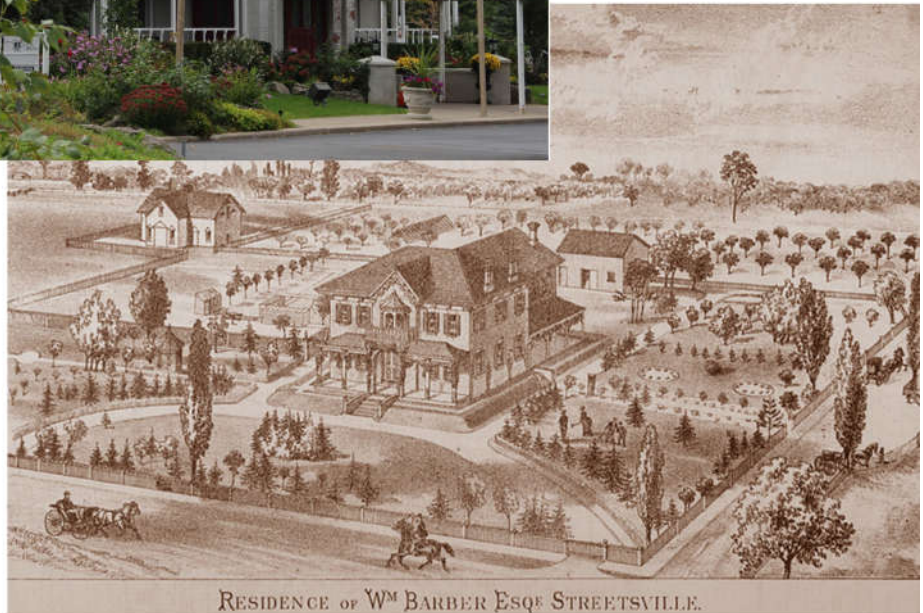


**Heritage Impact Assessment
William Barber House
5155 Mississauga Road
(Part of Lot 1, Concession 4, West of Hurontario Street)
Mississauga**



prepared by

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all photographs by Owen R. Scott of CHC Limited, September 28, 2015 & March 23, 2016 unless otherwise noted.

1.0 BACKGROUND - HERITAGE IMPACT ASSESSMENT (HIA)

The property at 5155 Mississauga Road in Mississauga is designated ¹ under Part IV of the *Ontario Heritage Act* and is located in the Mississauga Scenic Road Cultural Landscape.²

This second update of the Heritage Impact Assessment (HIA) follows the *City of Mississauga Heritage Impact Assessment Terms of Reference* February 2016³ and the *Cultural Landscape Heritage Impact Assessment Terms of Reference* 2016⁴ and was prepared in response to May 2017 comments received from City of Mississauga heritage staff⁵. Revisions to the Site Plan and architectural plans for the Barber House restoration have been made in answer to those comments.

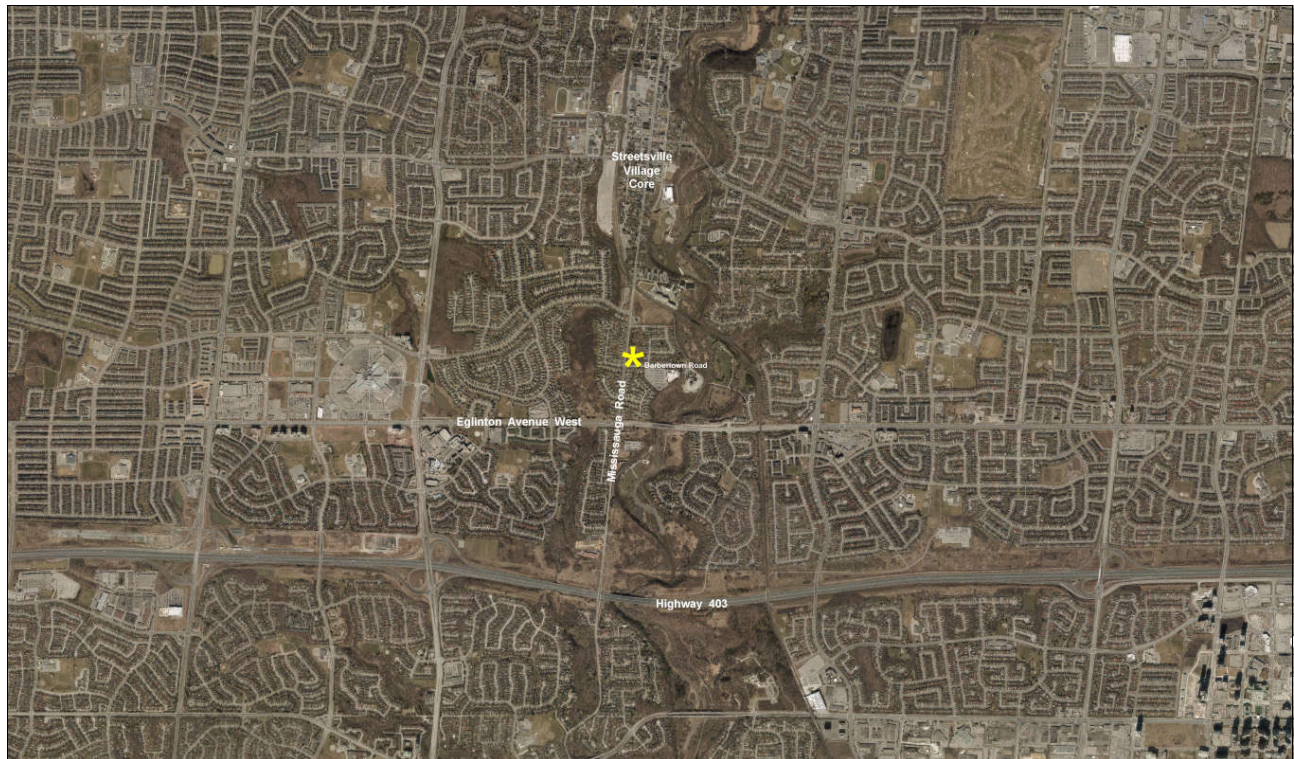


Figure 1

Site Context - <http://www.mississauga.ca/portal/services/maps>

Figure 1 illustrates the location of the property at the northeast corner of Mississauga Road and Barbertown Road south of the former Village of Streetsville in the small 19th century community of Barberton.

¹ City of Mississauga bylaw # 368-82

² Mississauga Road Scenic Route F-TC-4, *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd., January, 2005

³ Culture Division, Community Services Department, City of Mississauga

⁴ *Ibid*

⁵ Online Services - Planning Application Status Report - Heritage Planner Contact: Cecilia Nin Hernandez Tel.: (905) 615-3200 X5366 Recommendation Report, May 5, 2017, pp. 13-16

2.0 THE HERITAGE IMPACT ASSESSMENT

2.1 Site history

The villages of Toronto Township amalgamated to become the Town of Mississauga in 1968, excluding the Towns of Port Credit and Streetsville. In 1974, Mississauga incorporated as a City, this time including Port Credit and Streetsville.

Barberton (also known as Creditvale), just south of Streetsville on the Credit River, was the home of the former mill complex of the Barber brothers and their mill workers.

“... ... The establishment of mills, particularly saw and grist mills, often marked the beginning of a community and provided the impetus for growth. Mills fulfilled a practical need in the life of early settlers as places to grind grain, cut wood, or weave cloth. By 1851, approximately 60 mills were operating along the Credit River and by 1859, 10 of these were woollen or textile mills.

One of the most significant of these textile manufacturers was the Barber brothers' mill near Streetsville. The Barber brothers, who also owned a large mill in Georgetown, expanded their operation in 1843 when they purchased William Comfort's mill-site and farm. William Comfort had purchased this site on the north edge of Lot 1 Concession 4, just south of Streetsville, in 1826. He had a grist mill in operation by 1827. William Comfort, a loyal supporter of William Lyon Mackenzie during the Rebellion of 1837, is believed to have sheltered the rebel leader at his home on the second night following the failed uprising. Comfort was jailed, and later sold his interest in the property to the Barber brothers.

In 1852, the Barbers built a large four-storey stone woollen mill, which burned in 1861. Three months later the mill was rebuilt and back into production. Due to the early success of the mill, the site continued to expand and by 1865 included several additional buildings. The mill complex, known as the Toronto Woollen Mills, produced 1000 yards of cloth daily and employed 100 people. By 1870, the mill was the fourth largest textile mill in Ontario. It is the stone mill built in 1861 which survives underneath the modern layer of stucco and siding.

The small community that began to develop around the mill site became dubbed “Barberton”. Barberton never gained village status on its own, but it grew steadily. The Barbers built 43 buildings for mill workers and their families. Some of the workers came from Scotland as skilled weavers (John Rutledge was one). Most of the workers lived in close proximity to the mill. Entire families often relied on the mill for their income and livelihood. In many cases, members of an entire family were employed in the mill. Such was the case with the Henry Rundle family. Henry was employed for a time as a servant in the Barber household, while son James was employed as a millwright, Thomas as a weaver, and daughters Delia and Anna as spinners.”⁶

⁶ Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>, accessed September 28, 2015



Figure 2

Northern Half Toronto Township, from:

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

The subject property is located south of the former Village of Streetsville (Figures 1 & 2), in the community once known as Barberton (Figure 3).



Figure 3

Barberton, environs, and subject property - excerpt from 1877 *County of Peel Atlas*

The community of Barberton was surrounded by agricultural land in the 1877 *Atlas*, and this remained unchanged until the latter part of the 1980s (Figures 4 - 10).

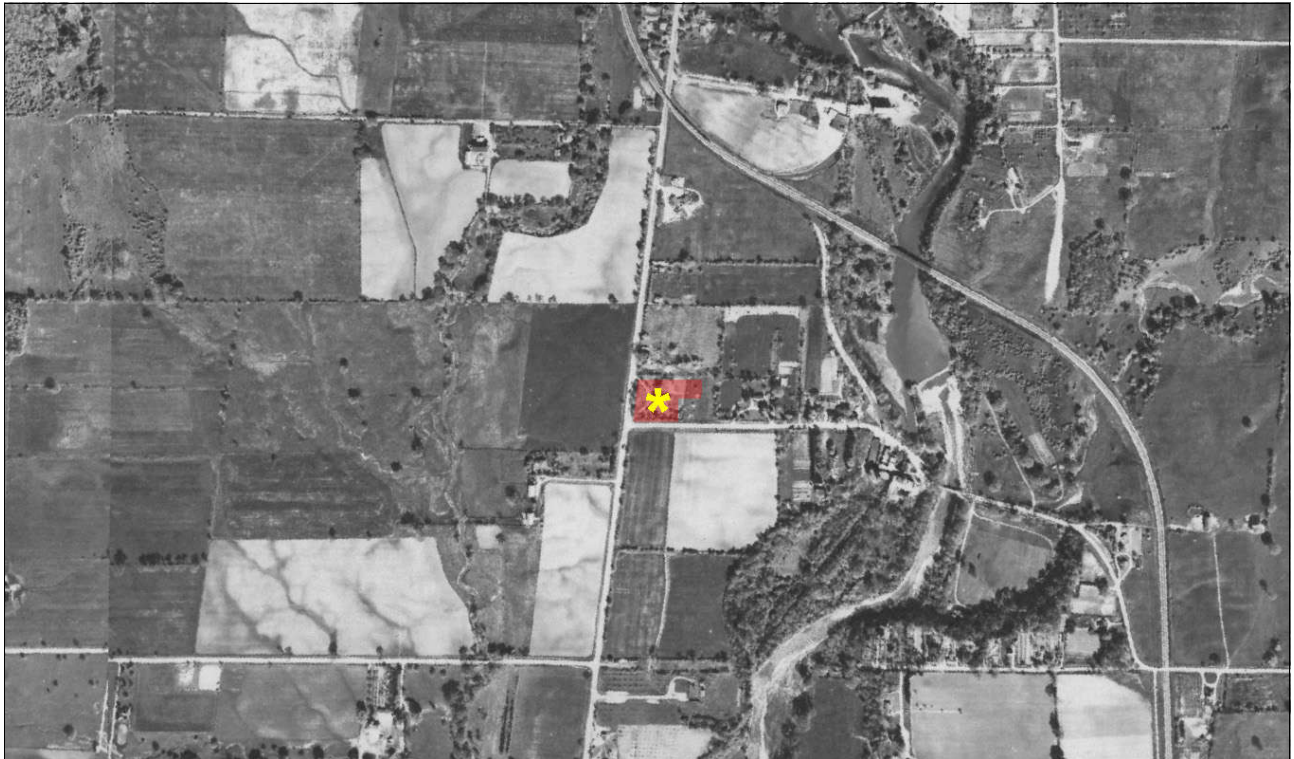


Figure 4 - subject property & environs 1954

<http://www.mississauga.ca/portal/services/maps>

In 1954, one non-farm property, north of the subject property existed (Figure 4). More would come later (Figures 5, 6 & 7), eventually to be supplanted by residential subdivisions (Figures 8 - 10).



Figure 5 - subject property & environs 1966

<http://www.mississauga.ca/portal/services/maps>



Figure 6 - subject property & environs 1977

<http://www.mississauga.ca/portal/services/maps>



Figure 7 - subject property & environs 1985

<http://www.mississauga.ca/portal/services/maps>

By 1985, the first subdivision had appeared just north and east of the subject property. Farmland still existed between Streetsville and Barberton (Figure 7).



Figure 8 - subject property & environs 1989

<http://www.mississauga.ca/portal/services/maps>

1989 saw the massive development of residential subdivisions throughout the environs of the subject property (Figure 8).

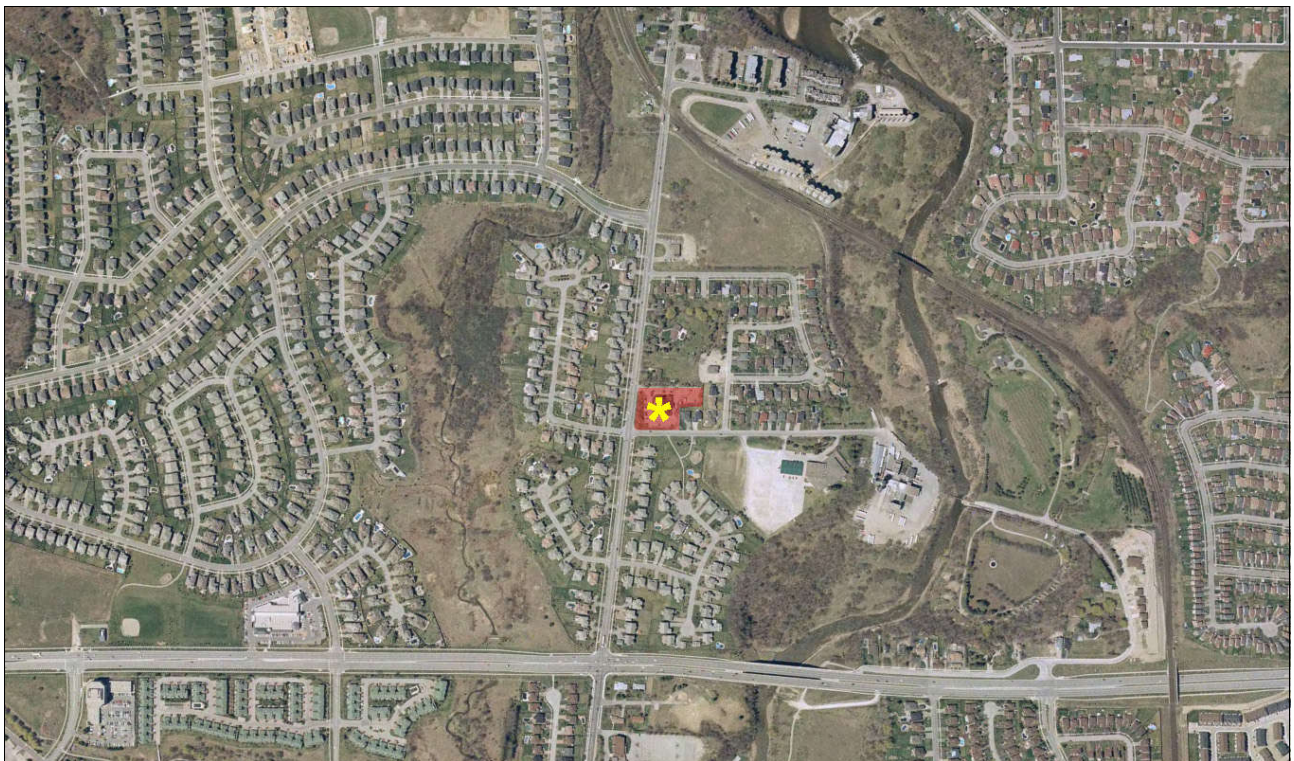


Figure 9 - subject property & environs 1999

<http://www.mississauga.ca/portal/services/maps>

By 1999, the area was completely built out with the exception of the subject property and a few hectares to the

north on Mississauga Road (Figure 9).

