

Heritage Advisory Committee
OCT 22 2013

Heritage Impact Statement

930 Whittier Crescent
Mississauga ON L5X 3X3

September 09, 2013

Report prepared by David W. Small

A handwritten signature in black ink, appearing to read "D. Small", written over a horizontal line.

David W. Small

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Section 1 | Introduction

Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing. (i.e. redevelopment of properties in existing mature neighbourhoods. David Small was born to design houses as he grew up watching and learning from his Father and Grandfather who were builders and developers. Growing up with such a 'heritage of housing' David's passion for the business was ignited and this passion led him to where he is today.

Over the past decade, David W. Small Designs Inc. recognizes what heritage is and what it means because as a firm we have done our research and have been involved in the design of over 80 new homes and renovations within cultural landscapes of the area. When designing these custom homes, David takes into consideration the heritage and the cultural landscape in question. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of the existing natural and currently constructed surroundings.

The firm has successfully prepared heritage impact statements for the City of Mississauga for the properties listed as cultural landscapes for the last 3 years. Through the preparation of over 20 "H.I.S" documents David W. Small Designs has acquired a clear understanding of the cultural landscape known as Lorne Park Estates.

David W. Small Designs Inc. has successfully completed "H.I.S" documents for the following properties located in Mississauga:

1. 57 Inglewood Drive – April 2013
2. 1162 Vesta Drive – March 2013
3. 250 Pinetree Way – March 2013
4. 1296 Woodland Avenue – March 2013
5. 29 Cotton Drive – March 2013
6. 1373 Glenwood Drive – August 2012
7. 1394 Victor Avenue – May 2012
8. 1570 Stavebank Road – May 2012

9. 2494 Mississauga Road - April 2012
10. 162 Indian Valley Trail – March 2012
11. 500 Comanche Road – March 2012
12. 277 Pinetree Way – January 2012
13. 1000 Sangster Avenue – September 2011
14. 1362 Stavebank Road – August 2011
15. 1448 Stavebank Road – July 2011
16. 1359 Milton Avenue – July 2011
17. 1380 Milton Avenue – April 2010
18. 1248 Vista Drive – March 2010
19. 64 Veronica Drive – February 2010
20. 125 Veronica Drive – January 2010
21. 224 Donnelly Drive – October 2009
22. 1570 Stavebank Road – October 2009
23. 1379 Wendigo Trail – September 2008
24. 142 Inglewood Drive – September 2008
25. 1524 Douglas Drive – September 2008
26. 1443 Aldo Drive – July 2008
27. 1397 Birchwood Height Drive – July 2008
28. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

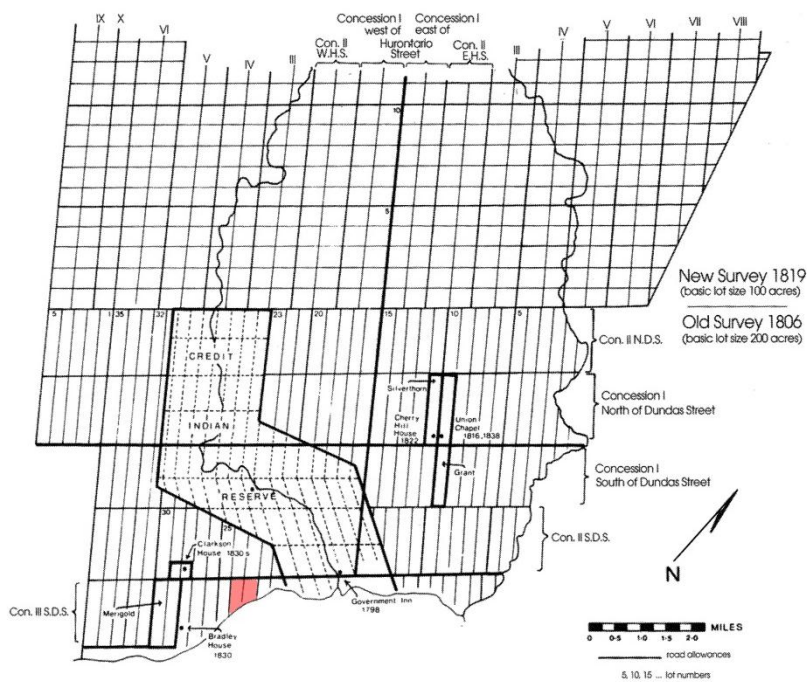
The subject property is located in Lorne Park Estates otherwise known as the ‘The Park’. As such, it is listed on the city’s heritage register but it is not designated.

Section 2 | Property Overview

Lorne Park Estates:

The Lorne Park Estates Neighborhood is bordered between Lakeshore Road and Lake Ontario, 2 miles west of the Credit River. It falls directly into the east by Richard’s Memorial Park and on the west side by Jack Darling Park. The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas. The graphic provided below indicates the area known as Lorne Park Estates within the context of the Township of Toronto’s Lot Survey.

A Plan of the Township of Toronto’s Lot Survey:



Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

Current City of Mississauga Map:



Lorne Park Estates Neighbourhood Map:



Aerial Map:



The Lorne Park Estates Cultural Landscape:

“This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.”

— Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-7



The Lorne Park Estates Neighbourhood is Unique in Several Ways:

Vegetation

More than most neighbourhoods, Lorne Park Estates is dominated by the presence of over 2,000 mature trees such as Maple, White Ash, White and Red Pine, White, Red and Black Oak. The pine trees are rare in Lorne Park Estates, exceed 70 feet in height, and are more than 200 years old. Beneath the trees in Lorne Park Estates many Woodland flowers, Ferns, Trilliums, Wild orchids and much more grow giving off the physical future that shapes ones impression as they travel though the area.

Lorne Park Estates Wildlife:

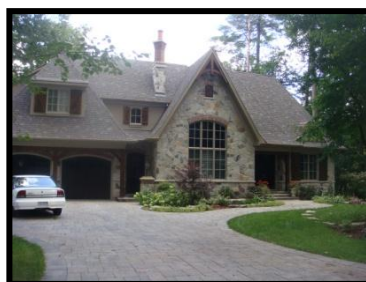
In the 75 acres of Lorne Park Estates found is as many as 150 different species of birds. In mid – April is the spring duck migration at Lorne Park. Birds such as Pine warblers, blue jays, great horned owls, chickadees and crows all make a home living in The Park all year round except the other 45 varieties that only nest in the summer months. Also found in The Park are Raccoons, Chipmunks, Muskrats, Squirrels and Rabbits etc. Lorne Park is a place surrounded by so many types of species making The Park a natural haven for wildlife.



