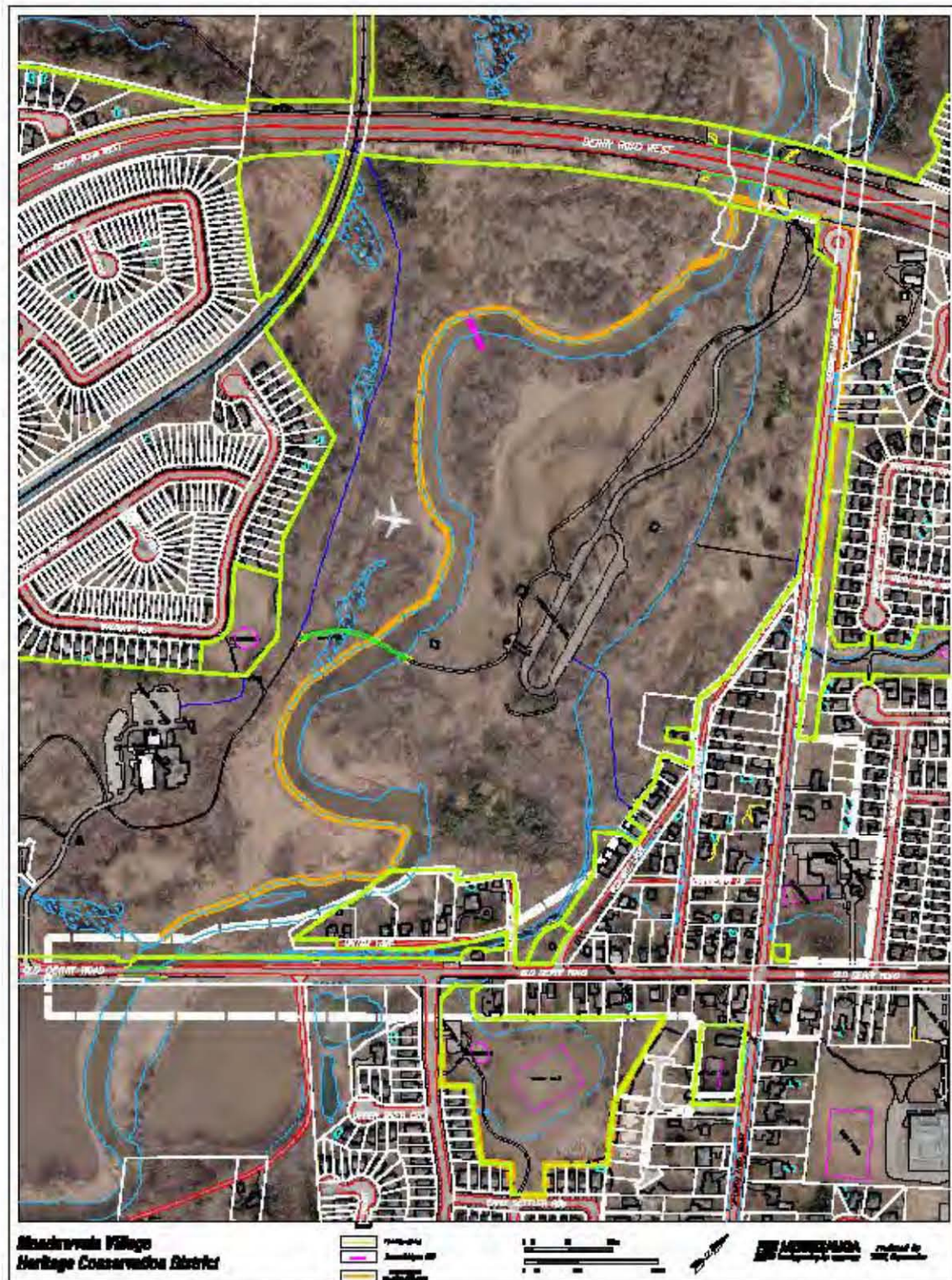
Following is an illustration of the proposed boundary which indicates the inclusion of the Meadowvale Conservation Area into the expansion of the Meadowvale Village Heritage Conservation District.