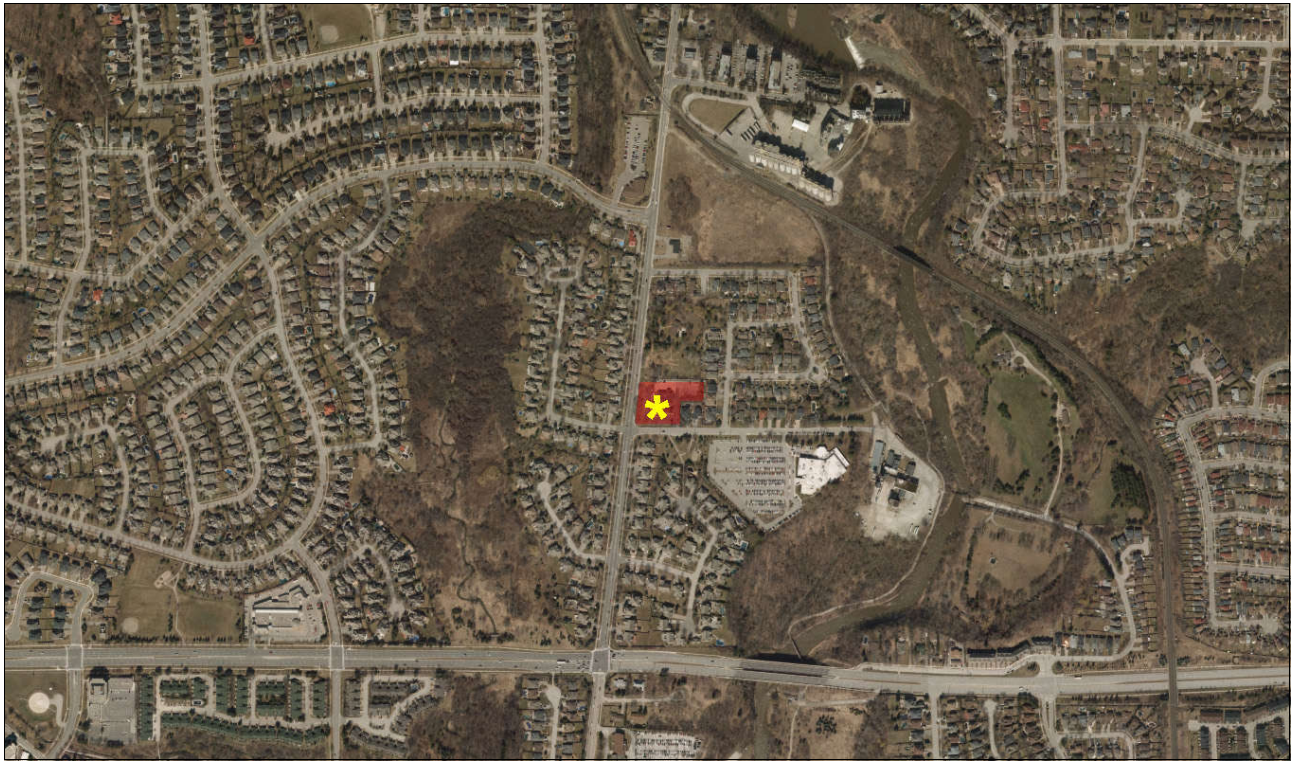


Figure 10 - subject property & environs 2015

<http://www.mississauga.ca/portal/services/maps>

Figure 11 is an excerpt from Tremaine's map of 1859 showing Barber's Woolen Mill and Robert Barber's residence. The William Barber house, subject of this HIA, had yet to be constructed.



Figure 12 Toronto Woolen Mill, 1859

Barber's Woolen Mills (Toronto Woolen Mill) is shown in Figure 12 (from Tremaine's Map of 1859).

The subject property, then of 100 acres extent, was granted to Henry Stiver by the Crown in 1828. Stiver



Figure 11 excerpt from Tremaine's Map of 1859 Barber's Woolen Mills

was a Loyalist from Pennsylvania, a member of the “Cameron Roll” (Captain Cameron’s Company of the Regiment of York Militia in 1812).⁷ Loyalists were granted land in Upper Canada as a reward for their allegiance to the Crown. Stiver, like many others, sold his land grant soon after receiving it, in this case to William J. Comfort, in the same year.

Comfort had a grist mill in operation by 1827. He was a loyal supporter of William Lyon Mackenzie during the Rebellion of 1837 and was jailed for sheltering the rebel leader at his home on the second night following the failed uprising.⁸ Comfort sold his interest in the property to the Barber brothers in 1844 for £1,375.

*“Born in Ireland in 1809, William Barber came to Canada with his family in 1822. With his brothers James, Joseph and Robert, he opened a carding mill in Georgetown in 1837. In 1843, Barber Brothers Limited opened the Toronto Woollen Mills outside Streetsville. In the late 1860s, the firm dissolved, with William and Robert retaining the Toronto Woollen Mills.”*⁹ *“The original mill was burned in 1861 and reconstructed of Credit Valley stone and reopened.”*¹⁰ The mill business declined in the early 1880s and the empire passed out of the Barbers hands in 1882. It reopened later and *“during World War I it was converted to a flour mill. It later became the Oriental Textile Mills. In 1931 the mills were bought by McCarthy Milling Company. Presently owned and operated by ADM Agri-business Ltd.”*¹¹ William Barber served on Toronto Township Council in 1873.¹² He also served as a member of the Legislative Assembly of Ontario for Halton from 1867 to 1875.¹³ He was involved with founding the Masonic Lodge (River Park Lodge) in Streetsville in 1876 and became its first Master.¹⁴

William Barber purchased the subject property, which was then 7 acres, from his brother Robert in 1870 for \$4,000 and moved to the Barbertown Road site. The house may have been built by Robert Leslie, a local builder.¹⁵ City records suggest the house was built *circa* 1860. Although William Barber did not purchase the property until 1870, \$4,000 seems a high price to pay for 7 acres in 1870. It is probable that the house was on

⁷ *Ontario Historical Society Papers and Records, Vol. I*, 1899 (reprinted 1930), Google books, pp 133, 184, 185

⁸ Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>, accessed September 28, 2015

⁹ Memorandum, *Heritage Structure Report, William Barber House*. to Local Architectural Conservation Advisory Committee; from L. F. Love, Commissioner, Recreation and Parks Dept. City of Mississauga, August 31st, 1981 (attached as Appendix 4 herein)

¹⁰ City of Mississauga web page, Property Heritage Detail <http://www.mississauga.ca/portal/services/property?>

¹¹ *Ibid*

¹² Directory of the County of Peel, 1873, <http://freepages.genealogy.rootsweb.ancestry.com/>

¹³ Legislative Assembly of Ontario webpage http://www.ontla.on.ca/web/members/members_all_detail.do?locale=en&ID=683

¹⁴ Heritage Mississauga web page <http://heritagemississauga.com/page/William--Robert-Barber> and River Park Lodge website: <http://www.riverparkmasons.com/>

¹⁵ *Robert Leslie (1812-1886) was a master builder, credited with building the William Barber House, Streetsville, Oliver Hammond House, Erindale and Benares, Clarkson*, Historical Plaques of Peel Region, Plaque #7, <http://www.waynecook.com/apeel.html>

the site when William bought the property. An 1875 photograph (Figure 13) shows landscape plantings that may be a decade old as does an illustration from the 1877 Peel Country Atlas (Figure 14). The house may have been built in the 1860s and as late as 1870. A number of sources suggest 1862 as the build date.



Figure 13

Barber House 1875 - *Streetsville Historical Society*

Figure 14

William Barber Residence from:
Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

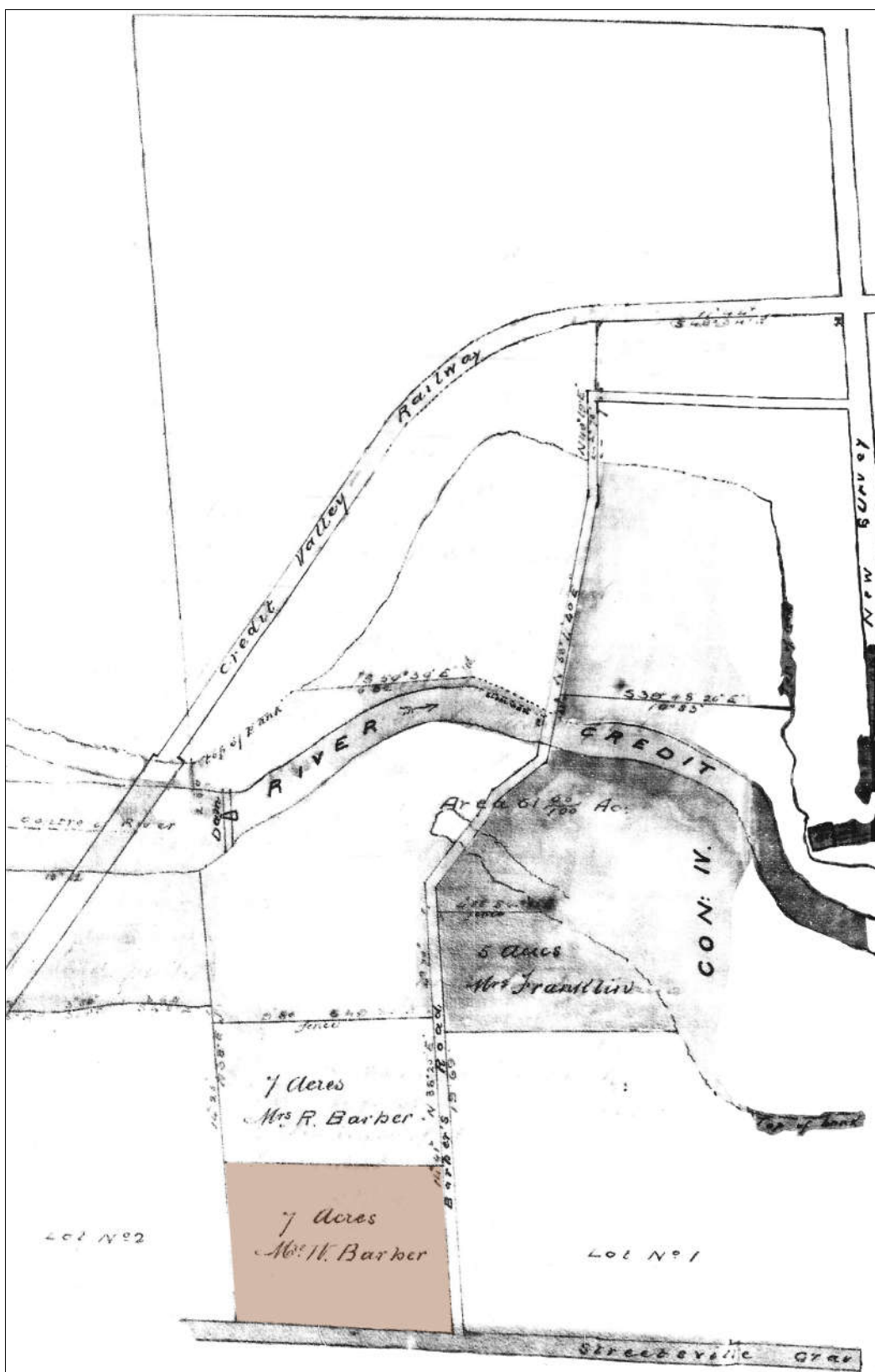


Figure 15 1877 map of Barber properties - instrument no. 6045 Township of Toronto, Con 4, Lot 1

An 1877 map (Figure 15) from the Registry Office records shows the 7 acre parcel of William Barber (shaded) at “Barber’s Road” and Streetsville Road” and his brother Robert’s and wife’s 7 acre parcel to the east.

Between 1870 and 1884, the original Barber brothers purchase was divided into a number of smaller parcels, 7 acres being the most common size parcel. It is recorded in Registry Office records that William Barber sold 7 acres to Robert B. Barber in 1876 (Figure 17). It appears that this 7 acre parcel is the subject property; however, due to the unavailability of microfiche documents and numerous 7 acre parcels in the Barber family, title becomes uncertain after 1870. As well, there were a large number of land transfers, mortgages and transactions recorded in the late 1870s and early 1880s that are of a financial/legal matter. A trust deed was issued by Robert Barber to William Barber in 1876 suggesting that title to the property was being held in trust until the loan for the property was paid. Mortgages in favour of William Barber were provided by John Barber in 1880 and discharged within two years. On one occasion, in 1880, a Chancery Court decision relating to the property was rendered. William Barber became indebted to the Canadian Bank of Commerce in 1883 and it appears the bank owned the property at one time. In 1884 Barber's property was assigned to a trustee. Four lawsuits related to property title are recorded in 1885 and 1886, two of those naming William Barber and two naming Robert Barber. In 1887 Robert Barber took out a mortgage on his property from the Freehold Loan & Savings Company.

The property was transferred from Robert B. Barber to Elizabeth Barber, William Barber's wife in 1884. William Barber died in 1887 and his widow sold the 7 acre property to John C. Hurst in September 1888 for \$3,000. She was not living in the house, but in Georgetown at the time. Hurst sold the house to Patrick Mahoney, Gentleman, 9 months later for \$3,500. In 1906 Mahoney's son Stephen, sold the house with 250 feet of frontage on Mississauga Road, then 2.7 acres, reduced from the original 7 acre parcel (Figure 17), to Henry Everton Hern, Artist, for \$1,300. Hern sold to Elizabeth Charlotte Poliwka 3 years later for \$3,000. In 1918, Alfred Stong, Gentleman, purchased the property for \$6,000. Eleven months later, Stong sold to Barbara Marion Riches, Spinster; Stong holding a mortgage for \$5,000. Riches lived in the house for 16 years, selling the property to Joseph Maski in 1935, who transferred it to Hattie Maski in 1938. A Quit Claim Deed from Hattie Maski to the Trust and Guarantee Co. Ltd. was recorded in January 1944 and in April of that year, the property was sold to Dudley Robinson Dewart. More than a dozen mortgages were taken out and discharged by Dewart in his 24 year tenure. On his death in 1968, the property was sold to Carol A. Townsend. Townsend sold the 0.7 acre Part 2 of the property (Figure 17) in 1981 and Part 1, the subject property (Figure 17) to Buccanear Seafood & Steak House Ltd. in 1981. Buccanear changed its name in 1996 to The Old Barber House Restaurant Limited.

Figure 16 is a time line summarizing the property ownership from 1828 to date.