Engineering Infrastructure:

Unlike most neighbourhoods, Lorne Park Estates is composed of very few “Engineered Street”. Roads are often narrow and lack the presence of curbs and sidewalks. Storm drainage is dealt with septic tanks as opposed to the more intrusive storm sewer system found throughout the city. Large trees are often in very close proximity to roads, which reinforce the “soft” overall impression of the neighborhood.

Housing: As previously, stated Lorne Park Estates is a home to a broad range of housing sizes, configurations and styles.



Examples of broad range of housing in Lorne Park Estates Neighbourhood

Historical Associations

In 1805 when the settlement of 80,000 acres of land was made from the Mississaugas to the Crown, the first official survey of Lots 22 and 23, Concession 3 S.D.S was created by Samuel Wilmot in 1806. The first applicant for the Crown Grant was Moses Polley, but his application was rejected in 1829, because it was believed that he was convicted of assault in 1822. The next applicant was officer Lieutenant Arthur Jones, he came to Canada in 1824, married and left the army in 1830 and this was when he applied for the land grant. Arthur Jones had already owned property lots 24 and 23 Concession 3 and requested to the Toronto House grant for Lots 22 and 21 so he could join his lots together and have enough space to build farm land. Arthur Jones sold the land 11 months later to Frederick Chase Capreol. Frederick had formed the Peel General Manufacturing Company which would take over the Credit River and would build manufacturing plants. Frederick Chase Capreol's idea of the Peel General Manufacturing Company was not successful, and if it was Lorne Park Estates wouldn't be what it is today Lorne Park Estates would be more industrial.

Between 1839 and 1878 before Columbus H. Greene purchased parts of lot 22 and 23 the land of 75 acres was bought and sold about 10 times and the cost of the land would range from \$75 to \$4,000. In 1878 Columbus H. Greene then sold the 75 acres to Neaven McConnell along with eight other men. These nine men applied to create a company under the Ontario Stock Companies Letters Patent Act. They named their company "The Toronto Park Association". Within a period of six months they were able to clear the land and began to build gazebos, a wharf, a picnic pavilion overall an entire park for business and pleasure. The Park opened May 24th 1879. Sometime between 1880 and 1886, Neaven McConnell and his partners became financially unable to pay their dues, they owed money to tradesmen and contractors and still had an outstanding balance to pay the land to Columbus H. Greene. Later McConnell was able to keep ownership of the land for an extra five years. The summer of 1886 McConnell partners took no part and give up their claims on the property, but McConnell was able to sell The Park to new owners for \$7,000 that same summer.

Neaven McConnell sold the land to John W. Stockwell and directors named; Stockwell, Venn, Henderson, McIntyre, Neville, Boustead, Earls, Hillman and Hewlett all formed a company together called “The Toronto and Lorne Park Summer Resort Company”. After the property was registered under the new company name plans were made subdividing building lots that were to be sold. Once the land was surveyed there was roads to be named, so the directors named the roads that run north and south after famous poets such as Longfellow and Sangster. The roads that ran east and west were named after the directors themselves such as Stockwell and Henderson.

PROSPECTUS
OF THE
**TORONTO AND
LORNE PARK**
SUMMER RESORT CO.
(LIMITED)

CAPITAL, \$50,000, IN 2,500
SHARES OF \$20 EACH.

No subscription for Stock will be considered binding, and no call will be made until \$20,000 is subscribed, when 20 per cent. will be payable.

OBJECT.

This Company is to be formed for the purpose of acquiring the property known as Lorne Park, and making it a first-class summer resort.

The property consists of 25 acres of elevated woodland, and commands a special view of Lake Ontario. It is 15 miles from Toronto and 25 from Hamilton, it is equally accessible by rail or water, and is one of the healthiest places in Ontario. The G. & W. B. track runs within 750 yards of the Park site and there is a substantial wharf on the lake front of the grounds. There is also a hotel on the premises, with 12 good bedrooms, large dining, breakfast and lunch rooms, kitchen and servants' apartments, bowling alley, ice house, etc. Two open air pavilions for the accommodation of picnics and other gatherings.

It is proposed to fit up the hotel for the accommodation of summer boarders, and run it on the European plan, so that persons occupying tents or cottages on the grounds need not have the trouble of cooking their own meals, but pay for what they get.

No intoxicating liquor of any kind will be allowed to be sold on the property, or on the

Toronto and Lorne Park Summer Resort Co., Ad from 1886.
A Village within a City, The Story of Lorne Park Estates.

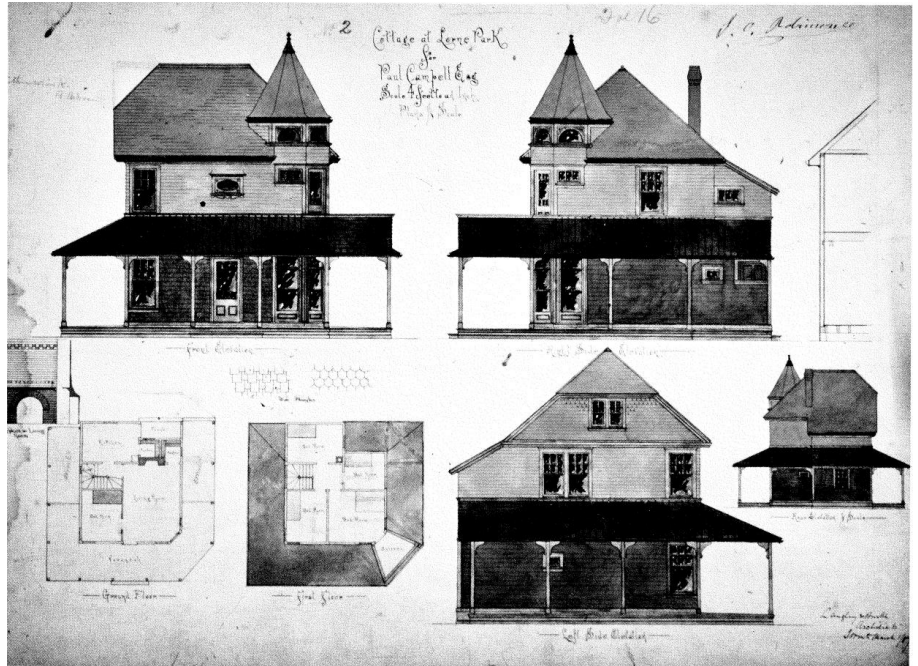
In 1891 for reasons that remain unknown “The Toronto and Lorne Park Summer Resort Co.” transferred the property to Frederick Roper who was the President for the company at that time. Frederick Roper in the same year transferred the company name to The Lorne Park Company Limited and it was at this same time that he named a road after himself which is



“Roper Avenue” which intersects with Sangster Avenue. Once Frederick Roper granted the transfer many lots were being sold and between 1886 and 1891 there were 27 cottages, most were built new from the ground up and the rest were well renovated. Edmund Burke a well known Toronto Architect who was the designer for the Roberty Simpson Company building on Queen St, also designed most of the cottages in Lorne Park Estates.

