

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1045 Barberry Lane

Date of Construction: 1992

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

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

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

Heritage Attributes:

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

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### Statement of Significance:

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

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Address: 929 Old Derry Road

Date of Construction: 1870

Historical Background: Charles Horace (Holly) Gooderham commissioned the construction of this twenty-one room Italianate red brick mansion in 1870 for a cost of \$30,000. The architect is unknown. Charles was the son of William Gooderham who founded in 1832 the Gooderham and Worts distillery dynasty in York (later Toronto) with his brother-in-law James Worts. In order to supply the necessary grains for the distillery business, William Gooderham purchased large plots of land in Peel, Halton and York Regions which were farmed. A number of these farms were operated by relatives of the Gooderham and Worts families or hired farm managers. William Gooderham came to Meadowvale Village in about 1860 to farm much of the land in the surrounding area and to operate the grist mill, once owned by Francis Silverthorn. Gooderham also opened a mercantile store which, at its peak, had twenty employees. Gooderham was also a major shareholder in the Bank of Upper Canada and, as a result, he sponsored several mortgages including those owned by Francis Silverthorn, the grist mill owner. When Silverthorn went bankrupt in 1860, Gooderham foreclosed on the lands Silverthorn still held mortgages on, including the grist mill. Gooderham thus found himself a major stakeholder in the land ownership of the Meadowvale Village area.

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

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

Soon after purchasing the Mansion in 1895, Watt converted the residence into a tourist resort aimed at wealthy Torontonians looking for a journey into the country for a weekend respite. Watt named his resort Rose Villa and he only had a few successful years before business began to wane by 1902. He sold the property in 1904 to famed Quebec-born artist Georges Chavingnaud who was looking for a quiet, pastoral setting to produce his paintings. Chavingnaud only stayed in Meadowvale for ten months before selling the Mansion to MP Walter Curry in 1905.

The Mansion saw a succession of owners from 1905 onward, including Major-General Francois Lessard, Canada's most decorated veteran of the Boer War, from 1920 until his death in 1927. The Mansion was also home to a Ukranian Orthodox Seminary in the 1950s. The Mansion was abandoned for about a

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decade in the early 1990s before a development firm purchased the property in 1998 and put substantial funding into restoration costs to turn the Mansion into its sales office. These restorations brought the mansion back to its former glory by repairing the interior plaster, paneling, staircases, floors, ceiling trims and windows.

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

### Description:

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

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

The house has a significant set-back from both Old Derry Road and Second Line West. The front area onto Old Derry Road is treed and has a long standing tradition of being an open green space within the Village setting. This open space has become more significant as the area became more densely populated and homes were built on Gaslamp Walk and on the south side of Old Derry Road.

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

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### Heritage Attributes:

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

### Statement of Significance:

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



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



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



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



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



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



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

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Address: 1009 Old Derry Road

Date of Construction: 1989

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

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

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

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### Heritage Attributes:

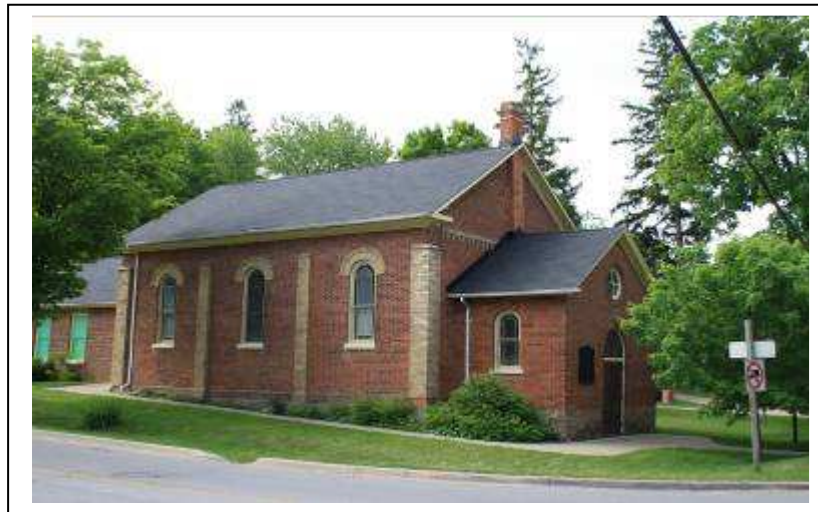
- Contributing elements: wood shingle roofing, shared drive and garage, mixed brick and wood exterior materials

### Statement of Significance:

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

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Address: 1010 Old Derry Road

Date of Construction: 1862

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

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



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

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

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

### Description:

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

### Heritage Attributes:

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

### Statement of Significance:

The Meadowvale United Church, 1010 Old Derry Road, is significant for its historic association with the development and social history of the Village of Meadowvale since its construction in 1862, its architectural style and materials and context with high visibility at the intersection of Old Derry Road and Second Line West.

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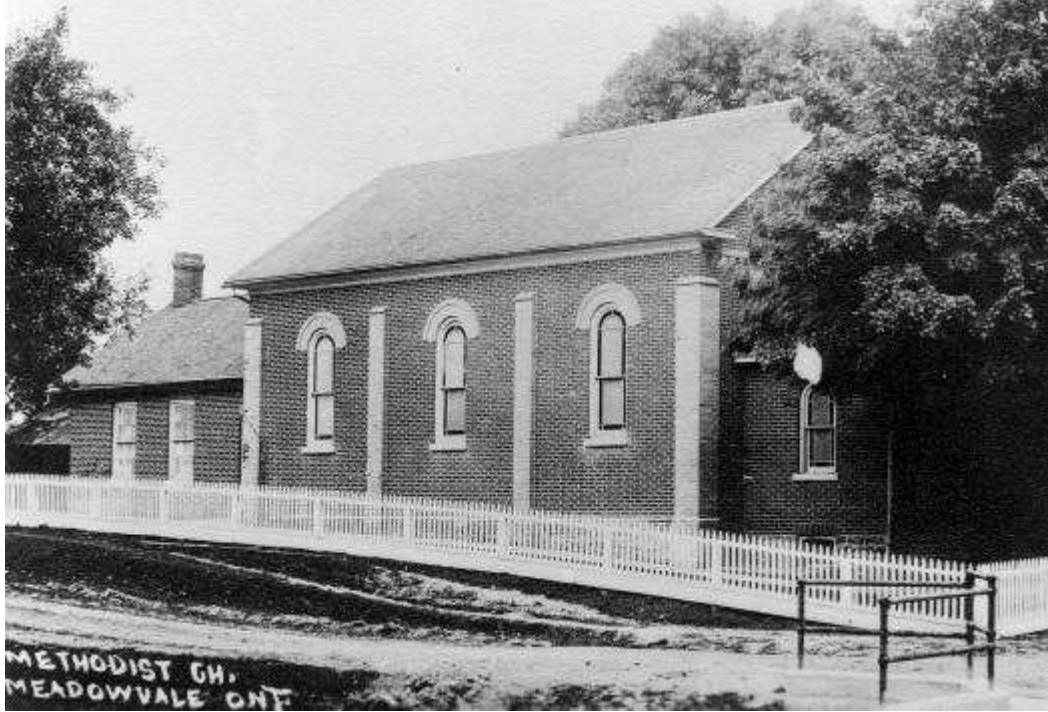
Front façade and entry.



Meadowvale United Church, rear and east façades.

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