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*Aerial photograph of Meadowvale Village with an overlay indicating water systems of the changes in the Credit River and the former mill pond.
(Credit Valley Conservation)*

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Proposed extended boundary to the Meadowvale Village Heritage Conservation District.

Cultural Heritage Assessment of Meadowvale Village and Area (DRAFT)

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AREAS FOR FURTHER RESEARCH

As with any kind of historical research, newly uncovered information can lead to further questions and need for analysis. There are a number of historical questions which would benefit from further research in the future. These sample questions will better help those in the future understand the nuances which shaped the history of Meadowvale's early development. The following questions are not meant to be exhaustive for new questions and theories will arise in the future. These questions simply address some holes in the research as they exist in 2013.

1. Location of the Gooderham School. It is supposed to have been located on "Gooderham property" and was eventually demolished and the wood used to build the band stand (gazebo) in the centre of the Village. Did this mean the building was located at the Gooderham Mansion or elsewhere in the Village?
2. Location of Jonadab Hardy steam mill and the reason for his court order with Francis Sibbald.
3. Why did the Jacksons subdivide, sever and re-amalgamate their lands over time?
4. Precise location of the Gooderham and Ward Stores?
5. Did Silverthorn have a grocery store as is reported in Tweedsmuir? Where was it and was it the one James Gooderham expanded?
6. Conduct an archaeological investigation through a ground penetrating survey of the mill site to determine if the turbines still are in place as has been reported in the past as well as the extent of all underground ruins.
7. What was the nature of Albert Lambe and Mary Lambe being adopted by the Simpsons and Switzers respectfully? Did the Lambes have a Quaker background like Simpson? There were eight children born in the Lambe family, so did they go to other residents in the Village? Did the Switzers/Simpsons/Lambes all know each other before the children were adopted? The connection, if any, to these pioneering families might fill in some gaps about the social history of religious development in the Meadowvale area.
8. Continue further research into the use of stacked plank on plank construction in the early Loyalist history of Meadowvale and compare this to other municipalities.

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Meadowvale Village Heritage Conservation District Plan Review



List of Properties January, 2013

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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Heather Henderson, Archaeologist, Historic Horizon Inc.

Rosemary Wilson, Resident of Meadowvale Village

Terry Wilson, Resident of Meadowvale Village

Dorothy Kew, Local History Librarian, Canadiana Room, Mississauga Central Library

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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.