Lorne Park Estates Survey Map 1889.
A Village within a City, The Story of Lorne Park Estates.

A few of the cottages that Edmund Burke designed in Lorne Park Estates are; The Buenavista the Roper residence, Linstock Villa the Boustead residence, Argyle the Campbell residence, Myrtle the Stockwell residence, Pioneer Villa the Richey residence , The Massawippr the Henferson residence and the Berwyn Cottage. In 1889 Edmund Burke also designed “The Hotel Louise”. The Cottages that



Architectural drawing of Argyle Cottage by Edmund Burke.
A Village within a City, The Story of Lorne Park Estates.

Edmund Burke designed do not show any relevance to the type of style to our current dwelling, so we believe that Edmund Burke did not design the cottage on 1000 Sangster Avenue.

Sometime between 1905 and 1910 the Park no longer was open to the public and this is when Lorne Park Estates became a private summer resort, and still today Lorne Park Estates is still a private neighbourhood.



Lorne Park Estates main entrance 1886.
A Village within a City, The Story of Lorne Park Estates.

Section 3 | Property Details Original

Municipal Address	930 Whittier Crescent
Legal description	PLAN A23 LOT 10
Municipal Ward	2
Zoning	R 2-5 (0225-2007)
Lot Frontage	30.17 m
Lot Depth	67.10 m
Lot Area	1850.81 m ² (0.185ha)
Orientation	Front facing North - East
Type	Existing 1 storey bungalow
Vegetation	Several trees located throughout property
Access	New liner asphalt driveway
Current Property Owner	Louis Zammit (416-460-2714)

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from The Crown in 1833 to current. Information provided has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title.

1. The Crown – Granted to Arthur Jones Lots 22 and 23 Concession 3, South of Dundas Steet (July, 1833)
Arthur Jones had already owned property lots 24 and 23 Concession 3 and requested to the Toronto House grant for Lots 22 and 21 so he could join his lots together and have enough space to build farm land.
2. Arthur Jones transferred to Frederick Chase Capreol 11 months after July 1833.
Arthur Jones was unable to built a house on the his property, and gave up so he sold his land to Capreol who had plans to open “The General Peel Manufacturing Company”.
3. Parts of Lot 22 and 23 was sold to Columbus H. Greene (April,1878)
After Frederick Chase Capreol’s invision of the Peel Company did not come through, the land between 1839 and 1878 before Columbus H. Greene purchased parts of lot 22 and 23 the land of 75 acres was brought and sold about 10 times.
4. Columbus H. Greene sold his 75 acres of land to nine men whom names are; Neaven McConnell, James McGregor, George Jones, Robert Davie, John McCandless, William Richardson, Thomas P. McConnell, Samual McCandless and Thomas Caswell.
These nine men applied to created the company called “The Toronto Park Association”.
5. Neaven McConnell one of the nine men listed above transferred 75 acres to John W. Stockwell (July, 1886)

Neaven McConnell and his partners became financially unable to pay their dues. The summer of 1886 McConnell's partners took no part and give up their claims on the property, but McConnell was able to sell The Park to new owners.

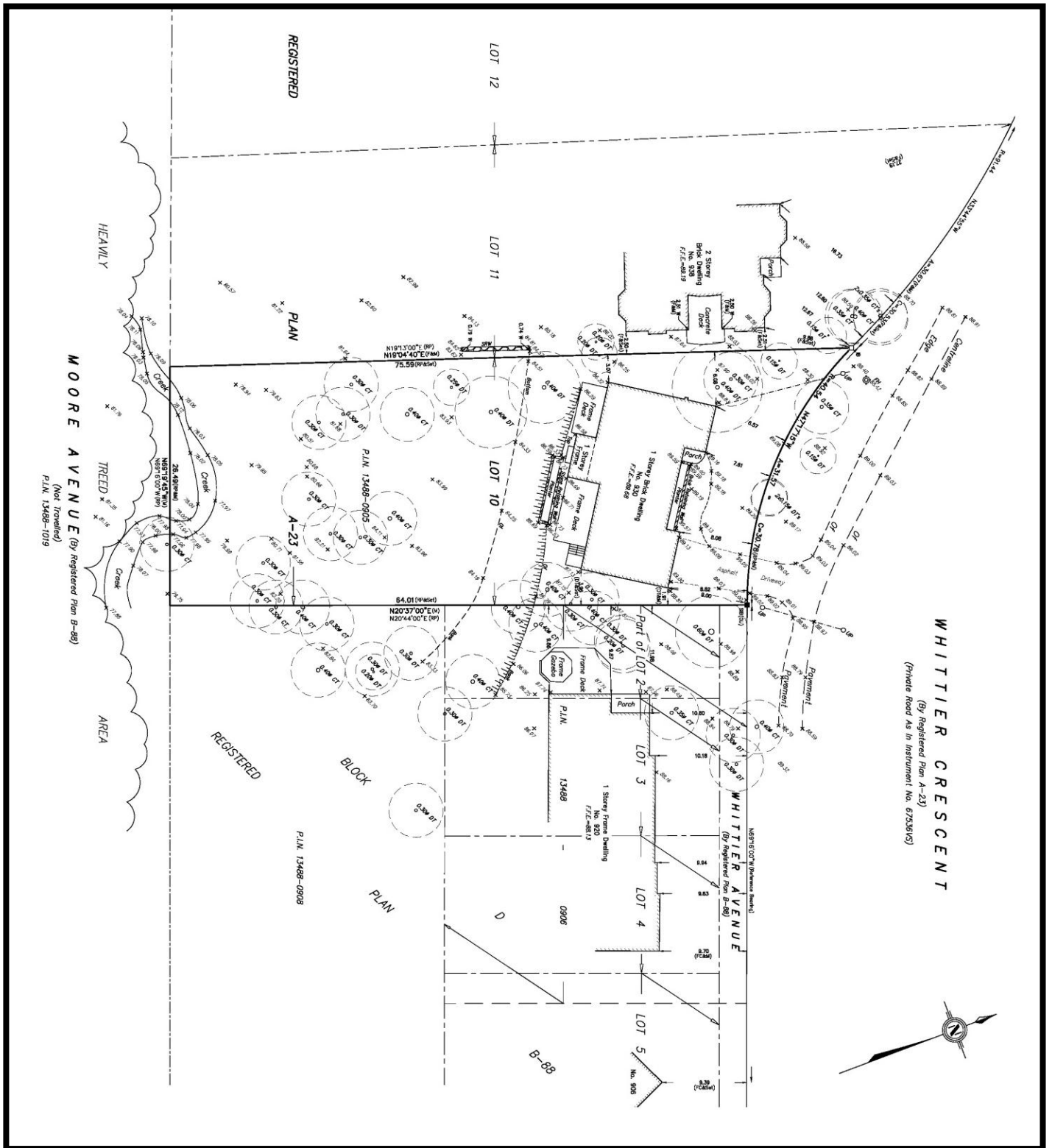
6. John W. Stockwell and shareholders of "The Toronto and Lorne Park Summer Resort Co." transferred the property to Frederick Roper.

