

HERITAGE IMPACT ASSESSMENT

***7060 OLD MILL LANE
CITY OF MISSISSAUGA***

PREPARED FOR CREDIT VALLEY CONSERVATION

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SUMMARY

This Heritage Impact Assessment was prepared for Credit Valley Conservation as owner of 7060 Old Mill Lane. This property is within the Meadowvale Village Heritage Conservation District and, as such, is designated by bylaw under Part 5 of the Ontario Heritage Act.

Based on the findings of this HIA, it is concluded that there will be no loss of cultural heritage value or interest resulting from the removal of the c.1970 garage from this property. The integration of new construction into this mid 19th century streetscape should be possible with careful planning and by applying the design parameters of the *Meadowvale Village Heritage Conservation Plan*.

The site plan showing the building envelope proposed by CVC is compatible with the Old Mill Lane streetscape and the MHCD. The nine metre setback for the envelope is identical to that of the two adjacent properties. It is cognizant of the important viewscape looking north/northwest from Old Mill Lane at Old Derry Road, across 7050 Old Mill Lane and toward 7070 Old Mill Lane. The side yard allowances are generous enough to maintain the traditional sense of spaciousness at this location. The north side yard is enhanced by the proposed public pathway to the conservation area at the west.

It is recommended that any future development proposal be made aware of the reasoning for the placement of this building envelope. The finished height of the new construction also will need to be considered in the context of this important viewscape.

Ideally, the new building design should be an interpretation of 1840 to 1860 architectural style traditions in Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival.

All new development on this property must adhere to the provisions and requirements of the MHCD Plan. As the proposal to develop evolves to its final form, it needs to be monitored for any emerging short or long term negative impacts on the streetscape and the overall MHCD.

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HERITAGE IMPACT ASSESSMENT 7060 OLD MILL LANE

PART, EAST HALF, LOT 11, CONCESSION 3, WEST HURONTARIO STREET, TORONTO TOWNSHIP; NOW PART LOTS 40 AND 41, PLAN TOR-5, CITY OF MISSISSAUGA

1.0 REPORT OBJECTIVE AND TERMS OF REFERENCE

The property known municipally as 7060 Old Mill Lane (formerly Mill Street) is owned by Credit Valley Conservation (“CVC”). It is within the Meadowvale Village Heritage Conservation District (“MHCD”) which is an area designated by bylaw under Part 5 of the Ontario Heritage Act (“Act”). The only structure on the subject property is a frame garage erected about 1970 by CVC.

The City of Mississauga (“City”) requires a Heritage Impact Assessment (“HIA”) to accompany any application for demolition or removal, a Heritage Permit, Planning Act requirements, and/or other matters related to development or site alteration on or adjacent to a designated property. This includes all properties within the MHCD.

The objective of a HIA is to identify and evaluate the cultural heritage resources on a property; analyze the impact a proposed development or site alteration could have on those resources; and recommend how best to manage that impact. The HIA is to be compiled according to the *Mississauga Heritage Impact Assessment Terms of Reference, October 2014*. These Terms of Reference, in conjunction with the provisions of the MHCD Plan, are the basis of the analysis and recommendations of this HIA.

In this instance, CVC is proposing to demolish the c.1970 garage, relocate a pedestrian right of way, and apply for a severance and zoning bylaw amendment to permit a single family residence. The land will be sold vacant. A draft site plan indicating a building envelope has been prepared by CVC (Figure 14). As the CVC will not be developing the land, the primary objectives of this HIA are to consider this draft site plan and to recommend a general direction for the future development of this MHCD property.

2.0 METHODOLOGY

2.1 SOURCES

The findings and recommendations of this HIA are based on documentary research, a property title search at the Land Registry Office, the MHCD Plan, and information extracted from studies compiled for CVC. A site visit by the heritage consultant and a CVC staff member on July 24, 2017, examined the exterior of the garage, the grounds, and the Old Mill Lane streetscape.

2.2 EVALUATION CRITERIA

The MHCD Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes (Appendix A) form the context for evaluating the property at 7060 Old Mill Lane. In addition, the evaluation criteria of Ontario Heritage Act Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") were considered.

2.3 TREE INVENTORY

A *Tree Inventory Plan* compiled by CVC on June 22, 2017, will be submitted to the City as part of the Environmental Impact Study. It is assumed that provisions to mitigate any negative impact on heritage trees and/or plant species will be part of a future site plan agreement.

2.4 ARCHAEOLOGICAL RESOURCES

Stage I and II Archaeological Assessment was undertaken and a report compiled on June 26, 2017, by the TRCA Archaeological Resource Management Services. The finding is that "no artifactual material or cultural features were located during the archaeological investigation. Accordingly, the project area as tested requires no further archaeological assessment."

CVC will be submitting the Stage I and II Archaeological Assessment to the City separately as part of the zoning bylaw amendment application package.

3.0 SUBJECT PROPERTY

3.1 DESCRIPTION

The legal description of the property at 7060 Old Mill Lane is part Lot 40 and part Lot 41, Plan Tor-5, City of Mississauga. The root of Plan Tor-5 is the east half of Lot 11, Concession 3, West Hurontario Street, Toronto Township, County of Peel.

