

Phase 1 Report – Background (DRAFT)

Meadowvale Village Heritage Conservation District Plan Review

Culture Division, Community Services

City of Mississauga, October 2012



Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review

Table of Contents

| | |
|---|----|
| Introduction..... | 3 |
| Acknowledgements..... | 4 |
| Statement of cultural heritage value or interest..... | 5 |
| Archaeological Resources..... | 8 |
| Early Loyalist Settlers..... | 10 |
| Milling History 1833-1954..... | 16 |
| Other Commercial History: 1840-1980..... | 32 |
| Meadowvale in the early 20 th century and Canadian Fine Art..... | 39 |
| Stacked Plank on Plank Construction..... | 61 |
| Property Alterations within the HCD since 1980..... | 65 |
| Natural Heritage..... | 69 |
| Meadowvale Conservation Area - CVC Lands..... | 77 |
| Further Research..... | 84 |

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Introduction

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

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

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

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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review

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Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Statement of cultural heritage value or interest

The Meadowvale Village Heritage Conservation District is characterized and defined by its inherent heritage value, size, shape, and form adjacent to the Credit River at the intersection of two roadways, Old Derry Road and Second Line West. The relationship of the historic village to the Credit River has not altered since its founding in the early nineteenth century. The village 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. Native populations, prior to pre-contact with European settlement, inhabited the area for over 10,000 years. The village's property plan, street pattern and physical layout have changed very little, although the once rural village is now within an urban context of the larger city of Mississauga.

The original Meadowvale Village Heritage Conservation District Plan from 1980 is under review. This comprehensive review proposes a boundary study area enlarged from the original 1980 HCD Plan to include the Meadowvale Conservation Park to the west and Old Ridge Park to the south, both of which are significant to the development of the village.

The Meadowvale Village HCD has maintained a pedestrian friendly scale, with the exception of Old Derry Road, whereby streets have a 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 with a few reminiscent commercial buildings has become mostly residential, 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 homes on larger lots within a soft naturalized landscape.

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

Description of heritage attributes

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

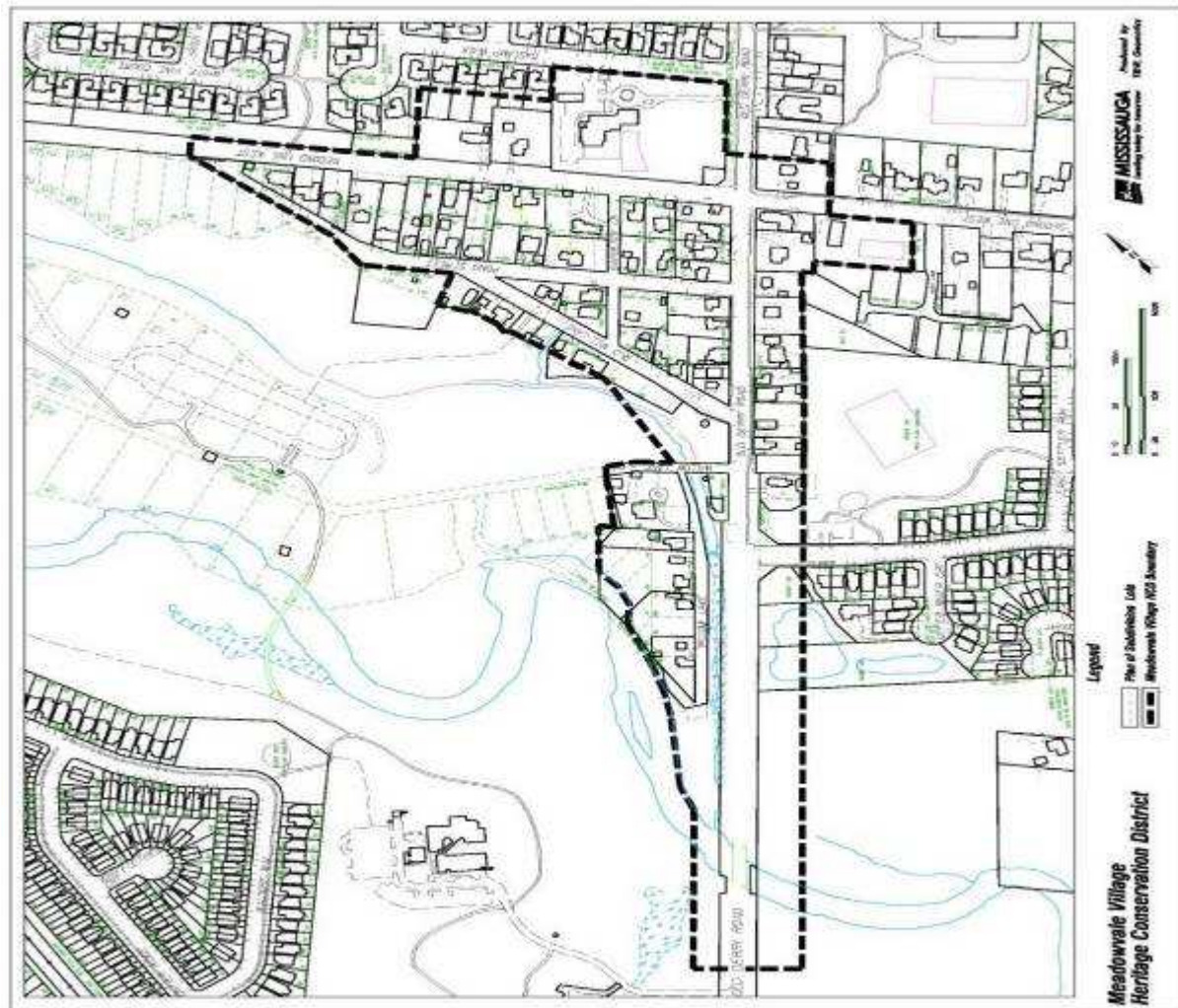
Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