In 1891 for reasons that remain unknown "The Toronto and Lorne Park Summer Resort Co." transferred the property to Frederick Roper.

7. The Property that Frederick Roper owned was then transferred in 1909 to William R. Travers and his company, The Shore Country Club Limited. Later in 1912 the company failed to remain and the land was resold to Sydney Small in 1914.
8. In 1919 Mary Louise Clarke paid for Sydney Small's property, and was head of 'The Lorne Park Estates Limited' where it came to be only residential. There was 25 families living in the park, a group known as the Cottagers Association. Mary Louise Clarke passed away in 1931
9. Lorne Park Estates Limited transferred to Stanley S. Mills & Vincent W. Pride (Mar.04/1948)
Stanley S. Mills & Vincent W. Pride are trustees of Mary L. Clarke. After Mary died in 1931. Around this time the Cottagers Association went through the depression years, but were able to carry on with financial help from Mary's Estate.
10. Stanley S. Mills & Vincent W. Pride transferred to John A. Radford & Elizabeth N. Radford (Mar.09/1951)
11. John A. Radford & Elizabeth N. Radford transferred to Edward A. Fraser & Elizabeth M. Fraser (May.05/1954)
12. Edward A. Fraser & Elizabeth M. Fraser transferred to Antanas Adomavicius (Apr.14/1955)
13. Antanas Adomavicius transferred to Donald W. Naylor (Oct.28/1955)
14. Donald W. Naylor transferred to Kenneth C. & Joan S. Poehler (Feb.23/1961)
15. Kenneth C. & Joan S. Poehler transferred to Cornelius Manufacturing Company Ltd. (Jun.31/1963)
16. Cornelius Manufacturing Company Ltd. transferred to William F. Nelson & Anne M. Nelson (Jul.31/1964)
17. William F. Nelson & Anne M. Nelson transferred to Richard H. & Mary E. Renskers (Mar.31/1965)
18. Richard H. & Mary E. Renskers transferred to Ghaham B. Steeves (Aug.30/1968)
Through research of Richard Resker's indenture showed his occupation as a Sales manager for Ceramics.
19. Ghaham B. Steeves transferred to our current owner Louis & Ruth Zammit (May.15/2013)

Through research of Ghaham B. Steeves indenture showed his occupation as a Vice President for a Fabric Company. On our site visit to the subject property we were able to meet Ghaham and he is just an ordinary person whom still works at a Fabric Company and travels a lot, by next year he will be moving to live in British Columbia.