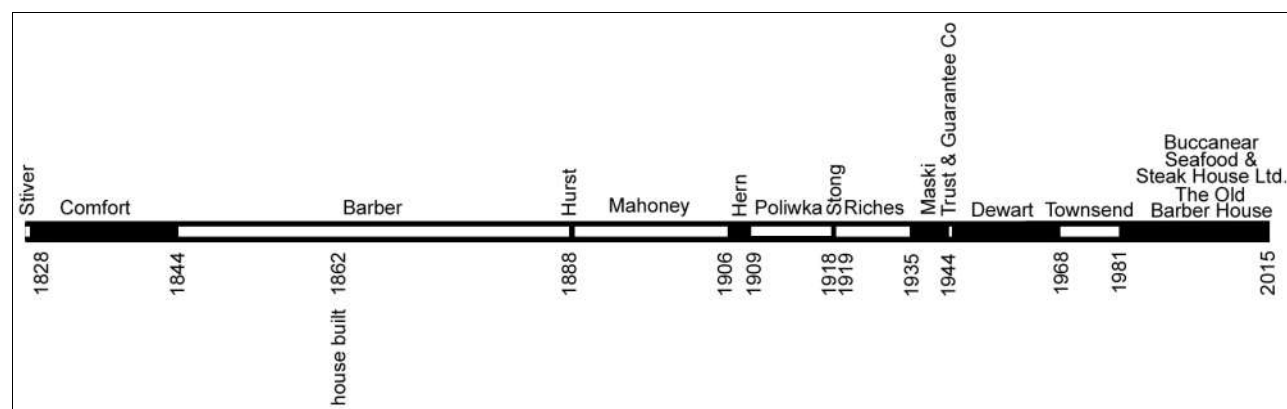


Figure 16

time line, property ownership 1828 - 2016

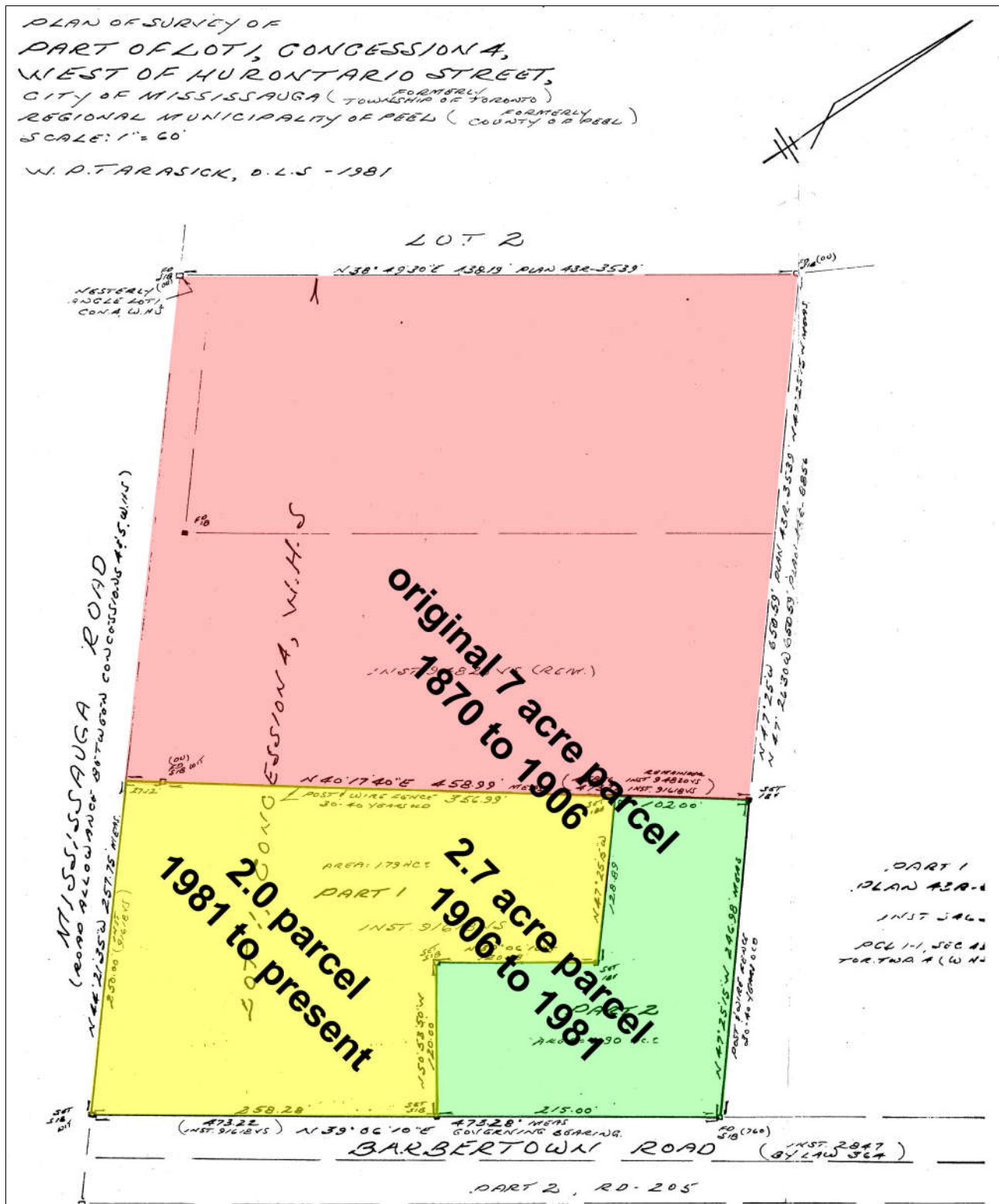


Figure 17 from: Plan of Survey of Part of Lot 1, Concession 4, West of Hurontario Street, City of Mississauga Starr & Tarrsick, O.L.S., 1981

2.2 Listing and written description of existing structures, significance and heritage attributes

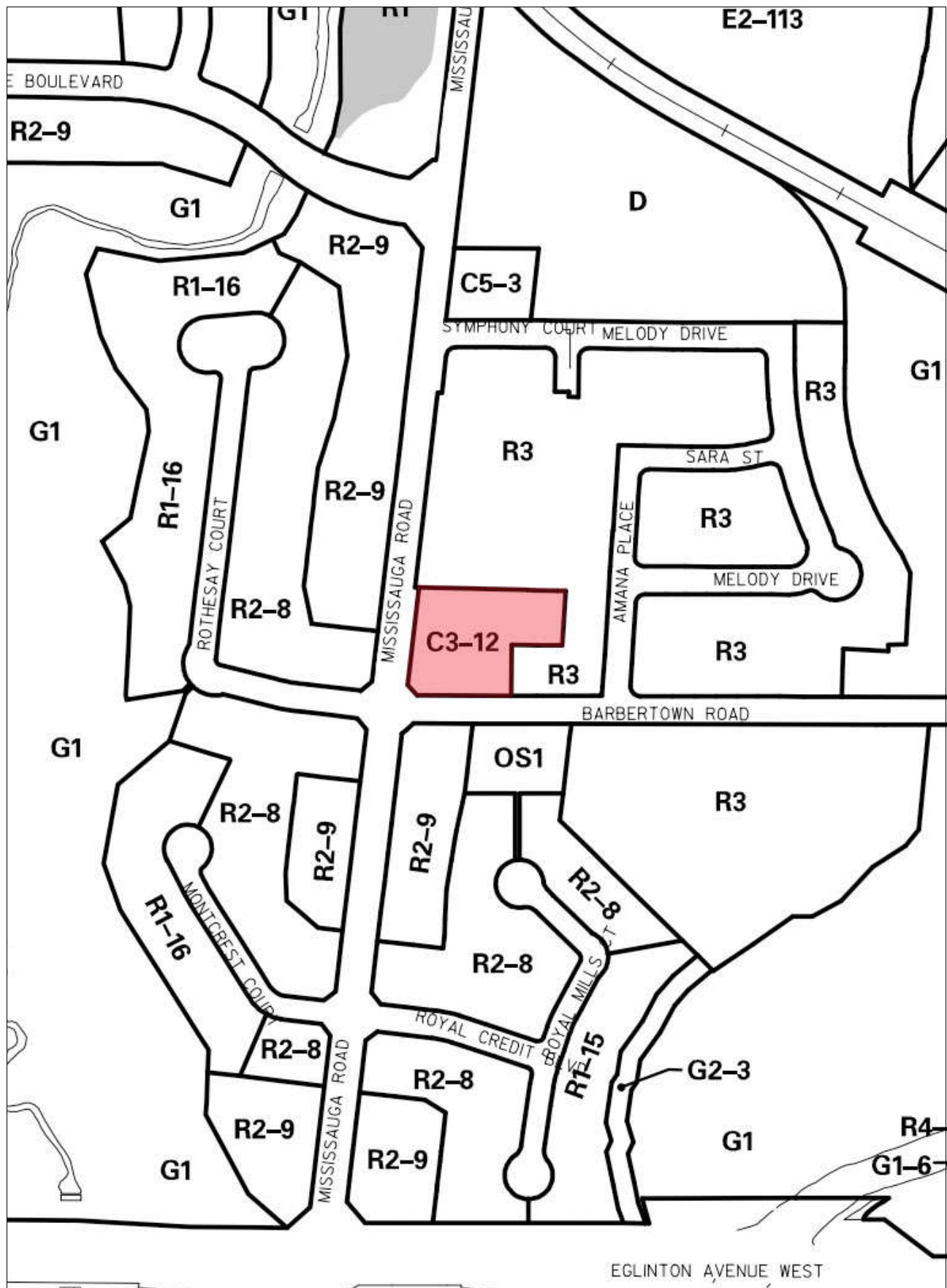


Fig. 18 Zoning / Location map - from: *City of Mississauga zoning maps 100m38w & 100m39e* (subject property in red)

The City of Mississauga's 'property Heritage Detail' provides a brief description of the properties - see Appendix 2. The following historic photographs (Figures 19 - 28) are from the City of Mississauga's web pages¹⁶, accessed August, 2015 (note: some photograph dates have been corrected).

It is not known when the red brick was painted; in photographs from 1976, the house is painted white as it is today.



Figure 19

front porch detail - 1976



Figure 20

1977 photo of the east face, showing extensions to the building

¹⁶ City of Mississauga website <http://www.mississauga.ca/portal/residents/streetsvillegallery?>



Figure 21

from Mississauga Road and Barbertown Road - 1977



Figure 22

from Mississauga Road and Barbertown Road - 1978



Figure 23

front of house - 1978



Figure 24

front of house - 1989



Figure 25

front of house - 1989



Figure 26

front of house - winter 1990



Figure 27

front of house - winter 1997

As well as the main house with its additions, a small, square outbuilding (perhaps a former privy) is located just north of the house (Figure 28). It dates from the 19th century and is probably coincident with the building of the house, being of the same red brick (now painted white).

None of the 19th century landscape remains. The oldest trees on the property date from the 1980s renovations and additions to convert the building to a restaurant when the residential estate landscape was obliterated by the construction of the additions and a massive parking lot. An arborist's report (see Appendix 6) shows the existing tree species, sizes and condition and recommends retention and removals. There are no heritage attributes associated with the landscape.

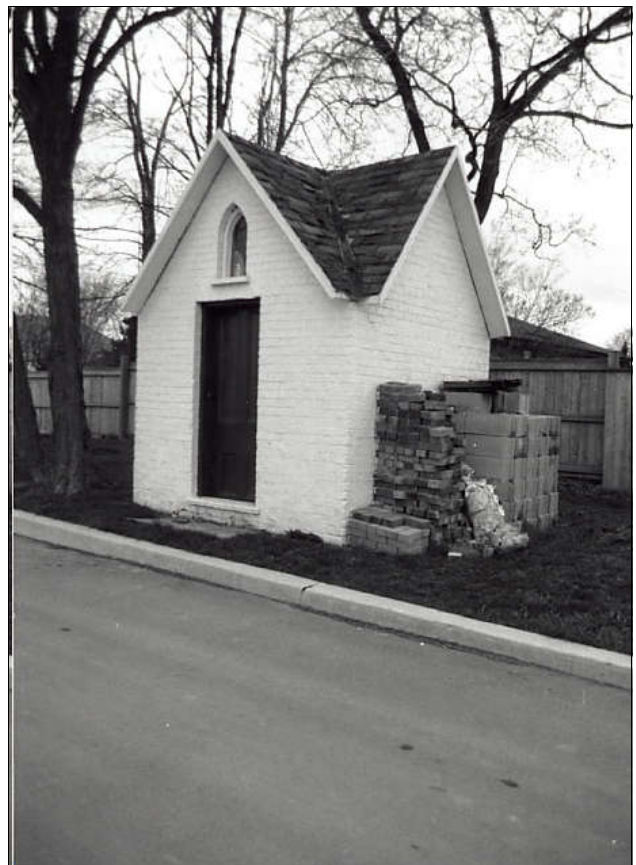


Figure 28

outbuilding - 1989

The original main house, now a component of a restaurant and banquet facility, is two-storey, hipped-roof building with a gabled-roof extension to the rear. A cut-stone foundation supports brick walls. There are four pairs of internally-bracketed chimneys. The cornice has a moulded wooden fascia with a frieze of double pendant brackets and a dentil course. The centre gable on the west facade has a moulded cornice and a finial at its apex, with a triangular scalloped moulding inset into the centre of the gable. There are five bays in the front facade, with the main entrance in the central bay having a slight projection with an enclosed porch on the second storey level. The two bays on either side have a window in each storey, each being six-over-six paned, double-hung sash windows, with radiating voussoirs in brick and stone lugsills. There are similar windows on the north and south sides. Faux louvered shutters are found on all the windows save those on the ground floor under the front porch (two shutters are missing from upper storey windows). Two blind windows (with glazing) are found on the north and south sides. A front porch gracing either side of the front bay projection sports a bell-cast roof and fanciful woodwork. As noted earlier, the original red-orange brick (Figure 29) has been painted white for at least 5 decades.

A full description of the house as found in 1981 is in Appendix 3. A further description is found in Appendix 4.

Figures 30 - 40 are current photographs of the house and outbuilding.



Figure 29 original red-orange brick under white paint



Figure 30

front (west) facade - 2003 banquet hall addition to the north



Figure 31

south facade - main body of the original house



Figure 32

south rear wing - original house



Figure 33

rear (east) facade - 1984 additions



Figure 34

rear wall - original main body of house, original 1 1/2 storey "tail" in foreground



Figure 35 north facade - 2003 banquet hall/dining room addition (main body of house in background)



Figure 36 front door



Figure 37 typical 6/6 sash window



Figure 38

brackets, dentils, faux shutters



Figure 39

rendered, paired chimneys



Figure 40

front porch, north side with bell-cast roof

In 1984, while the building was vacant, it was vandalized, and a fire was set in the interior. The 8 original fireplaces mantles were stolen. The main staircase was vandalized and much of the original woodwork was burned¹⁷. In the 1981 Heritage Structure Report (Appendix 4), the original marble fireplaces were extant. The current owner replaced the fire damaged woodwork, fireplaces and staircase with new in 1984. Wainscoting in the parlours is a recent addition. Some of the windows have been replaced, while others are original. Some plaster mouldings remain, as do the very large pocket doors between the north parlours. The following photographs illustrate the remaining interior elements.