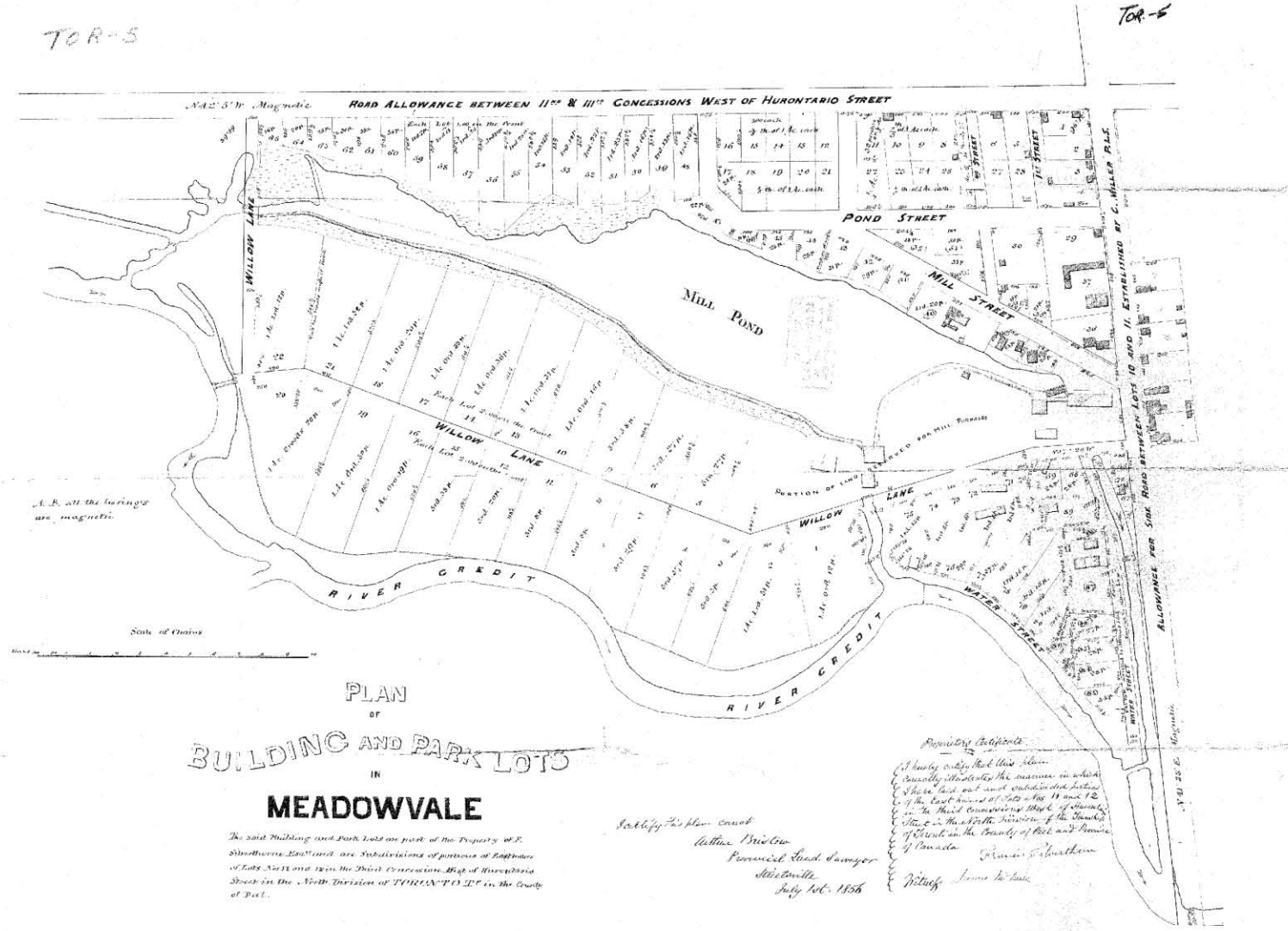
The Meadowvale Village HCD has maintained a pedestrian friendly scale, with the exception of Old Derry Road, whereby streets have a rural community lane-like appearance with soft shoulders, mature street trees, varied building set-backs and consistency of building size. What was once a commercial core, 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.