Subject Property Topographical Survey



Section 4 | Building Detail

Exterior Photos



Front Elevation



Rear Elevation



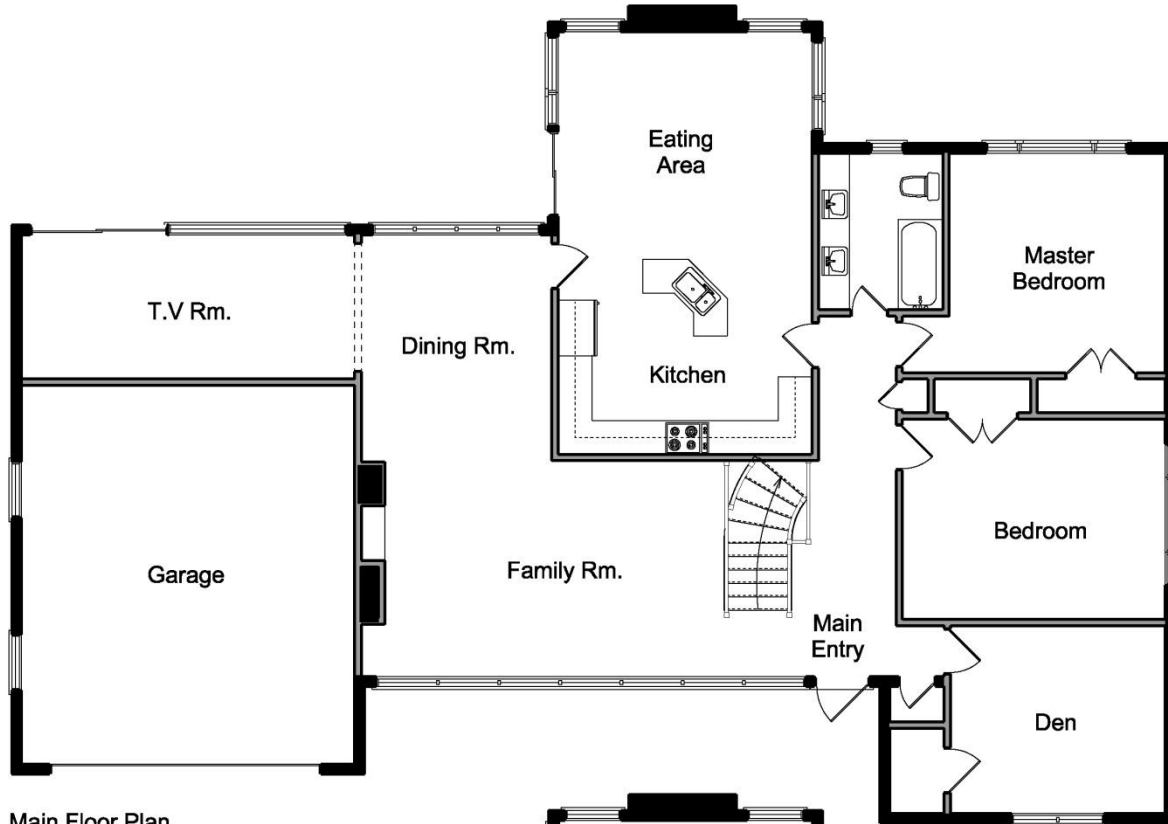
Right-Side Elevation



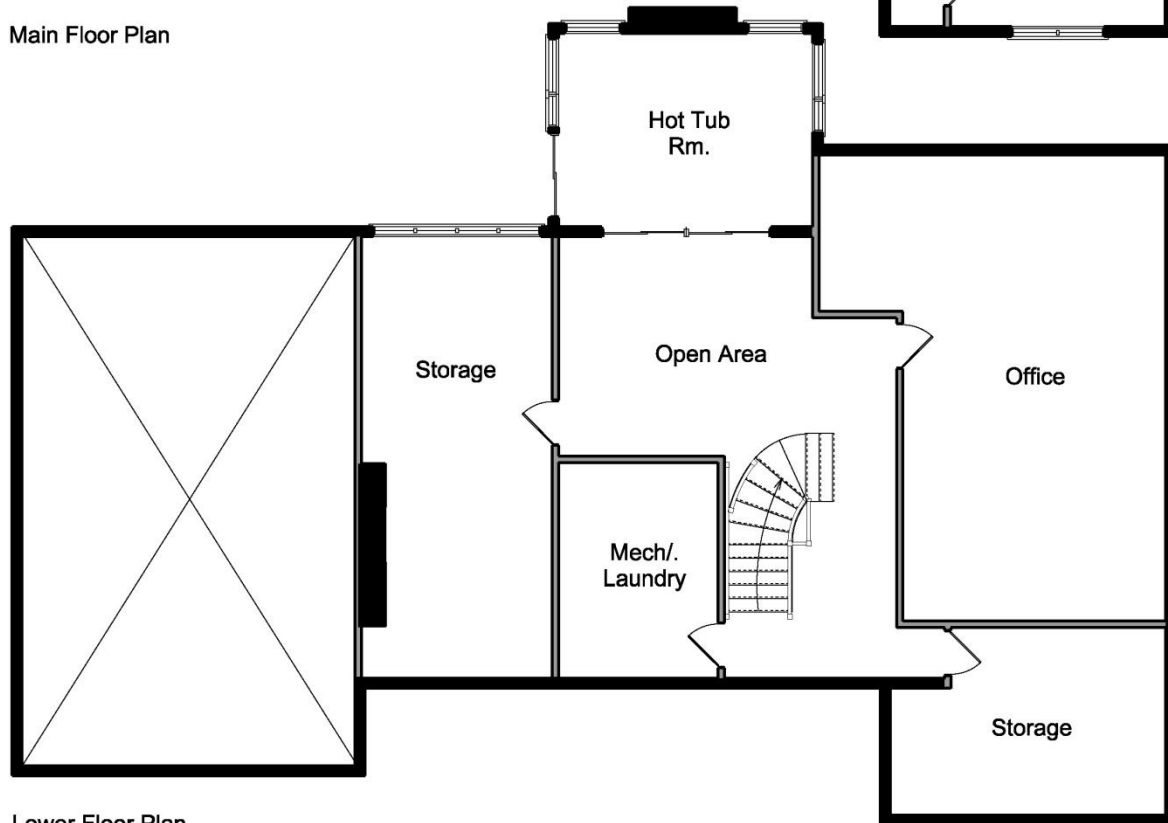
Left-Side Elevation

Original existing floor plans

(Drawing not to scale)