This property fronts on the west side of Old Mill Lane (formerly Mill Street). It contains a single storey, slab-on-grade, frame garage erected by CVC about 1970 for storage and other operational needs.

The west (rear) of the property flanks a wooded area that historically contained a mill pond associated with early water powered mills. Access to that area from Old Mill Lane, across the subject property, will be maintained by a right of way moved north to parallel the north boundary of the proposed building lot. CVC will retain ownership of this pedestrian access point and manage it as public land associated with the Meadowvale Conservation Area.

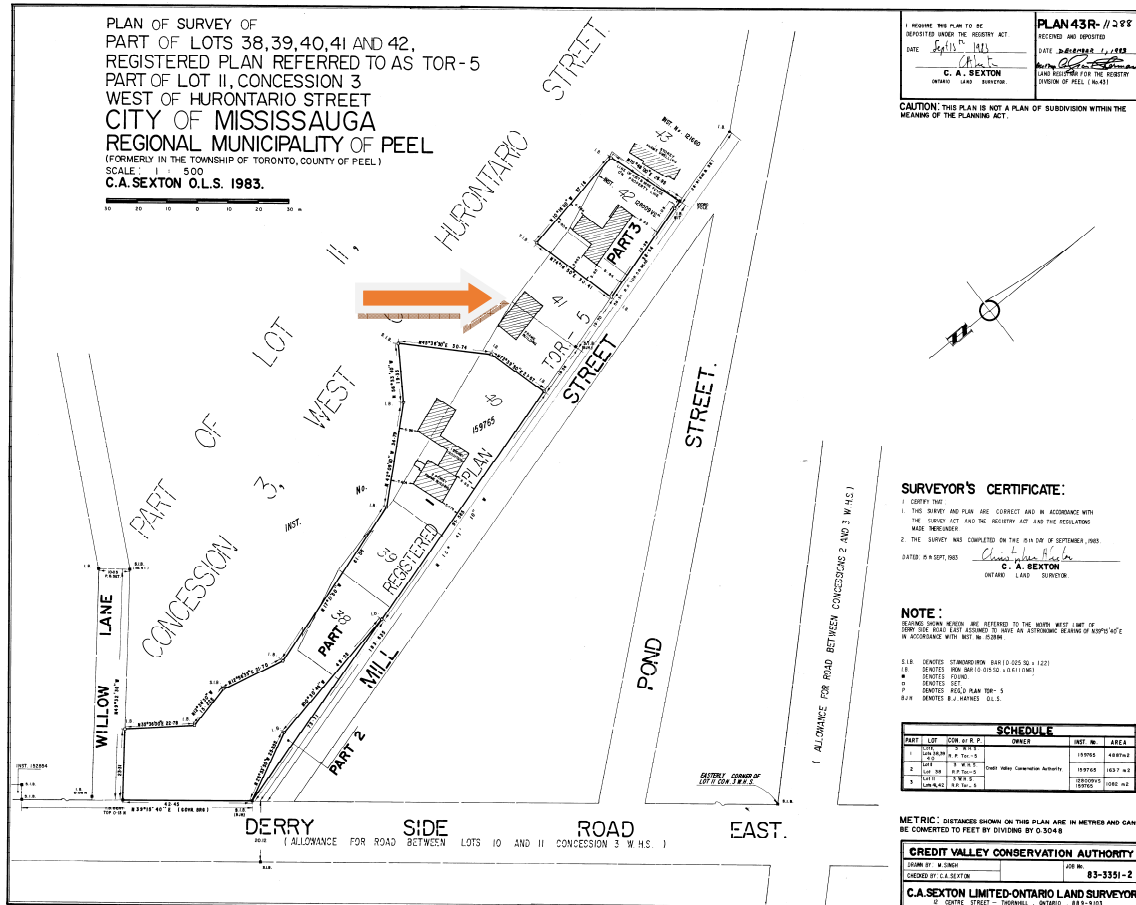


Figure 1: Survey dated 1983 indicating the c.1970 garage at 7060 Old Mill Lane



Figure 2: North and east (L) facades of garage, 2017



Figure 3: North and west (R) facades of garage, 2017



Figure 4: East façade of garage, 2017. Garage at 7050 Old Mill Lane is in centre.

3.2 MHCD DESCRIPTION

The MHCD Plan contains the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes that apply to the District overall (Appendix A). Each property within the MHCD has been evaluated for its individual contribution to this overall value or interest. The *Property Inventory: Schedule B.1* describes the contribution of 7060 Old Mill Road:

Date of Construction: c. 1970

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

Description: This frame structure, one storey in height, is a garage, storage and work area owned and utilized by the CVC. It is a utility building finished in manufactured siding. The building is recessed deep onto the lot which provides for a large gravel area to the front of the building for CVC service vehicles. This open space contributes to the nineteenth century character of the Village with large open spaces. To the south of the property is a small watercourse that drains away from the road.