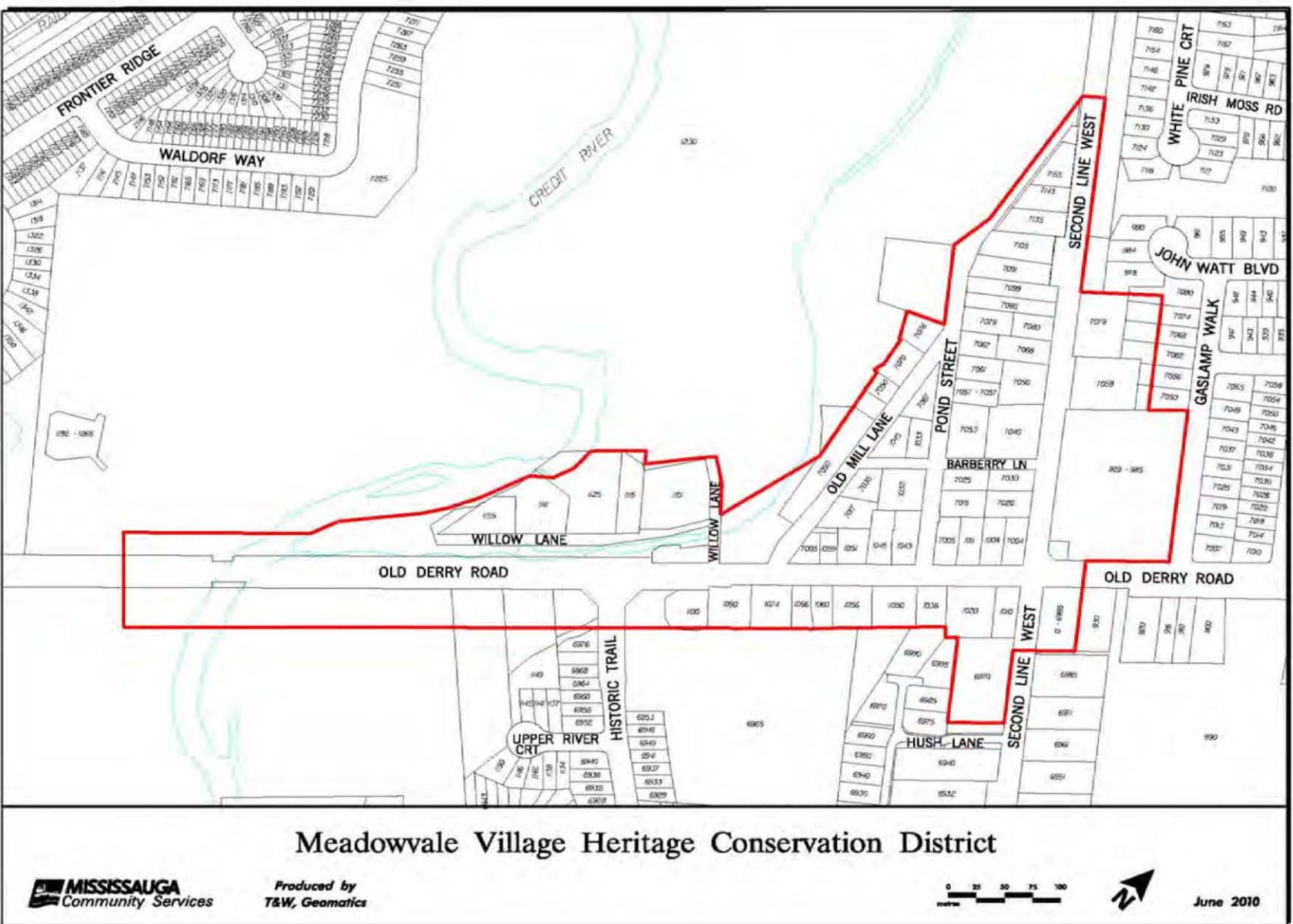
Archaeological resources are a significant element of the cultural heritage resources within and around the village. There is a high potential for pre-contact archaeological resources and known historical resources within the village. The extant mill ruins, mill race and tail race, remnant mill pond,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







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 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.



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.



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.

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.



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 Chavingnaud who was looking for a quiet, pastoral setting to produce his paintings. Chavingnaud 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.



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



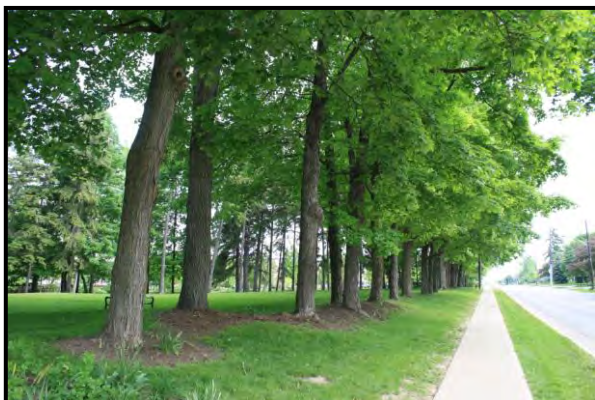
View of the trees and open space with natural ridge in front of the Gooderham Mansion.