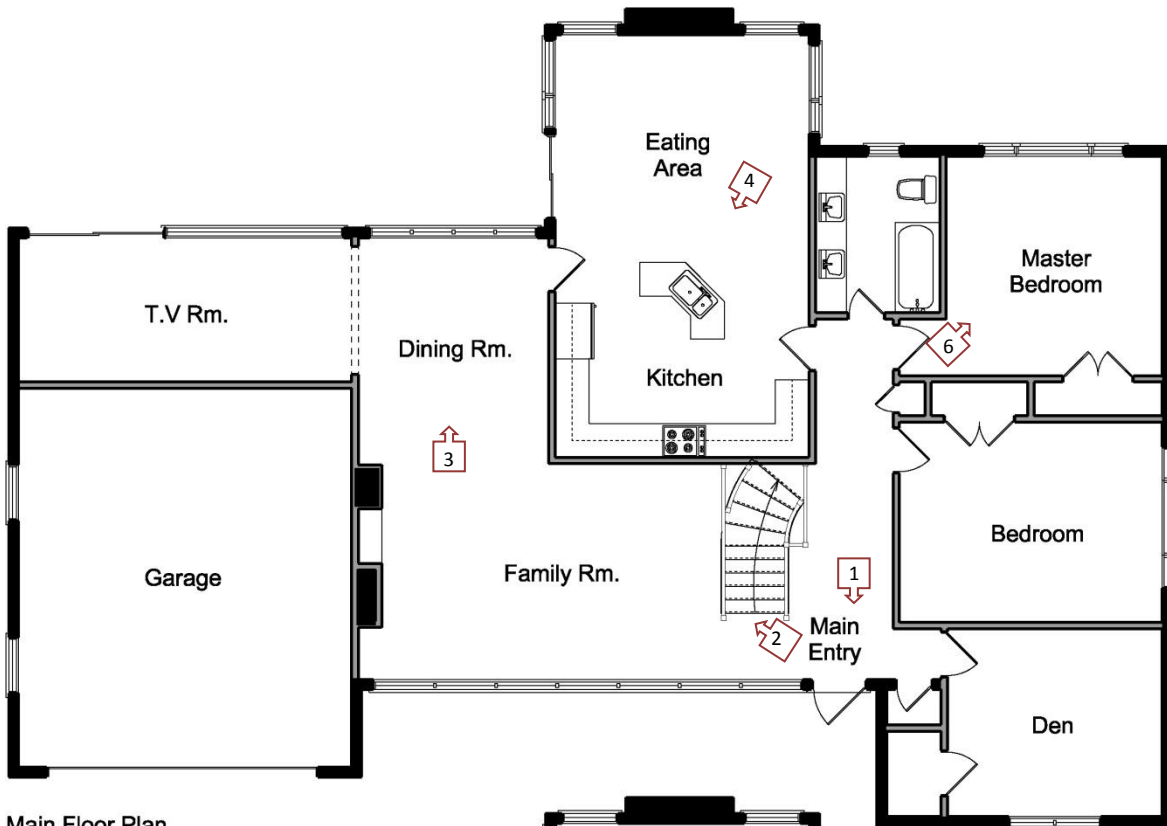


Main Floor Plan

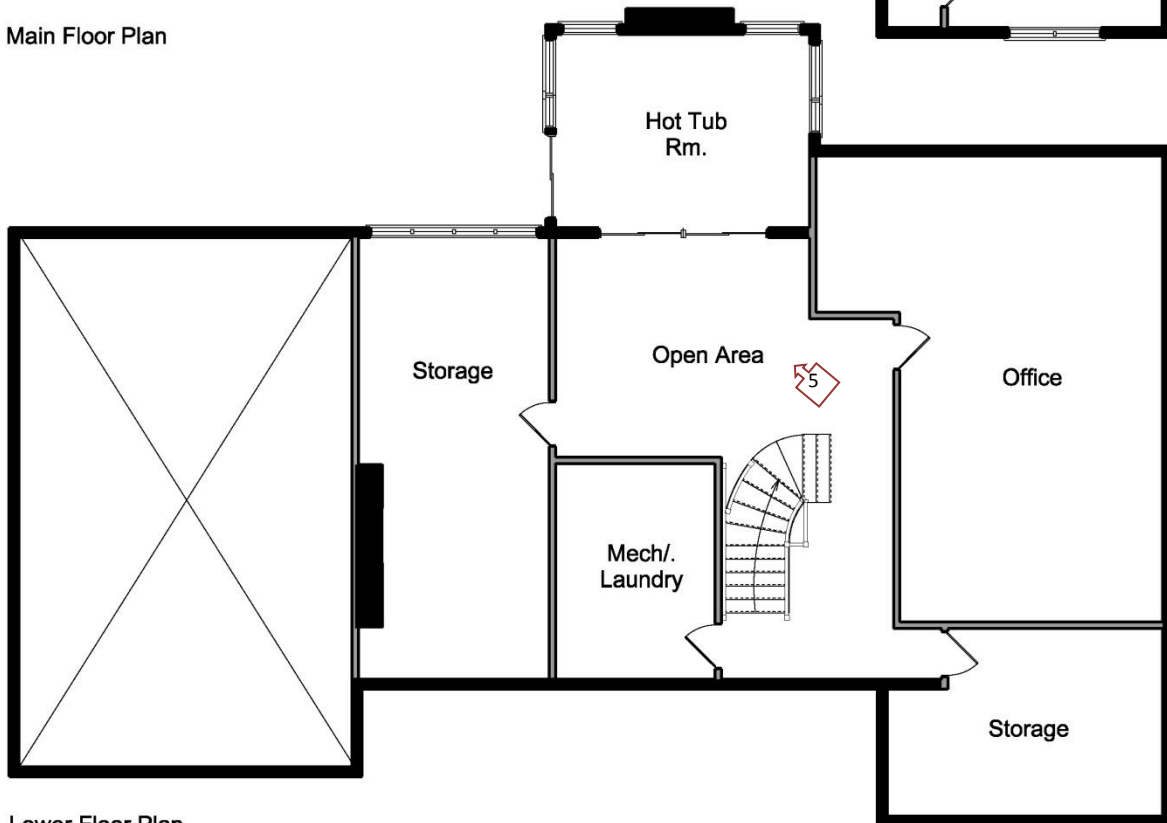


Lower Floor Plan

Interior Photo reference Plan (not to scale)

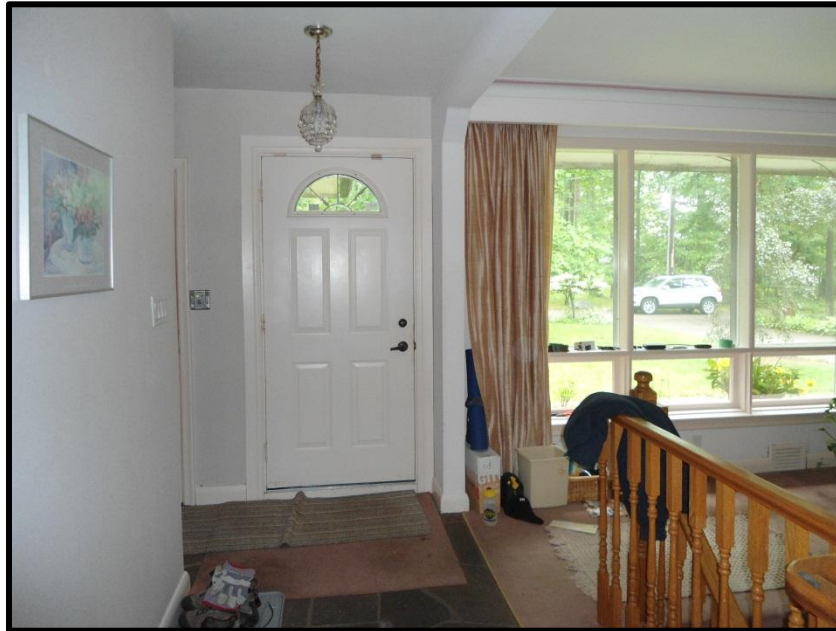


Main Floor Plan



Lower Floor Plan

Interior Photos



Interior Photo 1 - Entrance



Interior Photo 2 – Living Room



Interior Photo 3 – Dining Room



Interior Photo 4 – Kitchen



Interior Photo 5 – Lower Level



Interior Photo 6 – Master Bedroom

House Description:

Construction Date		Circa 1950's
Size		Approximately 2400 sf Including Garage
Building Type		1 Storey Bungalow Dwelling
Wall Construction		Wood Frame and Concrete Block
Exterior Cladding		Brick
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 40.15 m
		Right Side –10.02 m
		Left Side – 2.38 m
		Rear Yard – 32.87 m

Alterations to the Original House

The original home, built circa 1950's, is a 1 Storey Bungalow Dwelling. We have referred to the City of Mississauga, but there are no permitting records of files to show any firm evidence that the house was built in 1958. However, confirmation was provided through conversation Matthew Wilkinson.