Figure 41 inside front door, transom & sidelights (replacement glass), ceiling moulding

¹⁷ pers. com. Victor Petrovski, March 23, 2016



Figure 42

plaster ceiling moulding, front entrance hall



Figure 43

plaster ceiling moulding detail



Figure 44

upstairs door to balcony



Figure 45 doorway to front parlour



Figure 46 folding pocket doors between north parlours

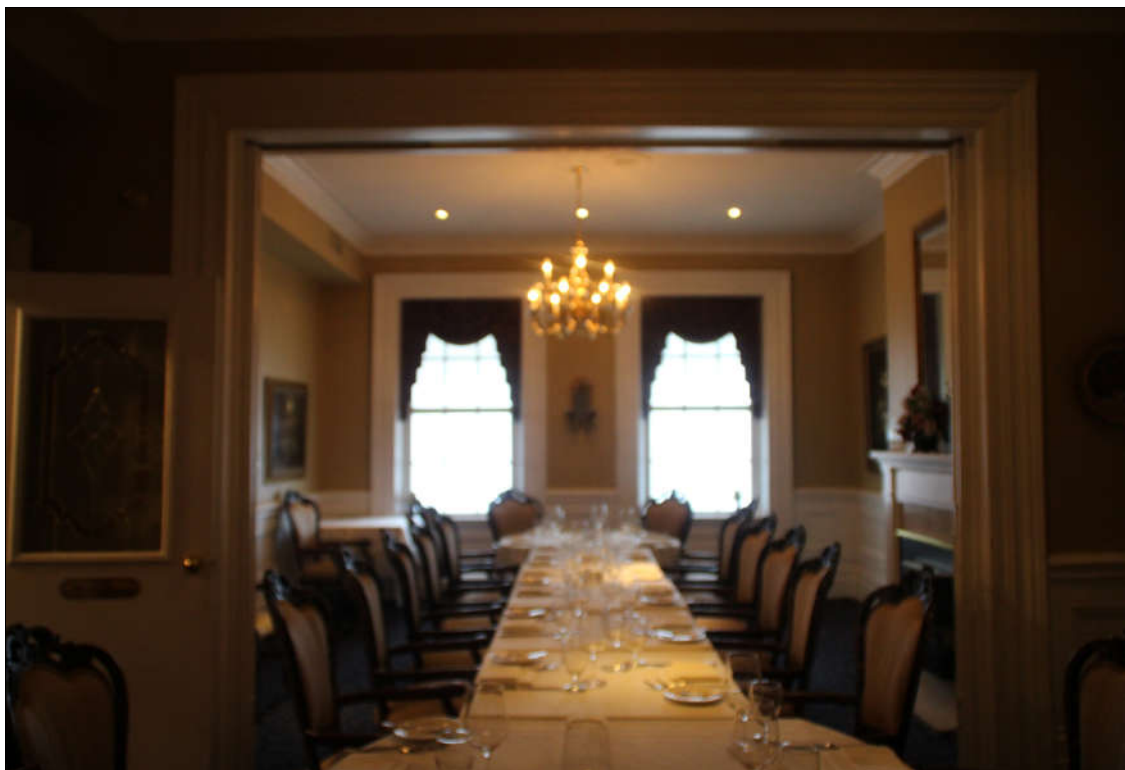


Figure 47 north parlours - pocket doors opening



Figure 48 pocket door hinge & handle



Figure 49 one of the replacement fireplaces & contemporary wainscoting



Figure 50 plaster ceiling moulding in current bar



Figure 51 doors, top lights and sidelights (replacement glass & hardware) to umbrage from exterior

Numerous additions and alterations have been constructed over the years, the most recent and largest in scale being for the restaurant conversion in 1984 and an enlarged facility in 2003¹⁸. A greenhouse, built c. 1960 once occupied the rear of the building. Additions have been demolished and/or re-built in 1984 and 2003. Renovations and restorative works to the original house interior have been generally well done, and to the untrained eye, appear to be mainly original with few exceptions, such as glazing, use of Robertson screws, *etc.* Figure 52 illustrates the additions and demolitions that have occurred since c. 1862.

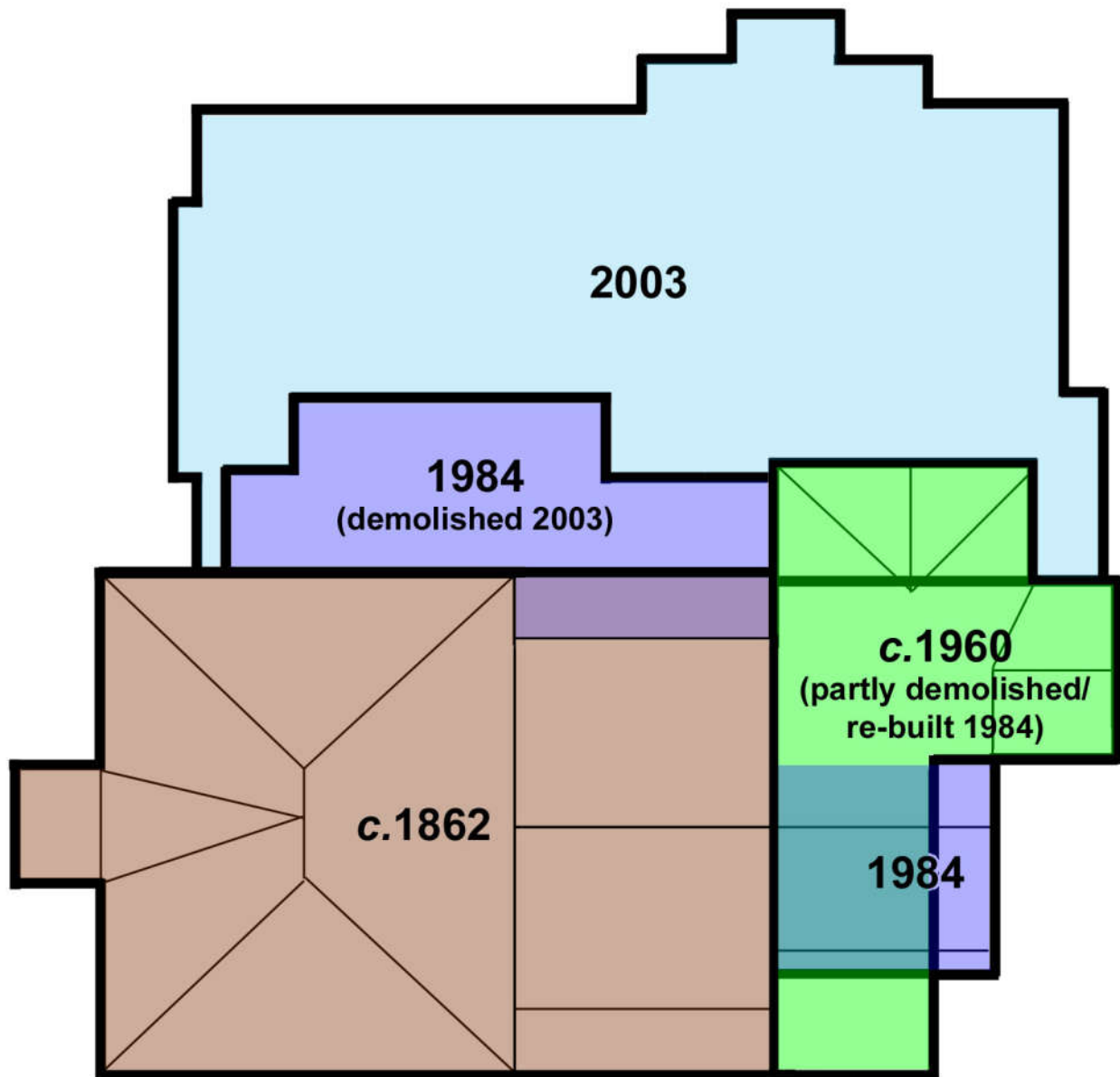


Figure 52

William Barber House construction dates - building outline from:
Proposed Site Plan, Old Barber House Ltd., Michael Spaziani Architect Inc., August 28, 2003

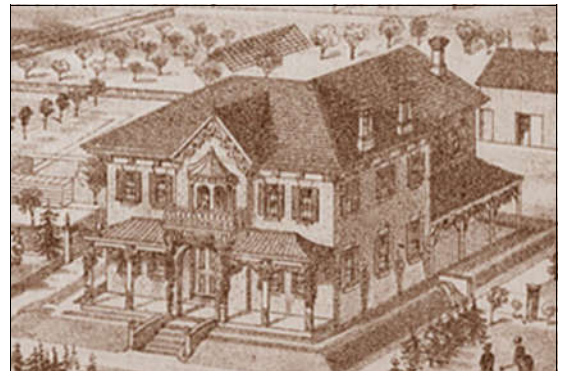
The following figures (Figures 53- 58) illustrate some of the alterations/changes to the exterior of the original c. 1862 residence.

¹⁸ City of Mississauga webpage <http://www.mississauga.ca/portal/services/property> 'Property Building Permits'



Figure 53 - front facade

2015



1877

Faux shutters have replaced the original functional shutters of the original. The upper porch has been closed-in. Other than the large addition to the north, little else has been changed from 1877.



Figure 54

2015



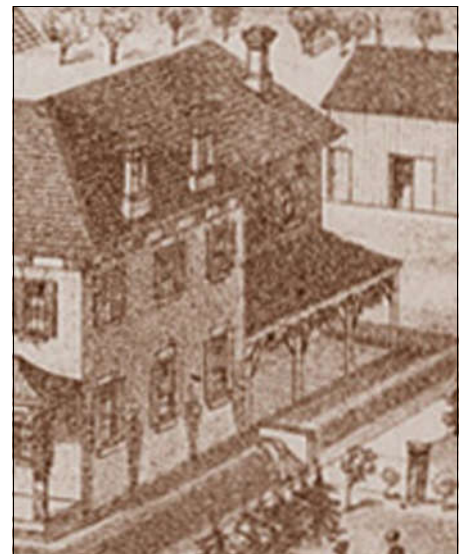
1895

The shuttered, blind, upper and lower front windows on the south side have been replaced with blind, glazed windows. Brick has been painted white. Brick chimneys have been rendered and painted.



Figure 55

2015



1877

The east "tail" of the building originally sported an open porch similar to the front porch. It has been enclosed for many years. The north side had a similar porch which has been subsumed by additions.



Figure 56

2015



1977

The rear wall of the “tail” of the house is now a blank wall. Stucco and paint covers the area below the gable where windows once occupied the space. A hip roof across the gable over the upper windows has been removed.



Figure 57

2015



1977

The rear (east) facade of the building has had numerous additions, the latest in 1984, built on a c. 1960 addition. A c. 1960 greenhouse was removed in 1984.



Figure 58

2015



1999

A 1984 addition on the north side was demolished in 2003 and replaced with a much larger addition.

The property also includes a small, square, brick, 19th century outbuilding, its former function possibly a privy (Figures 59 and 60). A detached garage of uncertain vintage was demolished in 1984 (Figure 61).



Figure 59 outbuilding - south facade



Figure 60 outbuilding - west facade



Figure 61

former detached garage, 1977 - demolished 1984

<http://www.mississauga.ca/portal/residents/streetsvillegallery?>



Section 2 of the *Planning Act* indicates that City of Mississauga Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.¹⁹

The PPS defines “built heritage resource” as a building, structure, monument, installation or any manufactured remnant that **contributes to a property’s cultural heritage value or interest as identified by a community**, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the **identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained under the *Ontario Heritage Act***. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment.

The property contains a built heritage resource that has significance, cultural value and interest. It has *design / physical value* and *historical / associative value*, and *contextual value* per the criteria for heritage designation under Ontario Regulation 9/06 of the *Ontario Heritage Act*. It is designated under Part IV of the *Ontario Heritage Act* (see Appendix 3).

The cultural heritage attributes of the Barber House, as outlined in the 2017 amended Heritage Designation By-law 368-82 are:

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting-portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop

¹⁹ *Provincial Policy Statement (PPS, 2014)* Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

pendants and fretwork;

- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road)

Municipal or agency requirements that supplement, supersede or affect the conservation of the heritage resource are restricted to the Ontario Building Code (OBC). In order to satisfy OBC exit requirements, a door replaces an existing window on the south and north sides. An OBC analysis is found in Appendix 5.

2.3 Addressing the Cultural Landscape criteria

As well as being designated under Part IV, the property is situated in a Cultural Landscape²⁰, the Mississauga Road Scenic Route.²¹

Cultural Heritage Landscape Inventory Heritage Impact Assessments must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and / or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Mississauga Road Scenic Landscape are:

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☒ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality

OTHER

- ☒ Historic or Archaeological Interest

To conserve the “landscape environment”, “historical association”, “built environment qualities” and “historic or archaeological interest” criteria, the proposed alteration must be consistent with the retention of the appearance of the streetscape to ensure that the character of the street remains intact. *“Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial*

²⁰ All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register and in compliance with the City's Official Plan policy 7.4.1.12

²¹ *Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005*

*and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage."*²²

The Mississauga Road streetscape of the block within which the William Barber House is located is fully developed with large, 1980s and newer, 2½ to 3 storey residences (Figures 63 - 67) and in transition on the east side (Figures 68 - 70).



Figure 63 west side Mississauga Road at Barbertown Road



Fig 64 west side Mississauga Rd-opposite subject property



Fig 65 west side Mississauga Rd-opposite subject property



Fig 66 west side Mississauga Rd-opposite subject property



Figure 67 west side Mississauga Road



Figure 68 vacant property - north side of subject property

²² City of Mississauga web page, Property Heritage Detail <http://www.mississauga.ca/portal/services/property?>



Figure 69

plan of subdivision north of subject property

Figure 71 is an aerial view of the Mississauga Road block context within which the William Barber House and the subject property is located. *“The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city’s most interesting architecture and landscape features, including low stone walls.”*²³ As can be seen in Figure 71, this area of Mississauga Road is comprised of a new, rather than old, established neighbourhood and former single family residential and commercial lands, now vacant and awaiting new development. The architecture and landscape features date from the 1980s.

Setbacks of the proposed development are greater than that required by by-law and are greater than those opposite on Mississauga Road.



Fig 70 development ad north of property

²³ Ibid



Figure 71

Wm. Barber House block - Mississauga Road streetscape
<http://www.mississauga.ca/portal/services/maps>

2.4 The proposed development

The development proposal for this property is illustrated in Figures 72, 73 and 74 a site plan and elevations respectively for a residential development on the subject property that showcases the original c. 1862 William Barber House.



Figure 72

Site Plan - after *flanagan beresford patteson architects*, 10/18/17



Figure 73 Mississauga Road streetscape looking east - townhome end unit at left, Barber House, single family at right - *flanagan beresford patteson*



Figure 74 westerly townhome block elevation - *flanagan beresford patteson*



Figure 75 Barbartown Road & Mississauga Road single family front elevation - *flanagan beresford patteson*

Single detached homes face Barbertain Road with townhomes flanking an internal street beside and behind the Barber House in the proposal. The William Barber House retains its prominence on Mississauga Road. Views from Barbertain Road and Mississauga Road to the Barber House are maintained (Figure 72). The single detached 3-storey houses facing Barbertain Road have a roof peak of 12m (Figure 73), approximately one metre higher than the Barber House roof peak; however, the finished floor elevations of the single family homes on Barbertain Road are 0.6m below that of the Barber House. The height difference above sea level is therefore 0.4m. With regard to the townhomes adjacent the Barber House (Figure 74), the height at roof peak is 12.64m and the relative difference in height above sea level between the Barber House and townhomes is 0.64 to 0.94m. The difference in height of the townhomes and singles *versus* the Barber House will not be discernible to the human eye.

Red brick is the cladding (the colour of the Barber House brick under its white paint), complementing and contrasting at the same time the white-painted brick of the Barber House and outbuilding. Architectural detailing is classic, yet subtle to complement and avoid competing with the Barber House architecture. Massing and proportions are similar to the Barber House, as are the roof shapes and window proportions. Parking is not visible from the street. The William Barber House is set in a garden and remains a dominant feature on the street. A sidewalk traces the original curved carriageway from the street to the front of the house.

While the William Barber House has always been located at the intersection of Mississauga and Barbertain Roads, the roads and surrounding landscape have altered dramatically, changing its context.



Figure 75

1877



Figure 76

1978

In 1877 (Figure 75), the house was set well back from what was Streetsville Road (now Mississauga Road) and Barber's Road, the lane to the mill (now Barbertain Road). In 1978, 101 years later, the house still retained a fairly long, curving lane from the street (Figure 76). After the 1980s when Mississauga Road became a major arterial and Barbertain Road was widened (Figure 77), the House is closer to the streets and set into the landscape rather than above it, as in the earlier illustrations.