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



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.



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).



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.

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.



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 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.



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. 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.



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.



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)



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.

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.



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 19th 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.



1043 Old Derry Road as it appeared in 1978.



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



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:

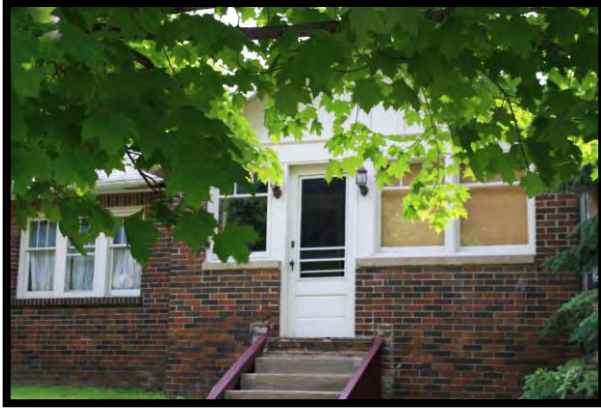
- The size, shape, massing and form of the original historical structure
- The historical association of this property with Albert Lambe and his importance to the community
- Location of the house in relation to Old Derry Road and the open views to the front and side facades
- Large lot with open green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



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.



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)



The Commercial Hotel as it appeared in 1989.



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



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 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)



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 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)



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.

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.



The property in 2010



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



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)



1074 Old Derry Road as it appeared in 1976



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



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 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.



Address: 1092 Old Derry Road
Date of Construction: Vacant lot.

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

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.



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 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.

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).



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



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)



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



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



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.

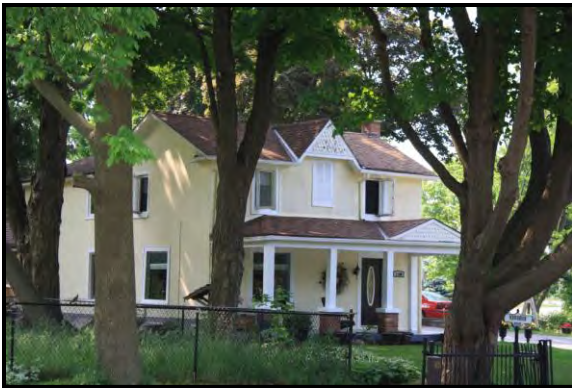
To the rear of the property is an outbuilding constructed of material from the Meadowvale Credit Valley Railway station, formerly on Creditview Road, which was dismantled and moved to this site in the 1970s.

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.



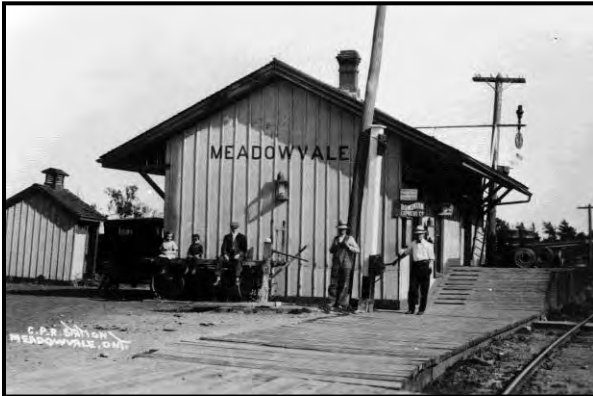
1100 Old Derry Road, north and east elevations



c.1912 (PAMA)



1100 Old Derry Road West, west elevation.



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.



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 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)



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



Mill Cottage, c.1911 (Ontario Archives)



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 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)



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



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

Meadowvale Village Heritage Conservation District – List of Properties



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



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



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)



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.