Heritage Attributes:

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

Statement of Significance:

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

4.0 HISTORICAL BACKGROUND

4.1 TORONTO TOWNSHIP

Toronto Township is intersected by the Etobicoke and Credit rivers and fronts on the shoreline of Lake Ontario at the south. By 1807, settlers were arriving via the lake and the early colonization roads. With good soil, the initial economy of the township was agriculturally based. Communities were established at crossroads to service the surrounding farm families. The

waterpower of the river systems allowed for a proliferation of saw and grist mills that supported the farming community and new settlement.

The 1846 Smith's Canadian Gazetteer describes Toronto Township as "one of the best settled townships in the Home District. . . . There are four grist and twenty-one saw mills in the township. Population in 1842, 5,377."

In 1905, the Toronto and York Radial Railway extended a line along the Lake Ontario shoreline to the St. Lawrence Starch Company in Port Credit. This opened the possibility of local residents commuting to employment in larger centres. In 1915, the Toronto Suburban Railway was built along the Credit River valley passing through Cooksville, Britannia, Meadowvale, and Churchville to Guelph. Both railways were phased out by the 1930s as automobiles, trucks, and buses became increasingly available and roadways were paved.

The Township settlements of Lakeview, Cooksville, Lorne Park, Clarkson, Erindale, Sheridan, Dixie, Meadowvale Village, and Malton were amalgamated in 1968 to form the Town, now City of Mississauga.

4.2 MEADOWVALE

Meadowvale was founded in the 1830s on a section of the Credit River with sufficient waterpower to operate several mills. The surrounding area was good farmland. The following is extracted from the description of the Village of Meadowvale contained in the 1877 *Historical Atlas for Peel County*:

Meadowvale, a very pretty village in the Township of Toronto is situated on the River Credit, having fine water privileges, which are to a certain extent utilized. Although the village is not quite so prosperous nor so populous as it was in days of yore, still, those who do business here are very enterprising, and run their businesses to their fullest capacities.

The first starting of the village was the building of a saw mill by Mr. John Crawford in 1831. He was followed by Mr. John Simpson, who built another one in 1836. By this time quite a number of settlers had gathered around, and for several years found it very difficult to obtain the necessities of life, being obliged to trudge to Toronto, and carry their provisions home on their backs. In 1847, however, James Ward started the first store and kept a general stock, suitable for the wants of the pioneers.

In 1856 Francis Silverthorn built a grist mill, which made it still better for the inhabitants. He carried on a large business, until the property was purchase by the firm of Gooderham & Worts in 1860, who have since greatly added to its proportions. . . .

Thomas Shaughnessy owns a lumber, lath and shingle factory. John Simpson also has a saw mill, both of which are kept constantly running. . . .

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 PROPERTY CHRONOLOGY

5.1.1 JOHN BEATTY

On July 23, 1821, John Beatty received the Crown Patent for the 200 acres of Lot 11, Concession 3, West Hurontario Street, North Division, Toronto Township. He also acquired other lands in Toronto and Albion townships.

According to the MHCD history of Meadowvale, John Beatty was born in Ireland but entered Upper Canada via New York City. He, his wife Sarah Sproule, and their six children: John, Jr., James, Joseph, Elizabeth, Margaret, and Mary, arrived in Meadowvale in April 1819. They were part of a group of United Empire Loyalist families, which included John's brothers David and James. John was a farmer and a Methodist preacher. In 1832, he was offered the stewardship post of the Upper Canada Methodist Academy. He left Meadowvale and settled permanently at Cobourg, where he died in 1864.

5.1.2 JAMES CRAWFORD

In October 1833, John Beatty sold 75 acres of Lot 11, Concession 3, to James Crawford for £400.¹ The 1837 Home District Directory entry for Toronto Township lists Crawford on "Lot 11, Concession 3, New Survey."

According to the MHCD history, Crawford attempted to establish a sawmill operation at Meadowvale:²

It is believed he built his sawmill on the banks of the Credit River on the north side of the present Old Derry Road iron bridge.³ This location, however, proved insufficient to provide the necessary water supply to make the sawmill function. Crawford abandoned his idea and went back to farming and cutting down the pine trees on his land by hand to sell these raw logs to regional lumber merchants.

In the MHCD Inventory, Crawford is attributed with erecting in 1844 the dwelling at 7050 Old Mill Lane, said to be the oldest frame house in Meadowvale. The same Inventory entry also attributes the construction of the dwelling to Francis Silverthorn. Further research may reveal which attribution is correct.

5.1.3 FRANCIS SILVERTHORN

In February 1845, James Crawford sold 7.5 acres of Lot 11, Concession 3, for £275 to Francis Silverthorn, the son of Aaron Silverthorn. In 1847, Crawford sold additional acreage (likely 60 acres) to Aaron Silverthorn for a substantial £2,125.

According to the MHCD history, the Silverthorns were among the earliest United Empire Loyalist families to arrive in Upper Canada in 1786. Aaron became a partner in a mill in the Niagara region around the time of the War of 1812. Francis was born in Etobicoke (near Toronto) in 1815. Francis is said to have arrived in Meadowvale about 1836. The 1837 Home District Directory lists several Silverthorns in Toronto Township but none on Lot 11, Concession 3.

According to the MHCD:

Francis Silverthorn's first venture was to create a saw mill in 1840 along the banks of the Credit River in what is now the Credit Valley Conservation lands, just north of the old mill ruins site on Old Derry Road. This saw mill location can be seen on the 1856 Bristow Survey of Meadowvale.