Figure 77

2015

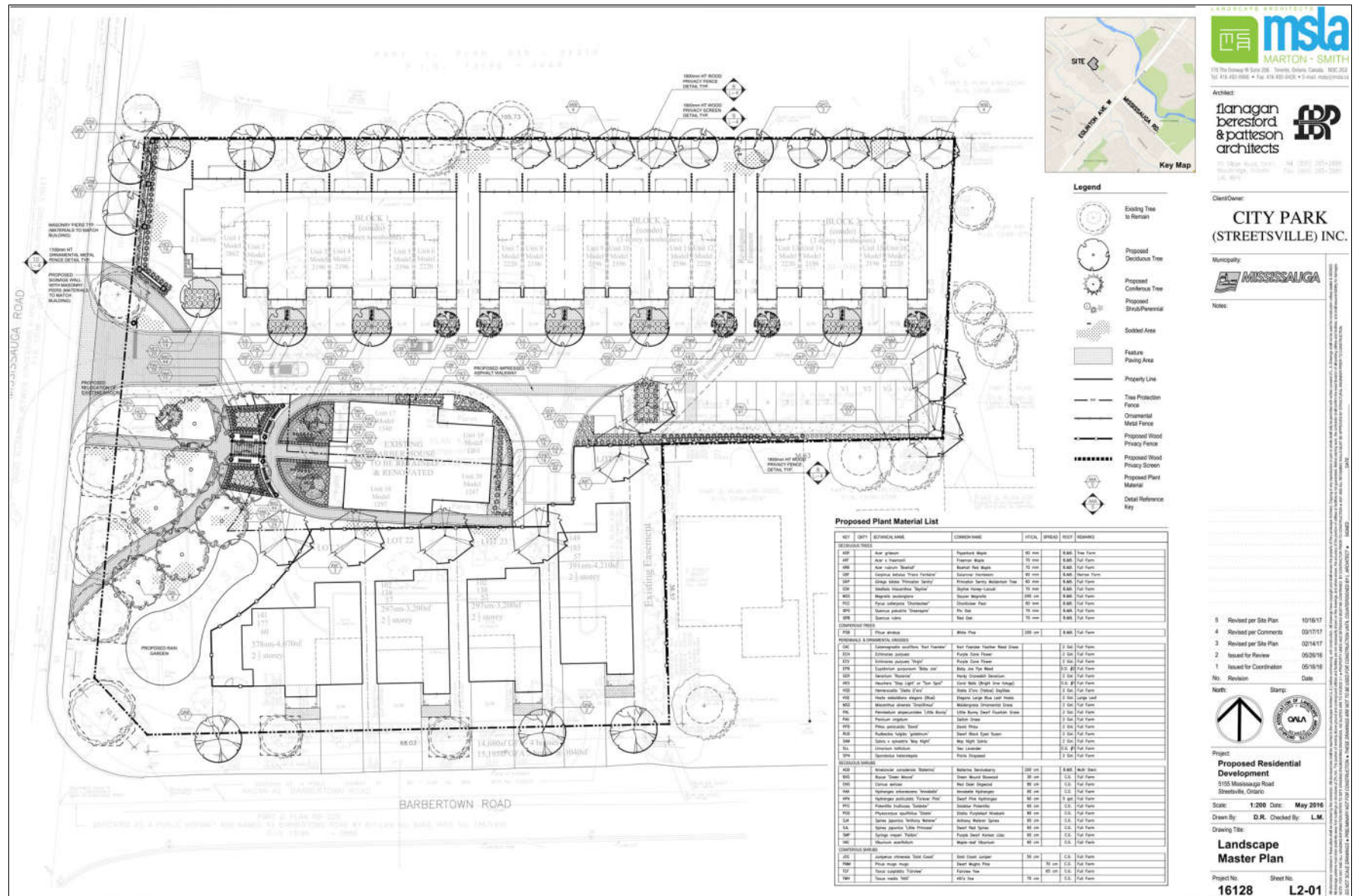


Figure 78

Landscape Plan - MSLA Landscape Architects 10/16/17

A Landscape Plan (Figure 78) proposes a garden surrounding the Barber House. Street trees on Mississauga Road are retained, partially obscuring the view of the Barber House in summer.

The proposal is to remove the c. 1960, 1984 and 2003 additions to restore the House to its former size and grandeur. The once open south side porch, for example is to be restored as are the windows on the 2nd floor rear “tail”. Functional shutters will replace the existing faux shutters. It is likely that the white paint cannot be safely removed from the brick to reveal the original red brick without destroying the brick faces.

The small outbuilding (possibly former privy) is to be retained. It will be moved to a central location on the site to facilitate development of the townhomes and serve as a secured bicycle storage shed. This will require a heritage permit.

With respect to Mississauga Road Scenic Landscape, the potential impacts and an assessment of the proposed site alteration development follows.

<i>Potential Impact</i>	<i>Assessment</i>
<ul style="list-style-type: none"> • Destruction of any, or part of any, significant heritage attributes or features 	significant heritage attributes and features are to be conserved - no negative impact
<ul style="list-style-type: none"> • Removal of natural heritage features, including trees 	some landscape plantings will be removed - many more will replace them - no negative impact
<ul style="list-style-type: none"> • Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance 	current appearance of the property will be altered by removing large asphalt parking lots and adding new development to the property - no negative impact
<ul style="list-style-type: none"> • Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden 	no plantings or gardens extant - no impact expected
<ul style="list-style-type: none"> • Isolation of a heritage attribute from its surrounding environment, context or a significant relationship 	not applicable
<ul style="list-style-type: none"> • Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features 	significant views are from Mississauga Road - setbacks are greater than required by by-law - no direct or indirect obstruction of significant views or vistas - no negative impact
<ul style="list-style-type: none"> • A change in land use where the change in use negates the property's cultural heritage value 	residential historic land use will be restored - positive impact
<ul style="list-style-type: none"> • Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	not applicable

The impact of the proposed development/site alteration is a change in the view from Mississauga Road, from a restaurant in an historic house that has been the subject of large additions, to a restored historic house *sans* its additions and an adjacent residential development. The criteria that render the Mississauga Road Scenic

Route a cultural heritage landscape and/or feature are not negatively affected. The scenic and visual quality is altered, but not in a negative way. A landscape plan for the properties will enhance the horticultural interest and landscape design. Its historical associations and aesthetic/visual qualities remain intact, and in fact, are enhanced with the proposed restoration of the House and removal of the massive parking lots surrounding the building.

2.5 Assessment of alternative development options and mitigation measures

To afford a development opportunity, the removal of 2003 and earlier additions to the William Barber House, in concert with the restoration of the facades is being proposed.

Alternative development options were considered, including a 3-storey townhouse development along Mississauga Road and a mixed-use proposal, both requiring the slight relocation of the Barber House towards the intersection of Mississauga Road and Barbertown Road. In the May 16, 2016 version of this HIA, an alternative that retained the Barber House *in situ*, flanked with single family homes on the Mississauga Road frontage and townhomes beyond was proposed. The alternative illustrated in this HIA further mitigates the concerns expressed *vis-a-vis* views from the corner of Barbertown Road and Mississauga Road.

2.6 Conservation - principles and mitigation

The City's terms of reference for an HIA require the following with respect to this summary: "*A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)*"²⁴

Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada:²⁵

General Standards (all projects)

"1 Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element."

None of the structures character-defining elements (heritage attributes) is to be removed, replaced or altered with the exception of the conversion of 2 window openings to doors to meet OBC requirements. The original house is to be restored, retaining its character-defining elements, replacing later non-heritage elements such as the faux shutters with replications of the originals which are no longer extant, restoring the open porches on the rear wing, replacing the circa 1984 replacement windows with replica windows, and restoring windows to the now blank 2nd storey rear wall. The later additions, built to convert the house to a restaurant and banquet facility, are to be removed, restoring the house to its original configuration. This is to be explored in more detail in a Conservation Plan.

"2 Conserve changes to a historic place which, over time, have become character-defining elements in their own right."

Later additions have not become character-defining elements and detract from the heritage attributes of the original house. They are to be removed.

²⁴ City of Mississauga Heritage Impact Assessment Terms of Reference, February 2016

²⁵ Parks Canada website www.parkscanada.gc.ca

“3 *Conserve heritage value by adopting an approach calling for minimal intervention.*”

Intervention to be employed on the original part of the house is limited to restoring original character-defining elements - to be explored in more detail in a Conservation Plan.

“4 *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*”

Not applicable

“5 *Find a use for a historic place that requires minimal or no change to its character-defining elements.*”

The designated character-defining elements, with the exception of the two aforementioned window openings, are not affected by proposed uses.

“6 *Protect and, if necessary, stabilize a historic place until any subsequent intervention is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*”

The property has been secured and is well-maintained.

“7 *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*”

No extant character-defining elements, with the exception of the two aforementioned window openings, are to be affected. Original materials on the house will be retained and restored where necessary - to be explored in more detail in a Conservation Plan..

“8 *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*”

Missing shutters and windows will be replaced to match the originals based on patterns taken from other elements on the house.

9 *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference. See point 7 above.*

Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture:
(now called ***Eight Guiding Principles in the Conservation of Built Heritage Properties***)²⁶

1. RESPECT FOR DOCUMENTARY EVIDENCE:

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

Conjecture is not needed. Evidence is clear.

²⁶ Ontario Ministry of Tourism, Culture and Sport website
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

2. *RESPECT FOR THE ORIGINAL LOCATION:*

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

Building remains on its original site in its original orientation. The outbuilding is conserved on the property in a relocated position and is re-purposed.

3. *RESPECT FOR HISTORIC MATERIAL:*

Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Replacements are not necessary except for missing elements.

4. *RESPECT FOR ORIGINAL FABRIC:*

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

A detailed examination, including scraping of paint to reveal deterioration removal will be performed and like materials will be used to repair any exterior woodwork and masonry, if necessary

5. *RESPECT FOR THE BUILDING'S HISTORY:*

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

Later c. 1960s, 1984 and 2003 additions to a c. 1862 building do not complement the original building. Restoration to a single time period is not the intention.

6. *REVERSIBILITY:*

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

Brick from the enlarged window openings (which are to be converted to doors to satisfy OBC requirements) will be retained and stored in the crawl space to provide opportunity for reversibility in future. No other alterations to original exterior features are proposed.

7. *LEGIBILITY:*

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new

There is no new work proposed other than replacing non-heritage windows and shutters and new side doors.

8. *MAINTENANCE:*

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

The condominium corporation will be responsible for developing a maintenance plan that includes schedules for monitoring and inspection to proactively determine the type and frequency of maintenance required. Maintenance procedures shall include: cleaning materials only when necessary, to remove heavy soiling or graffiti - cleaning method shall be as gentle as possible to obtain satisfactory results; protecting adjacent materials from accidental damage during maintenance or repair work; and repairing or replacing materials to match the original as closely as possible, both visually and physically.

Pertinent cultural heritage policies of the City of Mississauga's *Official Plan* (October 14, 2015), 7 - Complete

Communities section include:

7.4.1.2 *Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.*

“Demolition” in this case, is the removal of later additions that are not part of the designation, not character-defining elements, and detract from the heritage attributes of the original house; this is considered appropriate.

7.4.1. *Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.*

The residential proposal setting for the Barber House is compatible with its character.

7.4.1.10 *Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

The purpose of this HIA is to satisfy this policy.

7.4.1.1 *Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.*

The purpose of this HIA is to satisfy this policy.

7.4.1.13 *Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.*

The building is being maintained on its original lot in its original orientation.

7.4.1.14 *Cultural heritage resources will be integrated with development proposals.*

The resource is well-integrated with the development proposal.

7.4.2.2 *Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.*

The purpose of this HIA is to satisfy this policy.

7.4.2.3 *Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.*

The adjacent proposed residential development is compatible in land use, landscape, scale, materials, massing and character.

2.7 Proposed demolition / alterations explained

No loss of cultural heritage value interests in the site and no impact on the streetscape and sense of place is expected from the demolition of later additions.

2.8 Alternatives for salvage mitigation

Not applicable.

2.9 Qualifications of the author completing the Heritage Impact Assessment

See appendix 8.

3.0 SUMMARY STATEMENT and CONSERVATION RECOMMENDATIONS

- The cultural heritage resource is significant; it was designated under Part IV of the *Ontario Heritage Act* in 1982, City of Mississauga By-law # 368-82, and the designation amended in 2017.
- No negative impact from the proposed development is expected, rather a positive impact should be realized with its restoration and the removal of the later additions to the building.
- To ensure no negative impact, mitigating measures include the selection of a compatible residential development option and the removal of later additions to the William Barber House and the restoration of its facades.

4.0 MANDATORY RECOMMENDATION

The HIA terms of reference require the consultant to write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. The following questions must be answered in the final recommendation of the report: “1. Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?”

Ontario Regulation 9/06 states: A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. *The property has design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.”*

The property meets the criteria for Part IV heritage designation. It was designated in 1982, and the designation by-law was amended in 2017 to clarify the property’s cultural heritage value or interest.

A Conservation Plan is to be prepared to guide the demolition of the additions and the exterior restoration of the original house.

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

Not applicable

“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.”

Not applicable.

This updated Heritage Impact Assessment is respectfully submitted by:

CHC Limited

A handwritten signature in black ink, appearing to read "Owen R. Scott", with a stylized flourish at the end.

per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

1877 map of Barber properties - *instrument no. 6045 Township of Toronto, Con 4, Lot 1*, Registry Office records

City of Mississauga bylaw # 368-82, William Barber House

City of Mississauga *amendment to Designation Bylaw 368-82*, GC-0745-2016 approved by General Committee 2016/12/07

City of Mississauga Heritage Impact Assessment Terms of Reference, February 2016

City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference 2016

City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>

City of Mississauga maps - <http://www.mississauga.ca/portal/services/maps>

City of Mississauga Heritage Mississauga website - <http://www.heritagemississauga.com/history.htm>

City of Mississauga *Planning Application Status Report OZ/OPA 16 11* Date Printed: February 6, 2017

City of Mississauga *Planning Application Status Report 21T-M 16003* Date Printed: February 6, 2017

City of Mississauga *Planning Application Status Report OZ/OPA 16 11*, 08/06/2017

City of Mississauga *Planning Application Status Report 21T-M 16003*, 08/06/2017

FGMDA Architects, *Cultural Heritage Resource Assessment and Identification 5155 Mississauga Road, Mississauga, Ontario*, September 2016

Flanagan, Beresford & Patteson Architects, Site Plans and renderings, March 2017

Directory of the County of Peel, 1873, <http://freepages.genealogy.rootsweb.ancestry.com/>

Historical Plaques of Peel Region, Plaque #7, <http://www.waynecook.com/a Peel.html>

Heritage Mississauga web page <http://heritagemississauga.com/page/Barberton>

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

Landplan Collaborative Ltd. (The) *Cultural Landscape Inventory, City of Mississauga*, January, 2005

Legislative Assembly of Ontario webpage

http://www.ontla.on.ca/web/members/members_all_detail.do?locale=en&ID=683

Memorandum, *Heritage Structure Report, William Barber House*. to Local Architectural Conservation Advisory Committee; from L. F. Love, Commissioner, Recreation and Parks Dept. City of Mississauga, August 31st, 1981

Michael Spaziani Architect Inc., *Proposed Site Plan, Old Barber House Ltd.*, August 28, 2003

MSLA, Landscape Plan, William Barber House, October 2017

MSLA, Arborist's Report - Tree Preservation Plan, William Barber House, March 2017

Ontario Ministry of Tourism, Culture and Sport website

http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Mississauga Library System Historic Images Gallery

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

Ontario Historical Society Papers and Records, Vol. 1, 1899 (reprinted 1930), Google books, pp 133, 184, 185

Parks Canada website www.parkscanada.gc.ca

Province of Ontario *Ontario Heritage Act, R.S.O. 1990, c. O.18*

Province of Ontario *Provincial Policy Statement (PPS, 2014)* Cultural Heritage and Archaeology Policies 2.6

Province of Ontario *InfoSheet #5, Heritage Impact Assessments and Conservation Plans*, Winter 2006

Skira Associates, Grading Plan, William Barber House, March 2017

Starr & Tarasick, O.L.S. Plan of Survey of Part of Lot 1, Concession 4, West of Hurontario Street, City of Mississauga, 1981

Tremaine, George R. *Tremaine's Map of the County of Peel, Canada West*. Toronto, lithographed by John Ellis for G. R. and G. M. Tremaine. 1859.