7035 Old Mill Lane, north and west facades.



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.

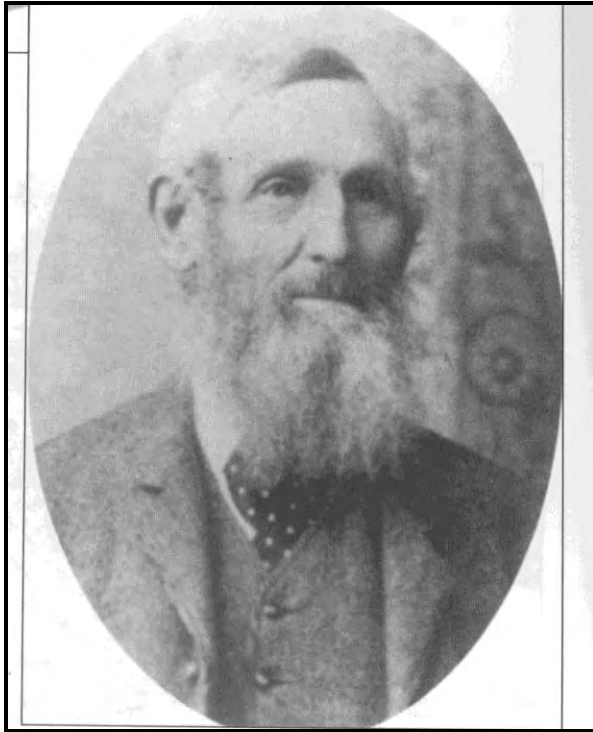
There is a detached garage to the rear of the house.

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.



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



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.



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



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 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.



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 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.



Intersection of Pond St. and Old Mill Lane



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, playfields 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



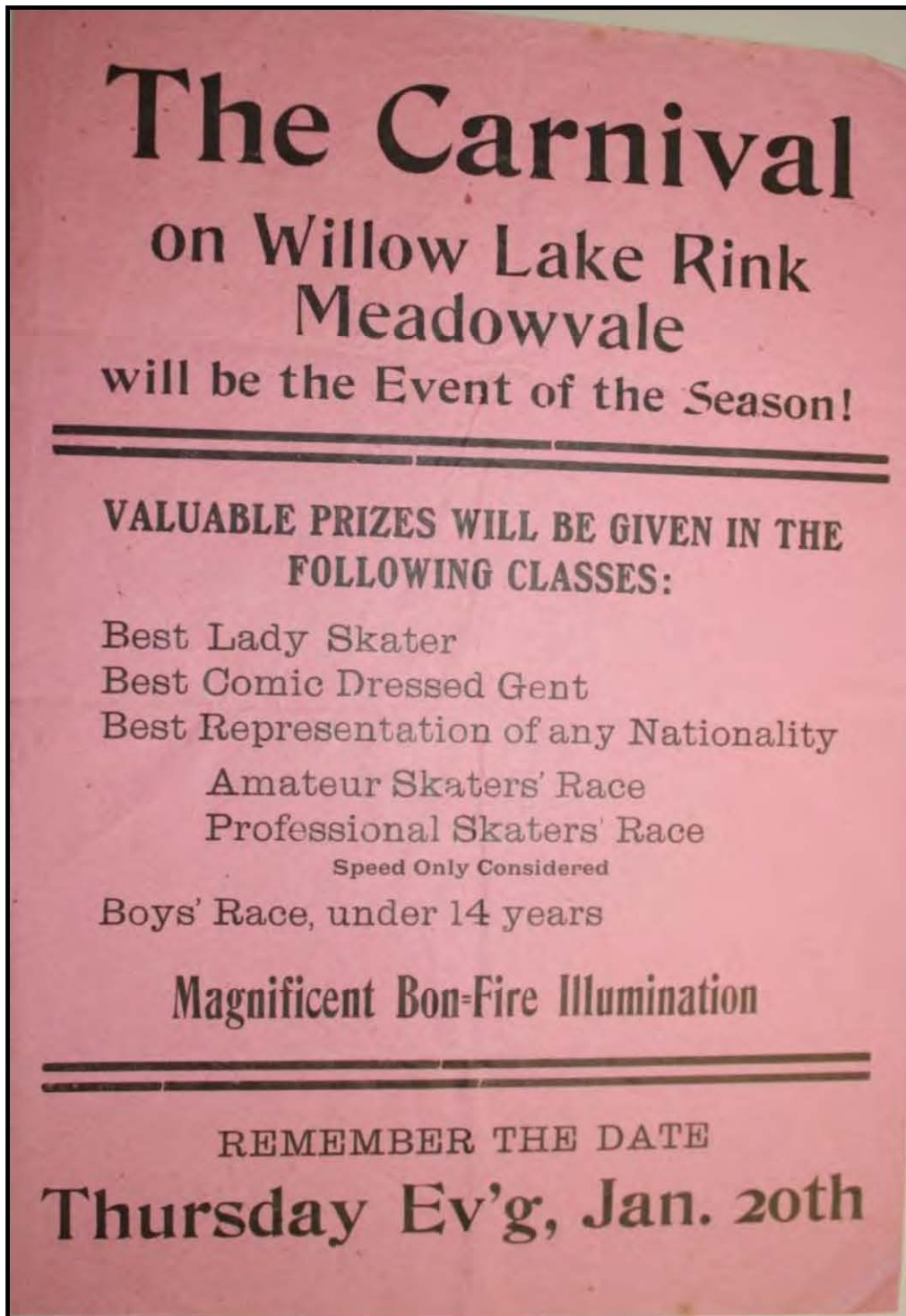
7070 Old Mill Lane south façade with native plantings in the foreground by Credit Valley Conservation.