In 1845, Francis chose the location of 1095 Old Derry Road as the site to build a grist mill. This is within the land purchased from Crawford that year. According to the *Brampton Conservator* newspaper, the mill burned down shortly before midnight on November 21, 1849. He rebuilt the mill as a two storey, frame structure. This rebuilding may explain the need to mortgage the property with John Wilmot in February 1852.

After Britain entered the Crimean War in October 1853, the price for grain doubled. At the end of the War in 1856, it went below its original price. This swing in value caused both profit and financial hardship for Silverthorn and the grist mill.

In April 1854, Aaron Silverthorn sold his 60 acres ("less part sold") of Lot 11, Concession 3, to his son Francis. Francis immediately mortgaged the property (and other lands) with William Gooderham for £3,000.

Francis then commissioned Provincial Land Surveyor Arthur Bristow to subdivide part of the east halves of Lots 11 and 12, Concession 3, North Division, Toronto Township, into building and park lots. The resulting Plan Tor-5, also known as "Bristow's Plan or Survey," is dated July 1 and was registered on July 21, 1856. This is a "Plan of Building and Park Lots in Meadowvale Village" (Figure 5). In spite of the lot numbering created by Plan Tor-5, legal transactions for lots in this area continued for several decades to be described as subparcels of the Lot 11, Concession 3, WHS, Toronto Township acreage. The property at 7060 Old Mill Lane is parts of Lots 40 and 41, Plan Tor-5.

Plan Tor-5 (Figure 5) plots a large building standing on Lot 40 when the survey was undertaken in 1856. This is the Crawford and/or Silverthorn dwelling at 7050 Old Mill Lane. Lot 41 is shown on Plan Tor-5 as vacant. The dwelling (said to be built as a workers' double cottage and later known as The Boathouse) at 7070 Old Mill Lane is not shown on the Plan as it was built about 1860 on Lot 42 and part of Lot 41. The garage now at 7060 Old Mill Lane was built about 1970 and straddles the boundary of Lots 40 and 41.

Francis secured another mortgage with William Gooderham in October 1857. The amount was £4,268 with the approximately 60 acres used as collateral. In 1858, the 1852 Wilmot mortgage was assigned to James Gooderham Worts. Francis is listed in the 1857-58 Canada Directory entry for Meadowvale as "postmaster, flour, saw and stave mill owner, dealer in dry goods, hardware, groceries, &c., cooper and barrel manufacturer."

5.1.4 GOODERHAM & WORTS

By 1861, Silverthorn must have defaulted on the mortgage, as his mill and associated holdings were soon transferred to the Gooderham & Worts firm of Toronto.⁴ According to the MHCD history, Silverthorn left Meadowvale in 1860 to reside on his family's property, known as Cherry Hill, in Etobicoke. He farmed there until his death in 1894.

In the early 1860s when William Gooderham acquired the Silverthorn grist mill due to the mortgage default, he sent his youngest sons, James and Charles Horace Gooderham, to Meadowvale. It was James who took possession of the grist mill property. Presumably he lived at 7050 Old Mill Lane. He made improvements to the mill, became postmaster in 1862, and helped the village in general. The decade of the 1860s was very prosperous for the village. In 1865, James resigned as postmaster and left Meadowvale to manage his father's milling and farm interests in Streetsville. Charles H. Gooderham became postmaster.

5.1.5 EDWARD WHELER

The Abstracts of Title for Lots 40, 41, and 42, Plan Tor-5, separate from the Abstract for Lot 11, Concession 3, beginning with Instrument (document) 13398 dated April 12, 1865. This is a sale of several lots valued at \$4,000 from John Wilmot and others to William Gooderham and others. Each Lot and Plan Abstract then has a gap in registrations until 1950. Filling this gap is Instrument 8906 for Lot 11, Concession 3, dated March 1, 1882, by which J.G. Worts and others sold their real property holdings to Edward Wheeler for \$12,000.

5.1.6 HENRY ALBERT BROWN AND GRACE (BROWN) EMERSON

On August 14, 1895, miller Edward Wheeler of Toronto Township and lumber merchant John Reesor Wheeler of Wilkesburg, Pennsylvania, sold 118.36 acres of land to a Meadowvale area

farmer, Henry Albert Brown, for \$7,800. This acreage was within Lots 11, 12, and 13, Concession 3, Toronto Township. It includes the subject property.

The MHCD entry for 7050 Old Mill Lane notes that Brown “settled his family at the Silverthorn House and made a number of significant changes to the property.” Brown died on March 10, 1911, by drowning in the mill pond. His wife Lillie and daughter Grace moved to the “Brown family homestead now located at 6970 Vicar Gate Drive in Mississauga.”

5.1.7 CREDIT VALLEY CONSERVATION AUTHORITY

Henry Brown’s daughter, Grace H., married Luther P. Emerson.

On October 23, 1963, Luther P. Emerson, a teacher at Meadowvale, and Grace sold property to the Credit Valley Conservation Authority. This was a 119.2 acre parcel within part of Lots 11, 12, and 13, Concession 3, WHS, Toronto Township. The sale included Lot 40, Plan Tor-5 (and other lots on this Plan).