Appendix 1

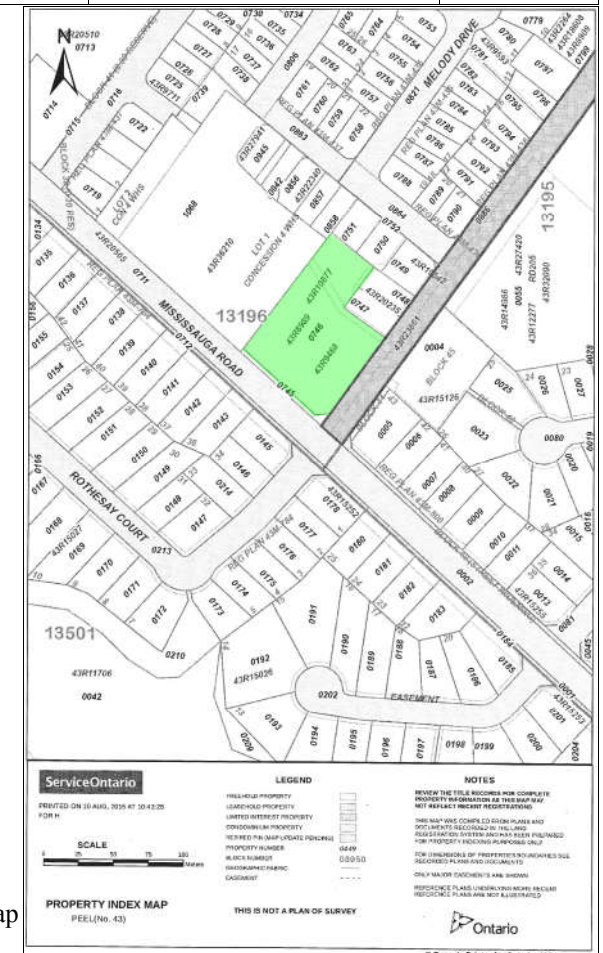
Chain of Title - PIN 13196-0746 - 5155 Mississauga Road, Mississauga, ON

no.	instrument	instrument date	registered date	acres	from	to	sale price
	Patent	8 March 1828	8 March 1828	100	The Crown	Henry Stiver	
6262	B & S	21 March 1828	24 March 1828	100	Henry Stiver	William J. Comfort	£ 62.10
23220	B & S	4 Sept 1844	11 Sept 1844	100	William J. Comfort	William Barber <i>et al</i>	£1375
529	B & S	1 March 1870	5 May 1870	100	James Barber <i>et al</i>	Robert Barber	\$20,000
531	B & S	1 March 1870	5 May 1870	7	Robert Barber	William Barber	\$4,000
*2640	B & S	30 Aug 1876	22 Jan 1879	7	William Barber <i>et. ux.</i>	Robert B. Barber	
*5152	Deed	4 Sept 1884	9 Sept 1884	7	Robert B. Barber	Elizabeth Barber	
* Between 1870 and 1884, the original Barber brothers purchase was divided into a number of smaller parcels, 7 acres being the most common size parcel. It is recorded in Registry Office records that William Barber sold 7 acres to Robert B. Barber in 1876. It appears that this 7 acre parcel is the subject property; however, due to the unavailability of microfiche documents and numerous 7 acre parcels in the Barber family, title becomes uncertain after 1870.							
6840	B & S	1 Sept 1888	11 May 1889	7	Elizabeth S. Barber	John C. Hurst	\$3,000
6852	B & S	*21 May 1889	*18 May 1889	7	John C. Hurst <i>et ux</i>	Patrick Mahoney	\$3,500
* dates may have been reversed in Registry Office record							
8712	B & S	16 Apr 1894	12 Feb 1895	2.7	Patrick Mahoney <i>et ux</i>	Stephen Mahoney	
12335	Grant	28 May 1906	23 June 1906	2.7	Stephen Mahoney	Henry Everton Hern	\$1,300
13398	Grant	30 Mar 1909	8 April 1909	2.7	Henry Everton Hern <i>et ux</i>	Elizabeth Charlotte Poliwka	\$3,000
15015	Mortgage	10 Jan 1912	10 Jan 1902*	2.7	Elizabeth Charlotte Poliwka	Alfred Stong	\$6,000
* probably typographic error in Registry Office record							
19373	Release	14 Nov 1918	30 Nov 1919	2.7	Elizabeth Charlotte Poliwka	Alfred Stong	
19374	Grant	15 Oct 1919	30 Oct 1919	2.7	Alfred Stong	Barbara M. Riches	
36673	Grant	15 June 1935	22 June 1935	2.7	Barbara M. Riches	Joseph Maski	
38871	Grant	16 Dec 1938	22 Dec 1938	2.7	Joseph Maski <i>et ux</i>	Hattie Maski	
43858	Quit Claim	20 Jan 1944	6 Mar 1944	2.7	Hattie Maski	The Trust & Guarantee Co Ltd or Charles G. R. Richie <i>et al</i>	

Appendix 1

Chain of Title - PIN 13196-0746 - 5155 Mississauga Road, Mississauga, ON

no.	instrument	instrument date	registered date	acres	from	to	sale price
44054	Grant	14 April 1944	4 May 1944	2.7	The Trust & Guarantee Co Ltd or Charles G. R. Richie <i>et al</i>	Dudley R. Dewart	
91618VS	Grant	25 Sept 1968	28 Nov 1968	2.7	Estate of Dudley R. Dewart	Carol A. Townsend	
587002	Grant		31 July 1981	2	Carol A. Townsend & F. Gerald Townsend	Buccaneer Seafood & Steak House Ltd.	
LT1671308	Name Change		23 Oct 1996	2	Buccaneer Seafood & Steak House Ltd.	The Old Barber House Restaurant Limited	



Property Index Map
Service Ontario

Address: 5155 MISSISSAUGA ROAD
Type: RESIDENTIAL
Style: VERNACULAR

Area: STREETSVILLE
Reason: ARCHITECTURAL/HISTORICAL



History

Home of the Barber family who owned Toronto Woolen Mills, Streetsville, from 1843 to 1882. The main structure has a square plan and a hipped roof. There are multiple rear additions with either gable or flat roofs whereas the main block has two storeys and four internally bracketed chimneys (two on either side). The foundation is of cut stone and the brick walls are laid in common bond. The cornice has a molded wooden fascia with a frieze of double pendant brackets and a dentil course. The centre gable on the west facade has a molded cornice and a finial at its apex, with a triangular scalloped molding inset into the centre of the gable. The front facade has five bays, the centre one of which is occupied by the main door (there is a balcony with a door on the second storey). The other bays have windows which are all six over six paned with double hung sash and radiating voussoirs in brick and stone lugsills. The windows on the north and south facades repeat this pattern, but they all have louvered shutters. There are two blind windows, one on each floor on the north and south facades which create the illusion of a real window but in actuality a fireplace is on the other side in the interior. The front door is set within an umbrage that has an elliptical arch, protected by paneled, partly glazed doors. The ceiling of the umbrage is decorated with plaster moldings in egg and dart and acanthus leaf patterns. The door has inset sidelights, each with rounded glass in the top half. There is a three paned transom over the door within a heavy, molded frame. The door has six panels, two of which have rounded tops. The umbrage is set behind an arched entrance way which extends upwards to the second floor to become an enclosed balcony (the balusters are still there from when it was an open balcony). The verandah extends across the front of the house with a tent roof and is decorated with tree-like fretwork. The house has its original marble fireplaces and decorative plaster-work. The interior features a centre-hall plan. Some adaptations were necessary when converted to restaurant use.

²⁷ City of Mississauga website: <http://www.mississauga.ca/portal/services/property?>

Address: 5155 MISSISSAUGA RD
Type: Reason: CULTURAL LANDSCAPE

History

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas.

From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

²⁸ *Ibid*

File 009



BY-LAW NUMBER 368-82

To designate the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road of architectural and historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road, having been duly published and served and no notice of objection to such designation having been received by the Council of The Corporation of the City of Mississauga.


WHEREAS the reasons for the said designation are set out as Schedule "A" hereto;

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule "B" hereto, known as the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this 25th day of May, 1982.




MAYOR

CLERK (Deputy)

SCHEDULE "A" to By-Law # 368.82


SHORT STATEMENT OF THE REASONS
FOR THE PROPOSED DESIGNATION

The William Barber House located on the north-east corner of Mississauga Road and Barbertown Road is recommended for designation on both historical and architectural grounds. Historically it was the home of one of the founders of the Toronto Woolen Mills (located down the road from the house) which was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. The decorative cornice, the treillage on the verandah, the plasterwork in the umbrage give the house distinction. At the present time, it is the intention of Buccaneer Restaurants Ltd. to convert the William Barber House into restaurant use. Therefore, it is further recommended that when the building is adapted to restaurant use, the following exterior architectural elements be preserved: the five bay two-storey brick facade and projecting frontispiece, the tall paired chimneys, the six-over-six paned windows, the classical moulded frieze with dentil course and paired italianate brackets.

SCHEDULE "B" *to By-Law # 368-82*

DESCRIPTION: Part of Lot 1,
Concession 4 West of Hurontario Street

ALL AND SINGULAR, that certain parcel or tract of land and premises, situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario, and being composed of that part of Lot 1 in the Fourth Concession West of Hurontario Street in the said City, designated as Part 2 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-9468.


John Wintle,
Ontario Land Surveyor.

2017 Amendment to 1982 Designation By-law 368-82

Description of Property

The Barber Villa is a 19th century large brick building, originally constructed as the residence for William Barber, mill owner, and his family, on a large estate property in close proximity to the south end of Streetsville, in the Regular Villa style including a two-storey service wing. The property also contains a secondary brick outbuilding, partial original driveway and stone markers and has a prominent setback from Mississauga Road and Barbertown Road, being visible from the property lines along both roads.

The property is located at 5155 Mississauga Road, in Part of Lot 1, Concession 4, West of Hurontario Street (WHS), City of Mississauga, designated as Part 2, Plan 43R-9468.

Statement of Cultural Heritage Value or Interest

5155 Mississauga Road's cultural heritage value is derived from its design, associative, and contextual values. The villa is a representative example of the Regular Villa style of architecture, popular style employed in the regions surrounding Ontario's urban centres (Toronto and Kingston) in the mid to late 19th century in the design of estate houses for the upper middle class. The villa's relatively simple form and massing is made elaborate with applied architectural features of various stylistic influences, such as the paired brackets, dentils, veranda treillage, and the balustrade enclosing the second-storey balcony at the west elevation's centre bay.

The property's cultural heritage value resides in its association with William Barber, the original owner of the house and co-owner of the successful Toronto Woollen Mills complexes, remnants of which exist and are located on the nearby banks of the Credit River, and was one of the area's largest employers.

The property is also associated with Charles H. R. Riches, an entrepreneurial attorney who founded one of the first patent law practices in Upper Canada. It is attributed to have been constructed by Robert Leslie, a prolific Streetsville-based contractor who was a part of one of Streetsville's early settler families, and who is credited with the construction of other significant surviving 19th century estates within the contemporary boundaries of the City of Mississauga.

The property's cultural heritage value is also reflected in its contextual importance as one of the few remaining estates of one of Streetsville's prominent families, and as a landmark for the historic southern approach to the town. Its significant setback from the front and side lots lines, its central placement on the lot, and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's houses located on Barbertown Road.

The property's cultural heritage value is closely related to its placement on Mississauga Road, a designated Scenic Route that has been an important artery through the region historically and to the present day. As one of the earliest and more prominent estates along the road, and, having persisted through the 20th century relatively unchanged, 5155 Mississauga Road is significant in having influenced the pattern of residential development along Mississauga Road, defined by large lots, single-family homes, and generous front lot setbacks with extensive landscaping.

Description of Heritage Attributes

The attributes below contribute to an understanding of the identified cultural heritage value and interest of 5155 Mississauga Road, and should be preserved. The 2003 and remnants of the 1984 additions have not been identified as heritage attributes.

Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
 - the pointed arch windows in the gable ends, and
 - the running bond brick walls;

Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road).



City of Mississauga

MEMORANDUM

To Local Architectural Conservation From L.F. Love, Commissioner
Dept. Advisory Committee Dept. Recreation and Parks

August 31st, 1981

HERITAGE STRUCTURE REPORT

NAME OF STRUCTURE: William Barber House

ADDRESS: Mississauga Road at Barbertain Road,
northeast corner
Conc. IV, WHS, Pt. Lt. 1, W 1/2

ORIGINAL OWNER: William Barber

ORIGINAL USE: Residence

PRESENT OWNER: Carol Ann Townsend

PRESENT USE: Proposed Restaurant

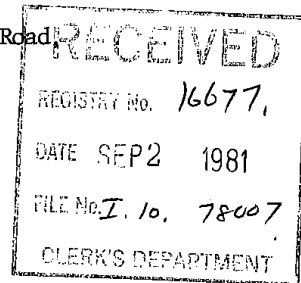
ARCHITECTURAL
QUALITY:

This is a two-storey, hipped-roof building, with a gabled-roof extension to the rear. A cut-stone foundation supports brick walls. There are four pairs of internally-bracketted chimneys. The cornice has a moulded wooden fascia with a frieze of double pendant brackets and a dentil course. The central gable has a moulded cornice.

There are five bays in the front facade, with the main entrance in the central bay which has a slight projection. The two bays on either side have a window in each storey, each being six-over-six paned, double-hung sash windows, with radiating voussoirs in brick and stone lugsills. There are similar windows on the north and south sides, but these windows have louvered shutters. Two blind windows on each side cover the chimney access.

The main entrance is set within an umbrage having an elliptical arch. The outer doors leading to the umbrage are partly panelled, partly glazed.

There are plaster mouldings on the ceiling of the umbrage. The six-panelled inner door has inset sidelights and a three-paned transom. Over the umbrage on the second-storey is an enclosed verandah. Across the front facade, on either side of the umbrage, there is a tent-roofed verandah, decorated with treillage. The interior, laid out on a central hall plan, still has its original marble fireplaces



ARCHITECTURAL QUALITY
CONTINUED:

Page two.

and some decorative plasterwork.

In comparing the present-day structure to a photograph in the 1877 Peel County Atlas, it is obvious that there have been changes. The upper balcony has been enclosed and the tent-roofed bay window in the balcony has been removed. Shutters no longer surround the front windows and there is no verge-board in the centre gable. The original red brick has been painted white. Moreover, there have been numerous additions to the rear. Nevertheless, despite these changes, the basic character of the house remains intact.

STYLISTIC
CHARACTERISTICS:

This house is reminiscent of the "straight-forward square house" advocated by the Canada Farmer in 1865. As quoted in Ontario Towns, this publication went on to say: "The monotony of the front is relieved by projecting the hall two feet forward of the main building. This is carried up and finished with a gable." Although the Barber House has a slighter projection, the umbrage and balcony together project the front much further forward. The architectural elements are drawn from many styles making this a truly vernacular house. The brackets under the eaves are Italianate. The dentils are from the Classical Revival style and the pendants on the verandah are from the Gothic. Although it is imposing because of its sheer mass and white colouring, yet it is also gracious with the umbrage and ornate verandah. The umbrage is particularly impressive with the plasterwork in the ceiling.

SITE CONSIDERATIONS:

Situated on Mississauga Road at Barbertown Road on the northeast corner, the Barber House is so positioned that it dominates the surrounding area. The fact that it is now painted white increases its visibility. Set back from the road on a large lot, the house has a suitable setting.