7070 Old Mill Lane as it appeared in 1976.



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



Winter Carnival on Willow Lake, 1910 (PAMA)



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.



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.



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)



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.



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



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



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. 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.

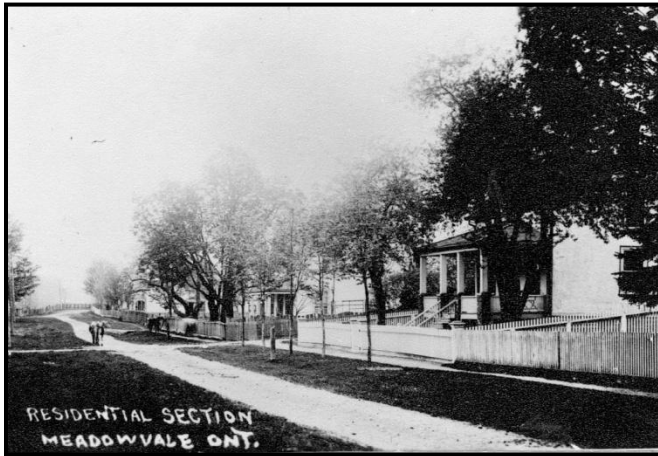
Heritage Attributes:

- 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)



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 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:

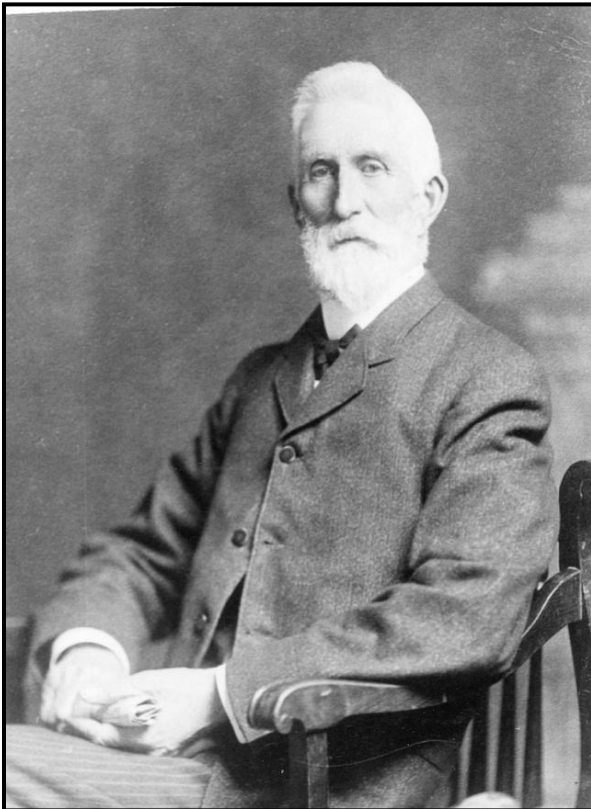
The residence at 7053 Pond Street has historical significance in its nineteenth century association with the Cheyne family and a time period in the twentieth century when it was known as the Apple Tree Inn. The house has architectural significance in that the original portion of the house, constructed 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)



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)



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.



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



Address: 7061 Pond Street
Date of Construction: Vacant 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
- 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.



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 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.



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



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.



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.



7085 Pond Street as it appeared in 1990.



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.



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.



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.

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.



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.



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.



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 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)



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



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
- 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)



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



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.



6995 Second Line West as it appeared in 1990



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.