The affidavit signed by Grace Emerson and attached to the deed explains that “the said land and premises have been occupied, possessed and used by myself and by my parents before me since about 1895.” Her father, Henry Brown, was conveyed the land and held “undisputed possession and occupation of the said lands and of the houses and other buildings” until his death on March 10, 1911. Her mother died September 8, 1949. The affidavit denies all claims of possession by others.

On July 7, 1952, Grace sold Lot 41 and other lands to Roy M. Robertson. He sold in February 1954 to Ruth Lomas MacKendrick. MacKendrick was living in Denwood, Alberta, on October 15, 1969, when she sold Lots 41 and 42 to the Credit Valley Conservation Authority.

Between 1963 and 1974, CVC acquired other lands to form the Meadowvale Conservation Area. From the 1960s until 1988, CVC’s Head Office was located in the former Silverthorn/Brown house at 7050 Old Mill Lane.

Between 1986 and 1988, CVC sold some of these lands, including most of Lot 40 (7050 Old Mill Lane) and part of Lot 41 and Lot 42 (7070 Old Mill Lane).

5.1.8 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

O. Reg. 9/06

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.

There is no archaeological evidence and there is a lack of documentary evidence to confirm that the subject property was other than a vacant buffer between the 1840s mill owner's dwelling at 7050 Old Mill Lane and the 1860s workers' cottage (later The Boathouse) at 7070 Old Mill Lane. Whether or not future evidence proves otherwise, there is no extant building or structure on the property that could be construed as contributing to the cultural heritage value or interest of the adjacent properties or the larger MHCD.

The c.1970 garage has a direct association with the Credit Valley Conservation Authority, but is incidental to the activity of that organization.

Considering these findings, it is concluded that the property does not hold any historical or associative value as prescribed by the MHCD Statement of Cultural Heritage Value or Interest or by O. Reg. 9/06.

6.0 DESIGN OR PHYSICAL VALUE

As described in the MHCD Inventory, the garage is a "very practical and utilitarian structure which was built to house equipment, tools and supplies for the CVC. . . . It is a utility building finished in manufactured siding." There is no evidence of it embodying any technological function or design unique to the work of CVC.

6.1 SUMMARY OF DESIGN OR PHYSICAL VALUE

O. Reg. 9/06

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.

The c.1970 garage is strictly functional, made of common materials, and lacks any design or physical value or interest as prescribed by O. Reg. 9/06.



Figure 6: 7050 Old Mill Lane, mill owners' dwelling, 2017

Clockwise from top left:

South façade facing Old Derry Road and former location of the mill. When built, this façade may have faced east to Old Mill Lane (Mill Street), then was turned about 1907 to face south.



East façade fronting on Old Mill Lane

Full east façade fronting on Old Mill Lane

North façade (addition) facing north to 7060 Old Mill Lane. Frame garage of No. 7050 is on right.





Figure 7: South façade of 7070 Old Mill Lane, 2017



Figure 8: East façade of 7070 Old Mill Lane, 2017

Figure 9: East façade of No. 7070 garage on north side; south and east facades of Gothic Revival style dwelling to north at No. 7076, 2017



7.0 CONTEXTUAL VALUE

7.1 STREETScape CONTEXT

The subject property is classified as a “contributing property” to the MHCD. In the MHCD Inventory, its heritage attribute is not the garage structure, but its deep setback resulting in a large percentage of “open space” on the site:

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

The “Statement of Significance” for the property also references this contextual value:

The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.

7.2 ANALYSIS

The description in the MHCD Inventory of the “large open space” (resulting from the setback of the c.1970 garage) as “true to the nineteenth century character of the property and Village development contributing to the streetscape” may not be an accurate reflection of the historic pattern of setbacks in this area. It is suspected that this property may always have been the vacant buffer between the mill owner’s dwelling to the south and the workers’ cottage to the north. Its vacancy would have contributed to the sense of “open space” along the streetscape.

The 1856 Tor-5 Plan (Figure 5) plots the 1840s dwelling (7050 Old Mill Lane) and four outbuildings to the south of the dwelling. The outbuildings are identified in the MHCD Inventory as “barns, driveshed, piggery.” They were removed by Henry Brown (owner from 1895; died 1911) and the area was landscaped. As evident by the Plan and endorsed by local historians, the dwelling was built facing east to Mill Street (Old Mill Lane). Brown is attributed with turning the front orientation of the dwelling to the south toward the newly landscaped grounds, Old Derry Road, and the mill. This was about 1907. Knowing this chronology, the statement that “a large open space” “is representative of the historic open spaces within the nineteenth century character of the Village” seems misleading for this stretch of Mill Street.

No. 7070 Old Mill Lane is the location of a dwelling “believed to be the last building Francis Silverthorn constructed in Meadowvale before leaving the Village in 1861.” “It was originally a semi-detached structure built to house the local mill workers and converted in the early twentieth century to a boat house for Willow Lake in support of tourism in the Village.” According to the MHCD Inventory entry for 7070 Old Mill Lane:

The front portion of this structure is one of the original stacked plank buildings from the mid nineteenth century. In 2001, the original structure was removed from its stone foundation, a new concrete foundation built on the same site, and the stacked plank structure replaced [onto the concrete foundation] and finished in stucco. . . .