<ul style="list-style-type: none"> ▣ App Number ▣ App Date 	<ul style="list-style-type: none"> ▣ Address ▣ Description 	<ul style="list-style-type: none"> ▣ Scope ▣ Type Description 	<ul style="list-style-type: none"> ▣ Issue Date ▣ Status
BPC 86 4172 1986-02-21	930 WHITTIER CRES	ADDITION TO EXIST BLDG DETACHED DWELLING	1986-05-21 ISSUED PERMIT
HCC 81 240555 1981-11-03	930 WHITTIER CRES ATLAS AIR FURNACE REPLACEMENT CODE 6099 PERMIT NO 42943 81/11/17		HISTORY COMMENT PERMIT
HCC 76 240554 1976-02-25	930 WHITTIER CRES DECK & GREENHOUSE CODE 3708 BLDG PERMIT NO 12570		HISTORY COMMENT PERMIT

Analysis of Existing Structure

The existing home is representative of circa 1950's vernacular 1 Storey Bungalow Dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

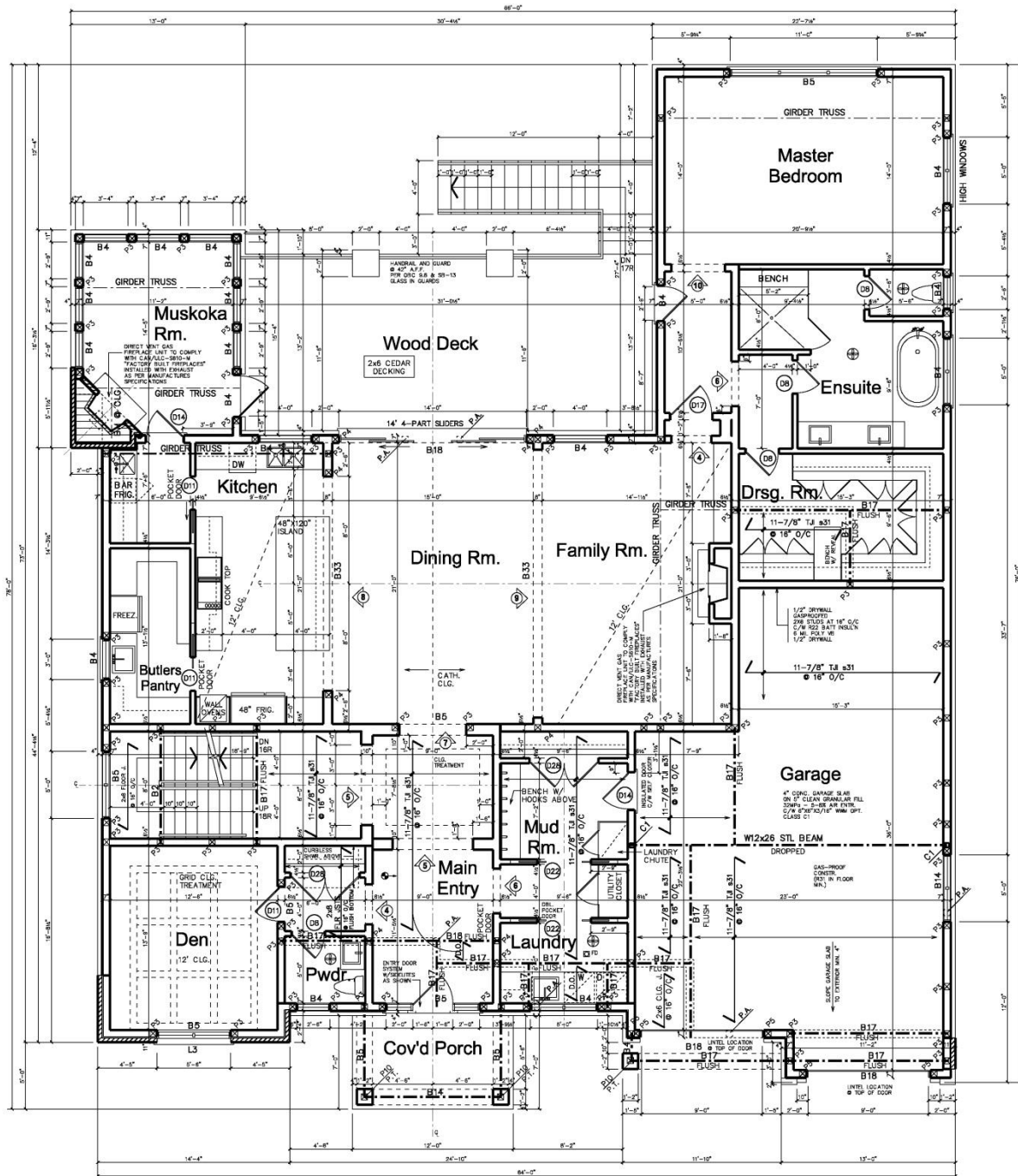
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Whittier Crescent.