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.



7004 Second Line West, outbuilding.



7004 Second Line West as it appeared in 1990



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.

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.



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 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.



7030 Second Line West in 1978 before the 2005 alterations.



Former outbuilding located at 7030 Second Line West, 1990.



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.



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.



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 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.



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.



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.



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 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.



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.



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.





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.



Blacksmith Shop – Showing City heritage plaque



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.



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.



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 Trevorow 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.



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:

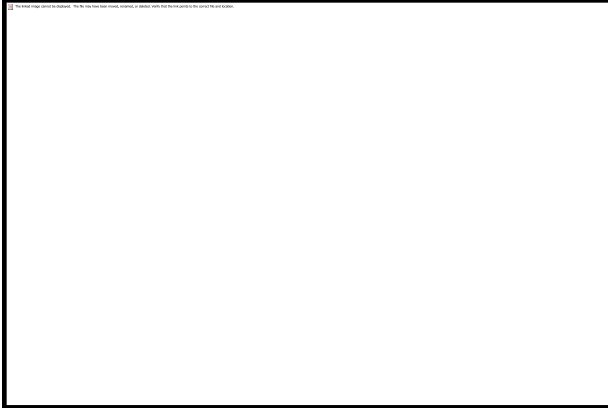
- The significant historic association of the house and property with John Beatty, founder and first European settler of Meadowvale Village
- The shape, form, style, massing and materials of this modest house, the Village's first dwelling
- The size, shape and form of the lot as it has not been altered 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)



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.



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 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



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)



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.



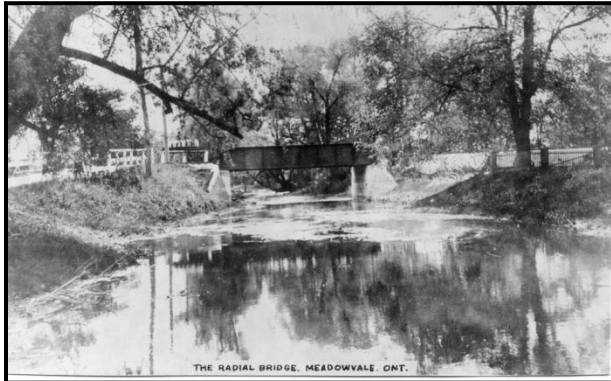
1155 Willow Lane as it appeared in 1990.



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)



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)



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)



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 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.



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.



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
- 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.



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.



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)