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

Based on this MHCD Inventory description, it appears that the stacked plank structure at No. 7070 had a “shallow set-back.”

Several buildings with narrow setbacks are plotted on Plan Tor-5. Many structures with narrow setbacks are visible throughout the MHCD. The “open space” for some is a large rear yard.

7.3 SUMMARY OF CONTEXTUAL VALUE

O. Reg. 9/06

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.

Based on the buildings plotted on the 1856 Tor-5 Plan; the known chronologies of 7050 and 7070 Old Mill Lane; and in viewing extant dwellings elsewhere in the MHCD, a deep setback providing for a large open space does not appear to be a consistent, historic pattern in this area.

This property may always have been the vacant buffer between the mill owner’s dwelling to the south and the workers’ cottage to the north, thereby contributing to the sense of “open space” along the streetscape. The deep setback of the garage, however, is the result of CVC choosing to place it at rear of the property, to allow for parking and an operational area, and not out of an awareness of historic context or patterning.

As such, this property is not found to hold any historically based, contextual value as prescribed by O. Reg. 9/06. There are other valid reasons for encouraging a deep setback in its redevelopment, but these are related to the protection of adjacent viewsapes, as analysed in section 8.0 of this HIA.



Figure 10: Above: From MHCD Inventory: “View from Old Mill Lane near the house [7050] toward Old Derry Road, c.1900. On the right is the mill begun by Francis Silverthorn and across the street the former Bell Hotel.”

Figure 11: Below: From MHCD Inventory: “View of the house [7050] on the left, along Old Mill Lane, c.1910.” The house is facing south to Old Derry Road. If the same fence is shown in both views, Figure 10 may be later than c.1900 as the house may have been turned south about 1907.





Figure 12: Old Mill Lane, west side streetscape, south (top left) to north (bottom right), 2017.



Figure 13: Old Mill Lane, 2017.

New development at No. 7060 should not be permitted to visually obtrude into the historic setting of No. 7050 (on left). As proposed by CVC, this could be achieved by aligning the setback of No. 7060 so the front façade of the new dwelling will not be within the viewscape of No. 7050 when looking north/northwest from Old Mill Lane at Old Derry Road. Height and roof type should also be evaluated for negative impact on this viewscape. Maintaining the linear alignment of the street, as defined by the fencing at No. 7050 and No. 7070, is another consideration.

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8.0 DEVELOPMENT PROPOSAL

The intent of CVC is to demolish the c.1970 garage, relocate a right of way (between the road allowance and the woodlot) to closer to the north boundary of the lot, and apply for a severance and zoning bylaw amendment to permit a single family residence. The land will be sold vacant.

Given that the land will be developed by a future owner, not CVC, the intent of this HIA is to provide general direction toward achieving a site plan and new build design that are appropriate to this location within the MHCD. Once the actual redevelopment of the property unfolds, a second HIA review is advised.

8.1 BUILDING ENVELOPE AND SETTING

The MHCD Inventory entry for No. 7050 notes: “The house is highly visible from Old Mill Lane and Barberry Lane with open green space to the south, shallow setback to the east and open space to the north.” This value is also referenced in the description of heritage attributes: “The location of the house on the property and the open, green views and vistas of the house from both Old Derry Road and Old Mill Lane.”

A draft site plan by CVC indicating a proposed building envelope (Figure 14) has received tentative approval by CVC regulations and planning staff and is before the City through the application process. As drawn, the east boundary of the building envelope aligns with the northeast corner of the garage at No. 7050; and the southeast corner of the dwelling at No. 7070. CVC surveyors measured the setbacks for Nos. 7050 and 7070 to ensure that the proposed nine metre setback is identical. This setback also meets the requirements of R1-32 village zoning.

The objective of this building envelope is to not allow new construction to become the backdrop to the highly significant dwelling at No. 7050. One should be able to look north/northwest from Old Derry Road, across No. 7050, and have the illusion of the mid 19th century, when only the mill owner’s house and the workers’ cottage to the north formed the west side of this stretch of Mill Street. This building envelope may also give the illusion that the “open space” at No. 7060 is being maintained.

No building envelope will be able to avoid the “intrusion” of a dwelling on the view looking west from Barberry Lane. If the intent is to allow new construction at No. 7060, the impact could be minimized by generous side yard setbacks, landscaping, and not “overbuilding” in height and massing.

RECOMMENDATION

The MHCD Plan recommends that the setback for new construction be a “median of neighbouring properties.” This cannot be applied to this section of Old Mill Lane. To maintain the

heritage character of this important streetscape, it is important to establish the setback of any new dwelling at the point where:

1. The front façade of the new dwelling is not in view when looking north/northwest from Old Mill Lane at Old Derry Road, across No. 7050.
2. The new dwelling does not obstruct the traditional (albeit post 1907) view corridor between the 1840s mill owner's house (No. 7050) and the original front (west) section of the 1860s workers' cottage (No. 7070).
3. The view west from Barberry Lane is of a dwelling within a spacious greenspace setting.