Section 5 | Development Proposal

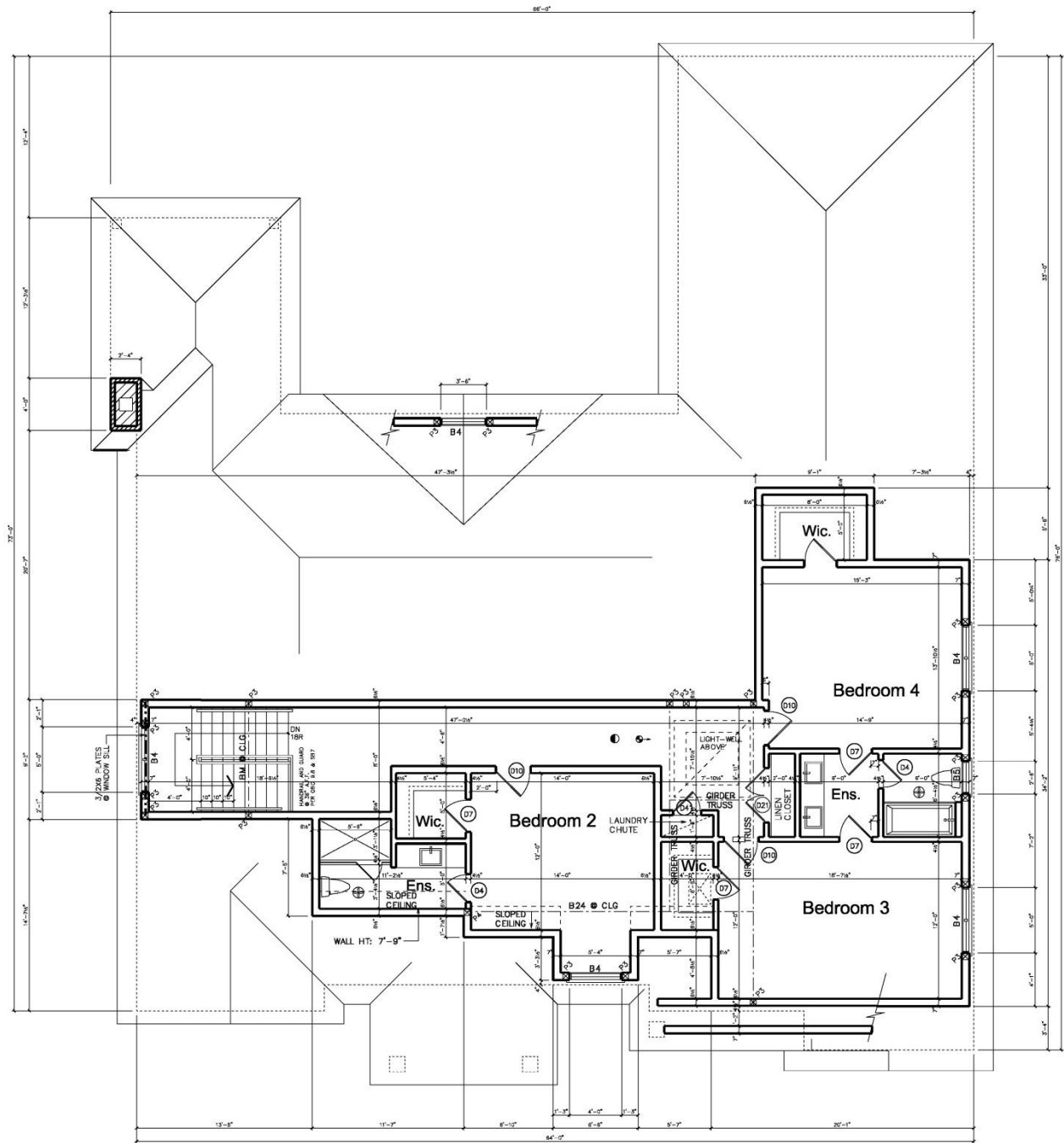
Site Development Plan



Proposed Ground Floor Plan:



Proposed Second Floor Plan



Proposed Elevations:



920 Whittier Crescent

930 Whittier Crescent
Streetscape Elevation

938 Whittier Crescent



Left - Side Elevation



Rear Elevation



Right - Side Elevation

Section 6 | Conclusion

The proposed home at 930 Whittier Crescent has been designed with similar massing characteristics of other homes on Whittier Crescent and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 930 Whittier Crescent

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of existing driveway

The majority of existing trees have been preserved through the development with the exclusion of trees in direct conflict with the proposed house footprint. The proposed driveway is to be on the opposite side of the existing driveway; however, it maintains the same access to Whittier Crescent.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West

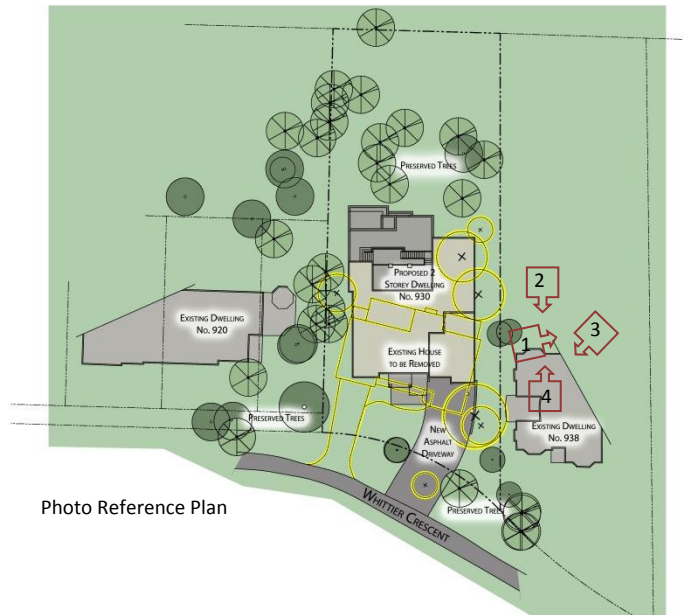


Photo Reference Plan

Overall the proposed home respects the Lorne Park Estates Cultural Landscape’s characteristics and is consistent with all planned redevelopment efforts throughout the area.

Summary Statement and Conservation Recommendations:

The existing 1 storey bungalow dwelling located at 930 Whittier Crescent has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Lorne Park Estates Cultural landscape. As such, the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Lorne Park Estates Cultural landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

As per criteria set out in Regulation 9/06 of the Ontario Heritage Act the following reasons are why the subject property is not worthy of heritage designation and does not meet such criteria stated in Regulation 9/06.

1. *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?*

The property itself has been listed on the heritage register under the Lorne Park Estates Cultural Landscape; however, the existing dwelling has not been designated.

The existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act.

2. *If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not.*

The existing home does represent significance related to theme, event, belief, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is known to represent the work of any architect, artist, builder, designer or theorist in the community, but it is not one of the seminal works by the architect. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

The property has been listed on the register and does warrant conservation as per the Mineola West Cultural landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

Section 7 | Bibliography

Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

City of Mississauga Cultural Landscape Inventory L-RES-6 Community Services Department January 2005

City of Mississauga Services Online – eMaps [http://www6.mississauga.ca/eMaps/\(lafipz55wrpqqa55adxvff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpqqa55adxvff55)/default.aspx)

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