HISTORICAL QUALITY:

Born in Ireland in 1809, William Barber came to Canada with his family in 1822. With his brothers James, Joseph and Robert, he opened a carding mill in Georgetown in 1837. In 1843, Barber Brothers Limited opened the Toronto Woollen Mills outside Streetsville. In the late 1860's, the firm dissolved, with William and Robert retaining the Toronto Woollen Mills. It is believed that William Barber moved to Streetsville at this time and had the house at Barbertown Road built, possibly by Robert Leslie, a local builder. An imposing brick residence, it would have been a suitable residence for the owner of the business that dominated the community of Barbertown,

HISTORICAL QUALITY
(Continued)

Page three

named after his family. William Barber lived in this house for about two decades, until his death in 1887.

RECOMMENDATIONS:

This William Barber House is recommended for designation on both historical and architectural grounds. Historically, it was the home of one of the founders of the Toronto Woollen Mills (located down the road from the house) which was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. The decorative cornice, the treillage on the verandah, and the plasterwork in the umbrage give the house distinction.

At the present time, it is the intention of Buccaneer Restaurants Ltd. to convert the William Barber House into restaurant use. Therefore, it is further recommended that when the building is adapted to restaurant use the following exterior architectural elements be preserved: the fine bay two-storey brick facade and projecting frontispiece, the tall paired chimnies, the six-over-six paned windows, the classical moulded frieze with dentil course and paired Italianate brackets. It is also recommended that the elements of the landscape of this highly visible house be preserved as well, i.e. the circular drive, hedges, trees and cast iron fence.

SOURCE:

Ontario Archives. Abstract Index to Deeds.
Toronto Township.

Perkins Bull Collection.
Families File.

Greenhill, R., K. Macpherson and D. Richardson.
Ontario Towns. Ottawa: Oberon Press, 1975.

Lynch, John. Directory of the County of Peel
for 1873-1874.
Brampton, 1874.

Manning, Mary. A History of Streetsville. Streetsville
Historical Society, rev. ed., 1976.

Pope, J.H. The Illustrated Historical Atlas of the
County of Peel. Toronto 1877.



L.F. Love, Commissioner
Recreation and Parks Department
nc



1. WEST/FRONT FACADE



REAR FACADE

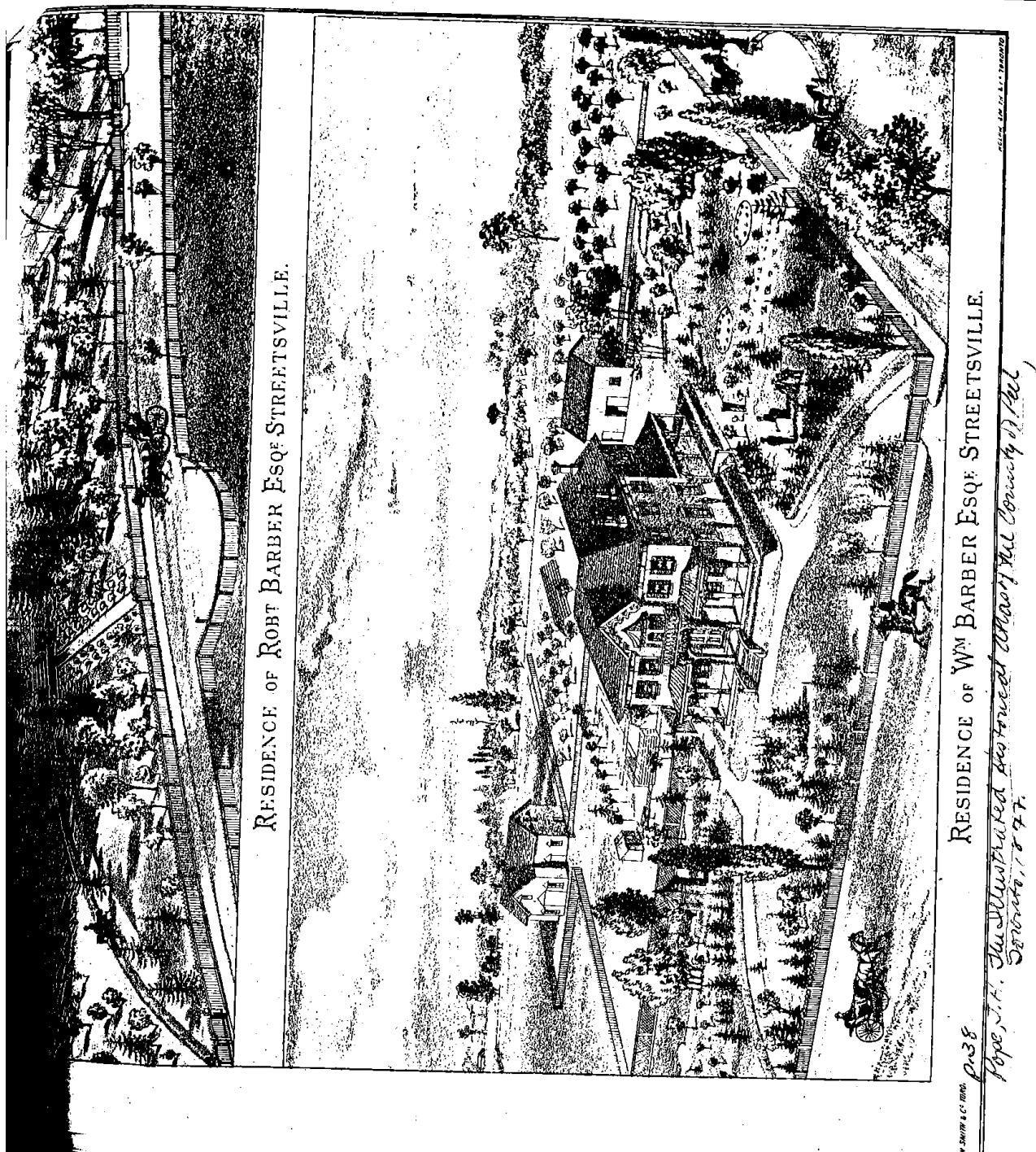
REAR VERANDA

WM. BARBER HOUSE
MISSISSAUGA RD. AT. BARBERTON



DETAIL FRONT ENTRANCE



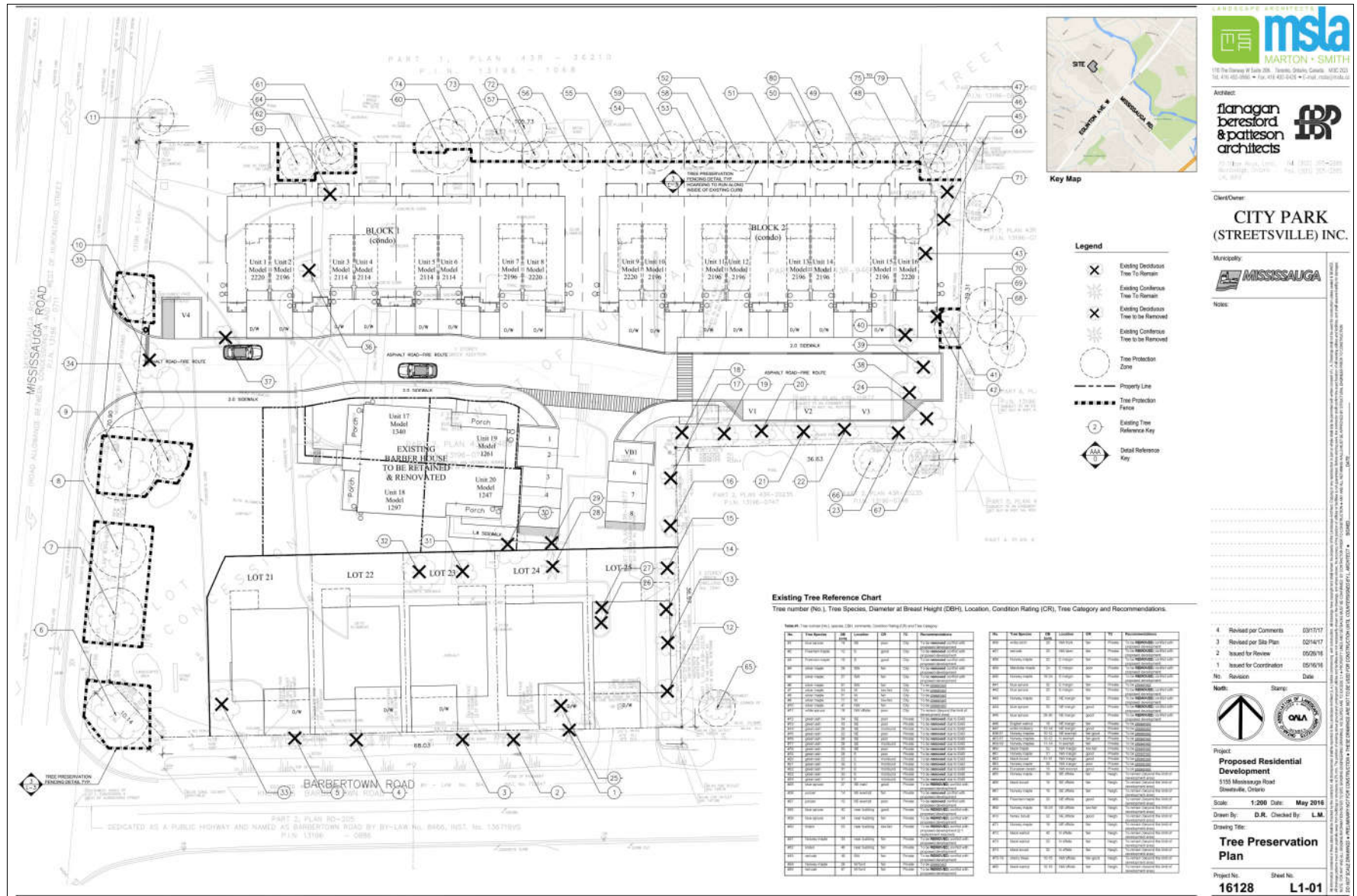


Appendix 5
Ontario Building Code Analysis

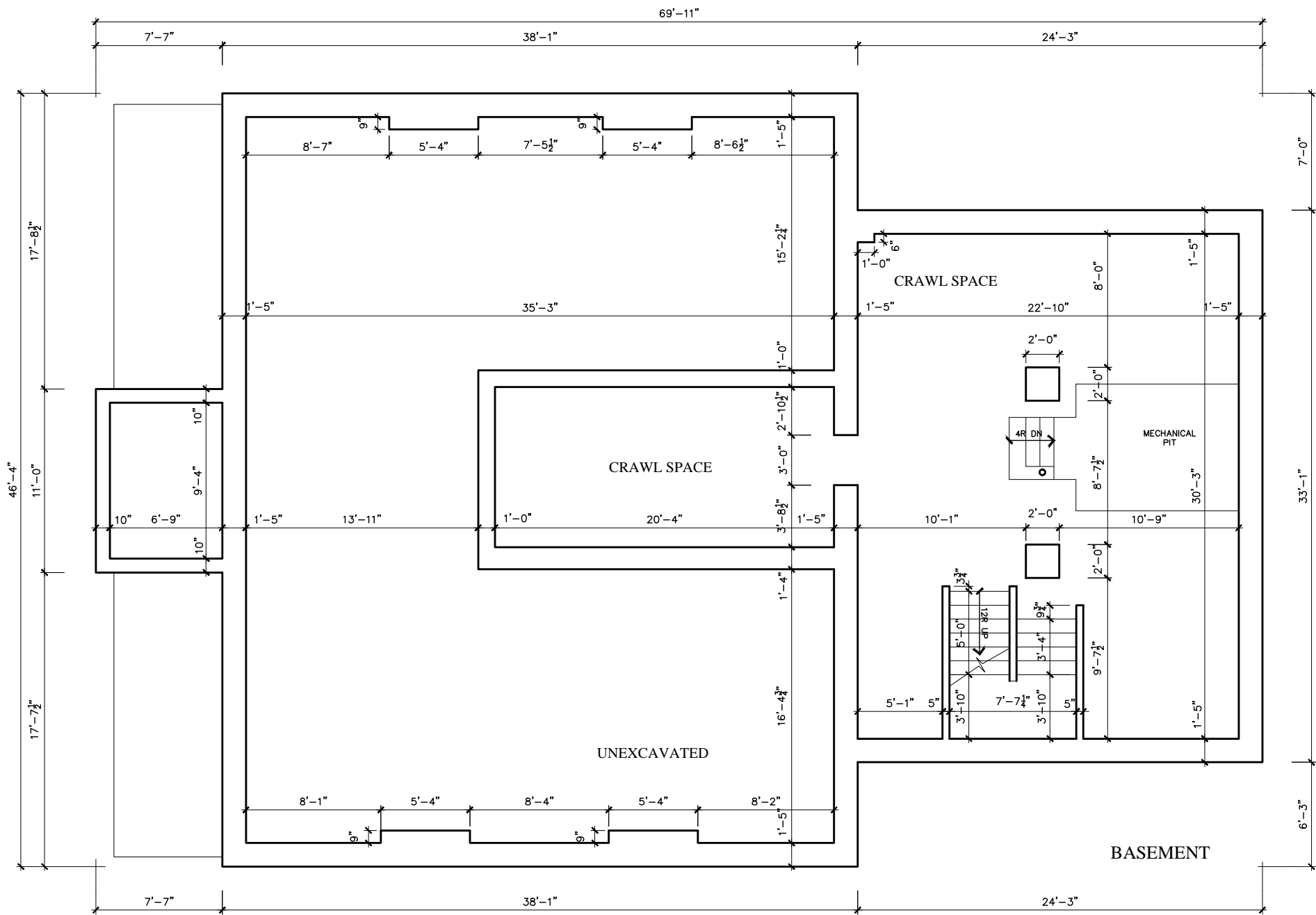
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Phone:905 265 2688 Fax:905 265 2685 E-mail: billt@fbparch.com