The building envelope proposed by CVC achieves these parameters. It is recommended that a future development proposal be reviewed by the City to ensure that the resulting sight lines continue to achieve these three considerations.

8.2 ARCHITECTURAL STYLE, FORM, AND MASSING

Section 4.2: Design Guidelines of the MHCD Plan outlines the built form objectives necessary to maintain the cultural heritage value of the District. Subsection 4.2.4 is specific to Substantive Alteration: New Structures. The emphasis is on spatial relationship, orientation, historic pattern of construction, etc. An important design principle is that "New construction should be reflective of the HCD's simplicity of the vernacular style, but not mimic an architectural style, remaining an expression of its own era."

It is evident throughout the MHCD that the trend is to replace and/or infill with new, 1.5 and 2 storey, dichromatic (red and buff brick), late 19th century, Gothic Revival/Renaissance Revival/Italianate style influenced replica dwellings, referred to by many as "Victorian Gothic." In considering the traditional built form in this stretch of Old Mill Lane, arguably the oldest and most significant part of the MHCD, this building type is not appropriate.

The 1840s dwelling at No. 7050 (Figure 6) has a broad, 1.5 storey massing. Its 1840s design is a blend of the founding style of Upper Canada, Georgian Revival, and an early Gothic Revival style as evident in the pointed gable and lancet window.

The original form of the 1860s dwelling at No. 7070 (Figure 8) is also influenced by Georgian Revival. Its 2001 makeover is a modern interpretation that has elements of 20th century Arts and Crafts or Craftsman styling.

The modest, Gothic Revival style dwelling at 7076 Old Mill Lane (Figure 9), near the intersection with Pond Street, is a c.1880 addition to the older west side of Mill Street.

RECOMMENDATION

To maintain the 1840s to 1860s integrity of this streetscape, the choice of style of any new dwelling at No. 7060 is best rooted in Georgian Revival, Regency, and early Gothic Revival. Each of these styles have the characteristics of balance, symmetry, low profile roofs, and deep eaves, in one to two storey forms. Multipaned double hung and/or casement style window sashes were standard. The focal point of the front façade is the doorcase, often with glazed and/or panelled sidelights and transom, side pilasters, moulded cornices. Verandahs or porticos were standard features. Roughcast plaster, horizontal clapboard, and monochromatic brick were common exterior finishes.

The total height of the new dwelling should be such that no part of the structure becomes a looming backdrop to No. 7050.

A modern interpretation drawn from these design parameters should support the older form of this streetscape. A colour selection drawn from the 19th century would be appropriate.

9.0 CONCLUSION

Based on the findings of this HIA, it is concluded that there will be no loss of cultural heritage value or interest resulting from the removal of the c.1970 garage from this property. The integration of new construction into this mid 19th century streetscape should be possible with careful planning and by applying the design parameters of the *Meadowvale Village Heritage Conservation Plan*.

The site plan showing the building envelope proposed by CVC is compatible with the Old Mill Lane streetscape and the MHCD. The nine metre setback for the envelope is identical to that of the two adjacent properties. It is cognizant of the important viewscape looking north/northwest from Old Mill Lane at Old Derry Road, across 7050 Old Mill Lane and toward 7070 Old Mill Lane. The side yard allowances are generous enough to maintain the traditional sense of spaciousness at this location. The north side yard is enhanced by the proposed public pathway to the conservation area at the west.

It is recommended that any future development proposal be made aware of the reasoning for the placement of this building envelope. The finished height of the new construction also will need to be considered in the context of this important viewscape.

Ideally, the new building design should be an interpretation of 1840 to 1860 architectural style traditions in Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival.

All new development on this property must adhere to the provisions and requirements of the MHCD Plan. As the proposal to develop evolves to its final form, it needs to be monitored for any emerging short or long term negative impacts on the streetscape and the overall MHCD.

Disclaimer: *Overall professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.*

APPENDIX A

MHCD PLAN, STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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

Between 2012 and 2014, the original Meadowvale Village HCD Plan from 1980 was under review. This comprehensive review proposed a boundary study area enlarged from the original 1980 HCD Plan to include the Meadowvale Conservation Area to the west and Old Ridge Park to the south, both of which are significant to the development of the Village. Entry points to the Village from all directions were also considered in this review to ensure that the transition to the historic Village is conserved.

The Meadowvale Village HCD has maintained a pedestrian friendly scale, with the exception of Old Derry Road, whereby streets have a rural community lane-like appearance with soft shoulders, mature street trees, varied building set-backs and consistency of building size. What was once a commercial core, along Old Derry Road supporting a mill-based Village, has now become mostly residential with a few reminiscent commercial buildings, creating a quieter

version of an earlier era. The narrow side streets retain an open character with views and vistas both to and from residential properties, void of privacy fencing, united by large open yards of green space and mature trees. In general, there are modest design and scale homes set on larger lots within a soft naturalised landscape. Historic photographs indicate that much of the vegetation in the area was cleared in the mid to late nineteenth century.

The Village and immediate area were farmed for both wood products (sawmill production) and mixed agrarian farming. Today, public lands have become naturalised with a good deal of random mature tree growth of both native and invasive species. Private residential lots also retain many mature trees and open space that provide a generous spacing around buildings and frame residential lots. The character of the Village is defined by the narrow roads, mature trees, open space and lack of density in building form. Some of the traditional late nineteenth century landscaping, including simple picket fences, have begun to be reintroduced. The variety of lot size changed very little since the mid nineteenth century, and generally smaller structures on large lots have been protected and conserved by the Village's HCD status since 1980. Low volume lot coverage and retention of mature trees are significant characteristics to be conserved.

The positioning of various modest sized structures on the lot differs throughout the Village. This is a characteristic of the development of this rural community over time, as opposed to a more urban, standardized and conventional setback. These varied building setbacks provide wide-ranging open vegetation areas and streetscapes, and are an important aspect of the Village character. Archaeological resources are a significant element of the cultural heritage resources within and around the Village. There is a high potential for pre-contact archaeological resources and known historical resources within the Village. The extant mill ruins, mill race and tail race, remnant mill pond, and other archaeological references, are to be conserved.

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

Description of Heritage Attributes

□□significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge;

□□an ecological feature and tradition of a floodplain meadow on the Credit River that has existed for hundreds of years;

□□a land pattern that retains the layout and plan of generous lots and pedestrian oriented narrow roadways of the 1856 Bristow Survey, spatial organization of narrow streets with soft vegetation and no shoulders, large diameter trees and a visual relationship which blends from public to private space among front and side yards void of privacy fencing;

□□long term tradition of rural village-like streetscapes without curbs, with no formalized parking, sidewalks (except on Old Derry Road), modest signage and limited modest lighting;

□□a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village;

□□later twentieth century residential styles that are compatible with the district character from a scale, materiality and massing perspective;

□□a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick;

□□structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;

□□visual identity of rural character roadway entry points to the Village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;

□□individual properties of particular character and significance are identified in The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory; and,

□□archaeological resources including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill

APPENDIX B

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

Founded in 1990, a variety of projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, public, and non profit clients across Ontario. Much of this work has involved the identification and evaluation of the cultural heritage value or interest of properties, heritage impact assessments/statements, designation reports, and advising on the framework for heritage conservation in Ontario.

Su Murdoch is a 2017 professional member of the Canadian Association of Heritage Professionals.

EDUCATION

- Bachelor of Arts (History)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Osgoode Hall Law School, Certificate in Adjudication for Administrative Agencies, Boards and Tribunals
- Archival Principles and Administration certification
- Related research skills training

AWARDS AND RECOGNITION

- City of Barrie Heritage Conservation Awards
- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Foundation Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit

FREQUENT CLIENTS AND RELATED EXPERIENCE

TOWN OF COLLINGWOOD: CONTACT: Town of Collingwood, Building Services, Kandas Bondarchuk, kbondarchuk@collingwood.ca

TOWN OF GEORGINA: CONTACT: Sarah Brislin, Committee Services Coordinator, Clerk's Division, Town of Georgina, sbrislin@georgina.ca

TOWN OF CALEDON: CONTACT: Town of Caledon, Sally Drummond, Heritage Resource Officer, sally.drummond@caledon.ca

A list of other projects and clients is available on request.

APPENDIX C: SOURCES

Abstracts of Title and related documents for Lot 11, Concession 3, Toronto Township, and Lots 40, 41, and 42, Plan Tor-5. Peel Region Land Registry Office.

Su Murdoch Historical Consulting. *Heritage Impact Assessment of 7085 Pond Street, Mississauga, February 2015.*

Peel County Directories. Online editions and private collection.

Walker & Miles, ed. *Historical Atlas of Peel County.* Toronto, 1877.

Meadowvale Village HCD Plan, 2014.

Meadowvale Village HCD Plan, 2014: Cultural Heritage Assessment of Meadowvale Village and Area.

Studies and reports provided by Credit Valley Conservation in 2017.

Meadowvale Village HCD Plan, 2014: Property Inventory.

APPENDIX D: ENDNOTES

¹ In July 1845, Beatty sold 120 acres to William Neelands for £500.

² The MHCD history also notes that Crawford was not the only settler interested in milling at Meadowvale: “In 1836, John Simpson arrived in southern Ontario from Yorkshire, England and bought 300 acres of land on what is now the south side of Old Derry Road from Second Line West to Creditview Road. In 1837, Simpson succeeded in damming the Credit River sufficiently to operate Meadowvale’s first commercial saw mill. Simpson built it on Lot 10, Concession 3, all of which Simpson owned. . . . Simpson also operated a carding mill on his property at about the same time. There is no mention of this carding mill in any source after 1840, so it appears he ceased operations to focus on the saw mill. . . .”

³ The 1877 atlas gives 1831 as the date Crawford built his sawmill.

⁴ In 1832, William Gooderham co-founded with his brother-in-law James Worts, the Gooderham & Worts milling business along the Don River in Toronto. James committed suicide in 1834, leaving William as the sole proprietor. James’ son, James Gooderham Worts, joined as a partner in 1845. In 1859, the company founded a large distillery on Toronto’s waterfront.