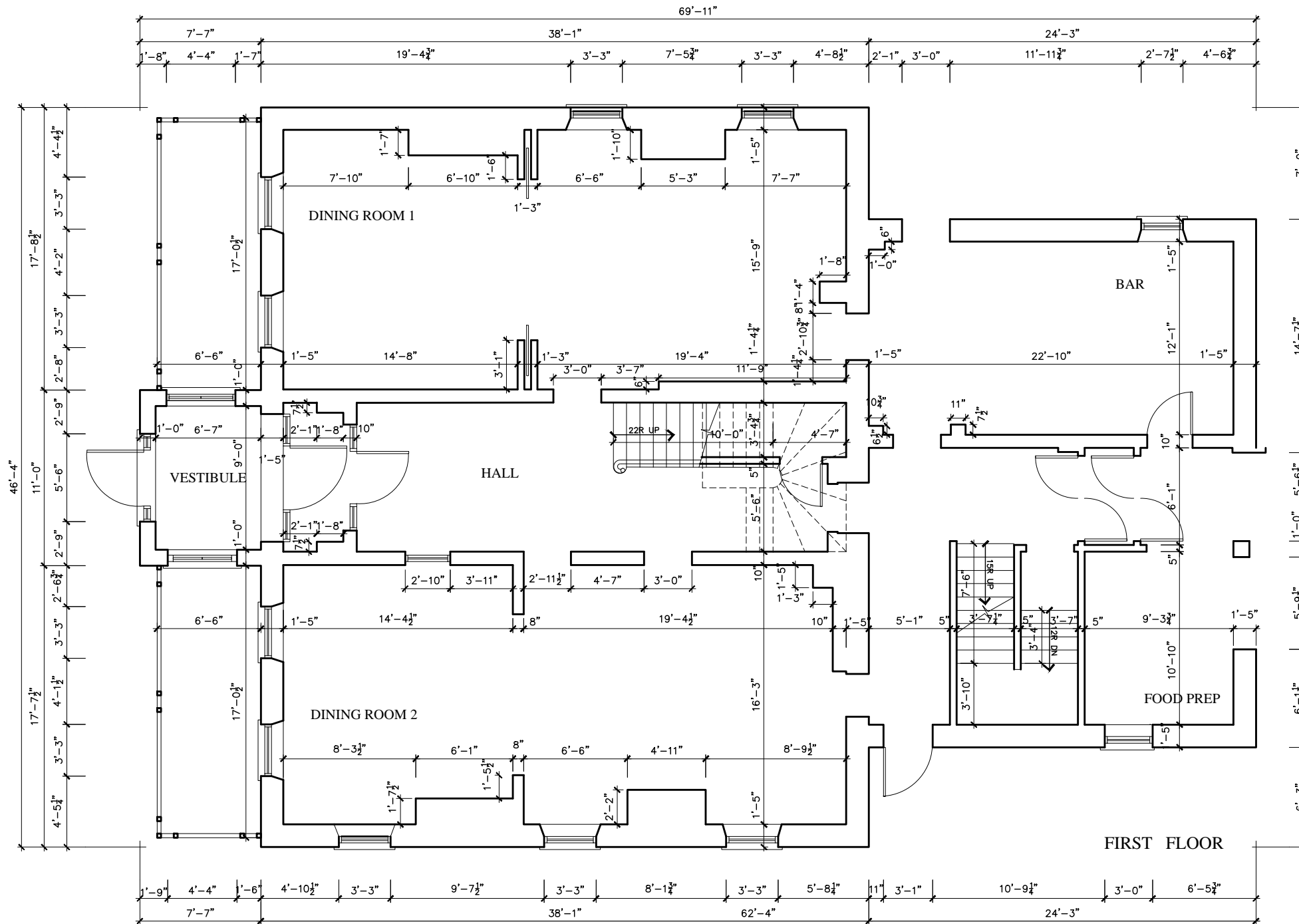
Item	Ontario Building Code Analysis						OBC Reference			
1	Project Description <input type="checkbox"/> New Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use						<input type="checkbox"/> Part 9 dwellings			
2	Major Occupancy(s) Residential Group C						9.10.2.1.(1)			
3	Building Area (m ²) Existing 246.21						1.4.1.2[A]			
4	Mezzanine Area (m ²) Existing N/A New N/A Total N/A									
5	Gross Area (m ²) Existing 492.28						1.4.1.2[A]			
6	Number of Storeys Above Grade 1 Below Grade 1 crawl space						1.4.1.2[A]			
7	Height of Building (m) 9.5 (to midpoint of roof)									
8	Number of Streets/Access Routes 1						3.2.2.10-9.10.20			
9	Building Classification 1.1.2.4 part 9									
10	Sprinkler System Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						3.2.2.15			
11	Standpipe Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						3.2.9.1(3)			
12	Fire Alarm Existing: <input type="checkbox"/> Proposed: <input type="checkbox"/> No						9.10.18.2(1) 3.2.4.1(2)			
13	Water Service/Supply is Adequate <input type="checkbox"/> Yes									
14	High Building (3.2.6) <input type="checkbox"/> No						3.2.6			
15	Type of Construction Combustible						3.2.2.47 9.10.4.3(1)			
16	Occupant Load Total 8 <input type="checkbox"/> m ² /person						3.1.17.1 3.1.17.16			
17	Washroom Facilities (Number of Water Closets) N/A									
18	Barrier Free Design <input type="checkbox"/> No(Explain)						3.8.2.2(1)(b)			
19	Hazardous Substances <input type="checkbox"/> No									
20	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. or Description (SB-2)	FRR of Supporting Members (Hours)	Listed Design No. or Description (SB-2)	9.10.4.3 9.10.8.1. 9.10.8.3 9.10.9.14				
Floors 1hr-3/4hr(in unit)			Floors 1hr	SB-3 W9b/EW1a/						
Roof 1hr		2-5/8 type X drywall	Roof 1hr	EW1a						
Mezz. N/A			Mezz. N/A							
21	Spatial Separation – Construction of Exterior Walls									
	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max. % of UPO	Proposed % of UPO	FRR (Hours)	Listed Design or Description	Noncombustible Required Construction	Cladding
	North	63.52	6.1		34%	17.63%				
	South	37.84	4.47		35%	17.63%				
	East	53.31	4.97		100%	13.29%				
	West	53.31	10.3		39%	24.35%				
22	Other (Describe)									

Appendix 6 Arborist's Report

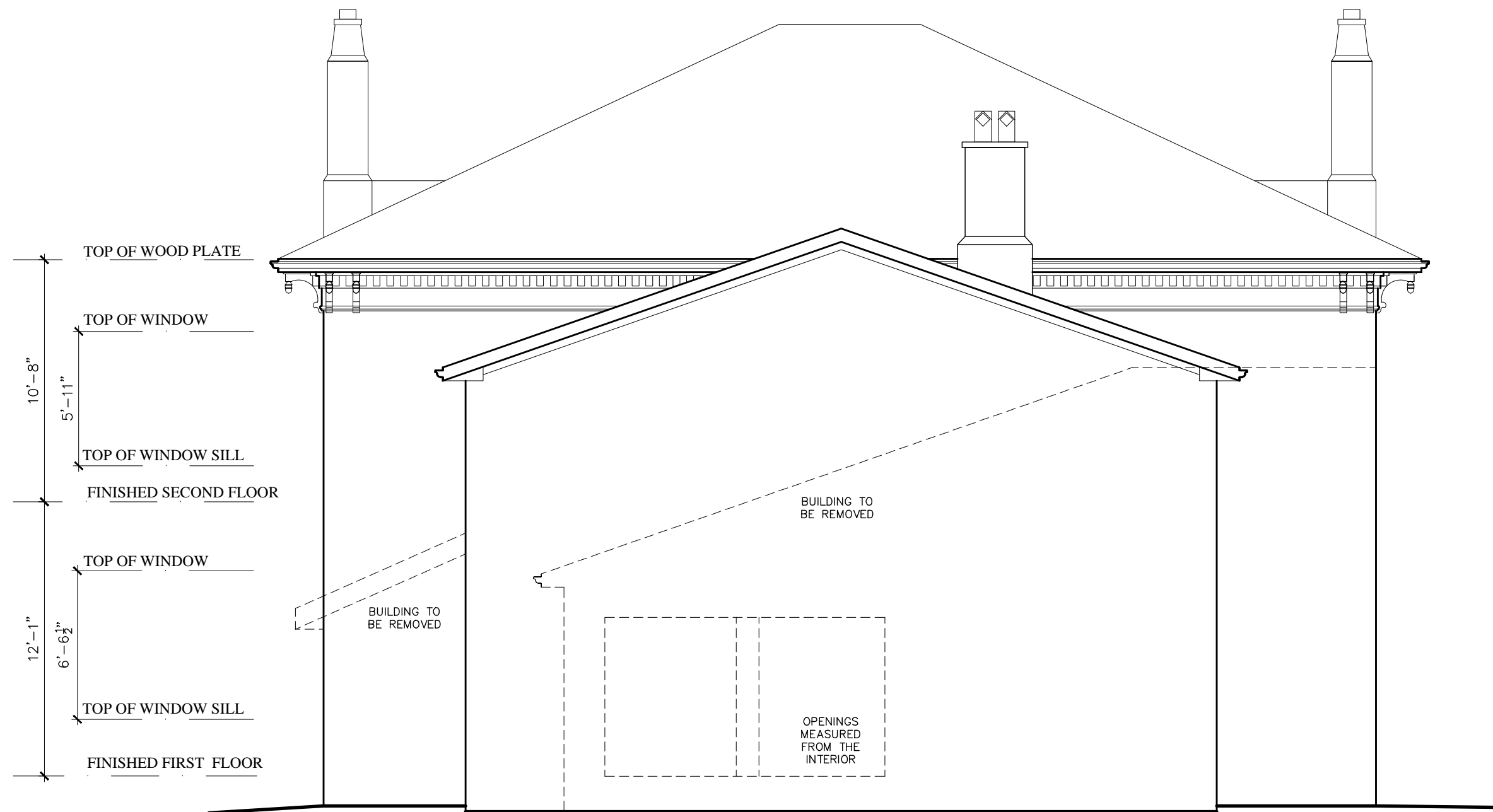


Arborist's Report - MSLA Landscape Architects, 03/17/17

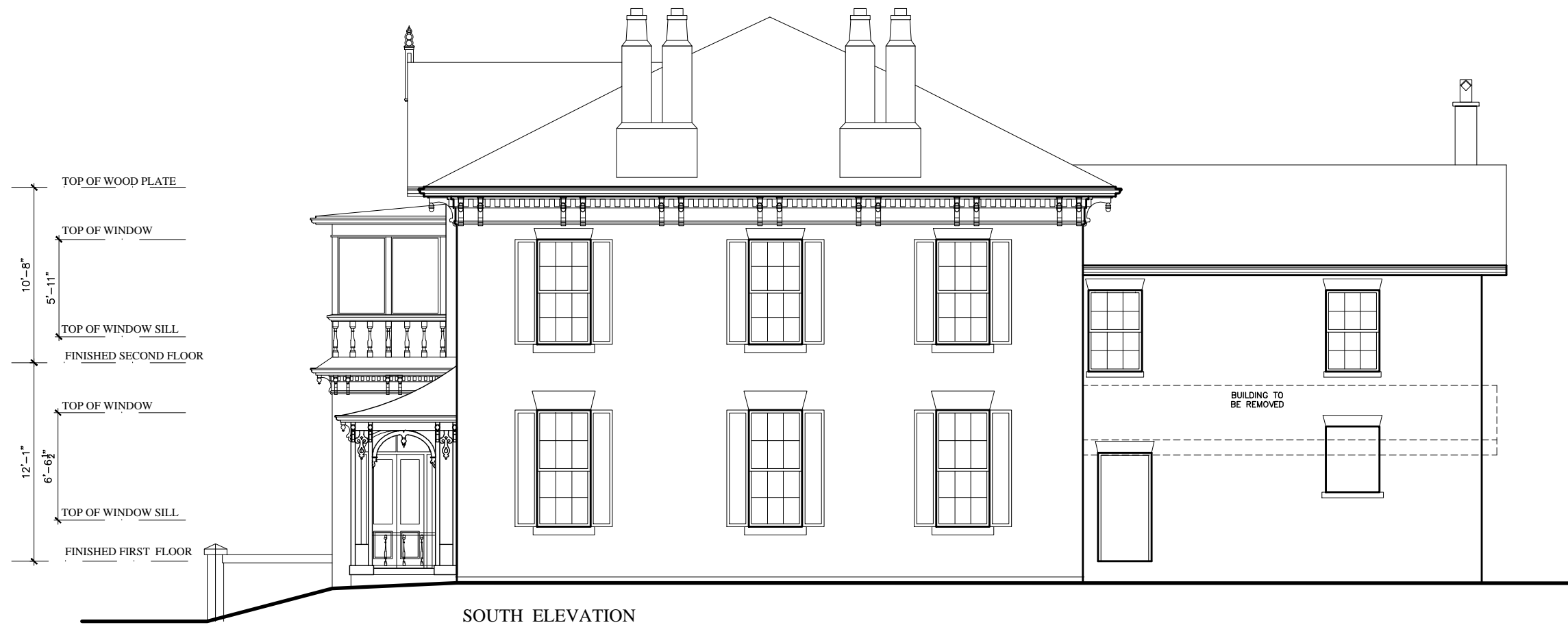


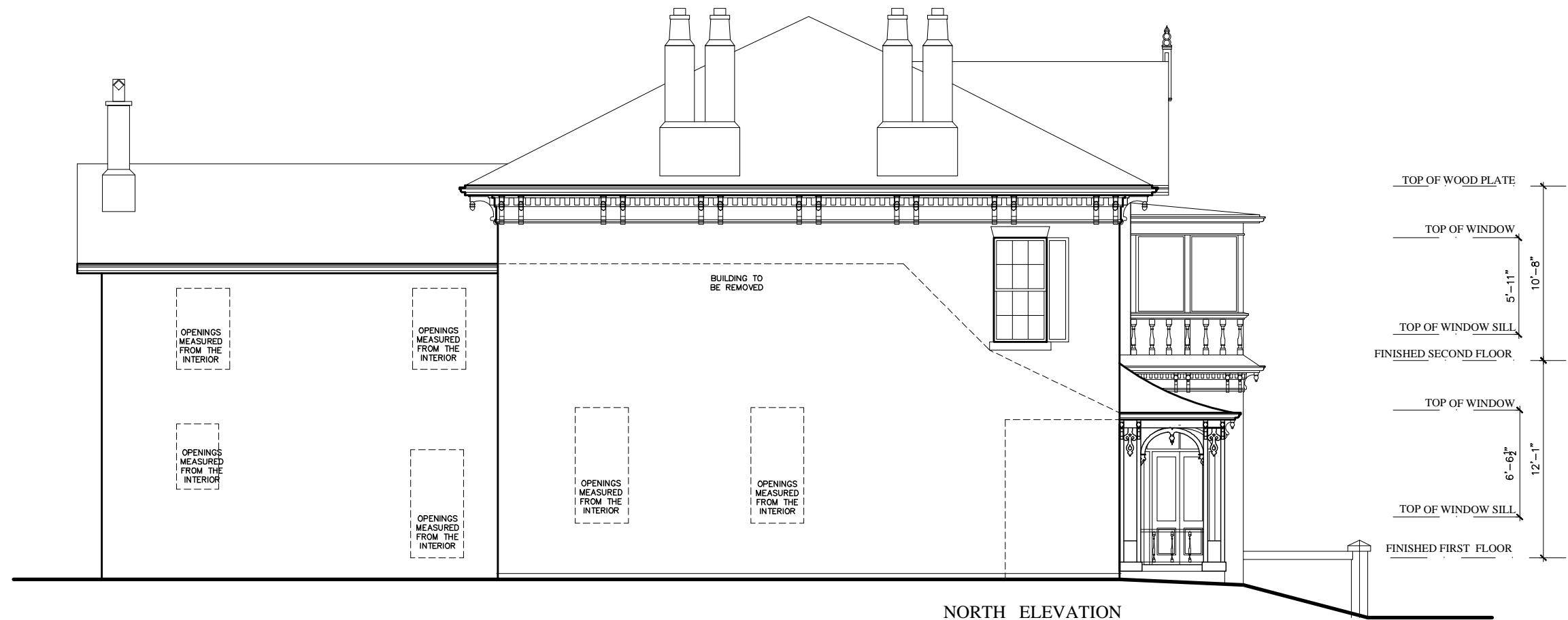






EAST ELEVATION





R E S U M E**OWEN R. SCOTT, OALA, FCSLA, CAHP****Education:**

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - present President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise**Current Professional and Professional Heritage Associations Affiliations:**

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award	2016	Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes
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National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes
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Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
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People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
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Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
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National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
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Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
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Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
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Award	2001	Ontario Heritage Foundation Certificate of Achievement
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Award	1998	Province of Ontario, Volunteer Award (10 year award)
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Award	1994	Province of Ontario, Volunteer Award (5 year award)
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Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
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National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
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Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
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Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON
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Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
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Appendix 8

Qualifications of the Author

National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

- Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.
- Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum* 1989, Icomos Canada, Ottawa, p.31.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON

Appendix 8

Qualifications of the Author

- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report, Casey Township., ON
- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK

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Qualifications of the Author

- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo

Heritage Impact Assessments (HIA), Heritage Impact Statements (HIS), Cultural Heritage Resource Impact Assessments (CHRIA) and Cultural Landscape Heritage Impact Statements

- Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON

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Qualifications of the Author

- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36 - 46 Main Street Cultural Landscape Heritage Impact Assessment & Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON

Heritage Conservation Plans

- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON

Appendix 8

Qualifications of the Author

- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016