- the ecological feature of the floodplain meadow on the Credit River which has existed for hundreds of years
- a land pattern that retains the layout and plan of lots since the mid nineteenth century
- a spatial organization of narrow soft landscaped streets with no shoulder, mature trees and a visual relationship that blends from public to private space among front and side yards void of privacy fencing
- the long term tradition of streetscapes with no formalized parking, sidewalks (except on Old Derry Road), basic 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
- 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, although not necessarily of historic significance, contribute to the overall character of the village
- visual identity of rural character roadway entry points to the village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south
- individual properties of particular character and significance are identified in “The Meadowvale Village Heritage Conservation District Plan Review List of Properties”.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Archaeological Resources

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

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

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

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

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

The first lands to be surrendered by the Mississauga were the Niagara Purchase of 1781. This purchase was for lands west of the Niagara River. In 1805, another agreement was made known as the Mississauga Purchase, or Treaty 13a, which deeded land south of what today is Eglinton Avenue to the Crown and the Mississauga retained lands one mile on either side of the Credit

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

River. The land acquired by the Crown under this agreement was known as the Old Survey. In 1818, Treaty 19 was negotiated whereby the lands north of the Old Survey, or what became known as the New Survey, deeded land to the Crown and thereby opened the area for settlement. Lots and concessions were created in a traditional grid pattern. The concessions were numbered from Hurontario Street as a centre line, and lots were numbered south to north. James Beatty was one of the first to settle in the New Survey, arriving in what would become Meadowvale in 1819.

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

The Early Loyalist Settlers of Meadowvale Village

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

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

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

The twenty-nine families entered Upper Canada through the Niagara Peninsula and they



followed the shoreline to York (later Toronto) where they investigated possible tracks of land to settle upon. While camping along the shores of Lake Ontario at what is now Port Credit, the group split into two parties. One group, led by Thomas Graham, decided to remain in the Port Credit area. The other half went northwest with John Beatty to settle in Meadowvale Village. John Beatty was born in Ireland and arrived in Meadowvale in April 1819 with his wife Sarah Sproule and their six children: John Jr., James, Joseph, Elizabeth, Margaret and Mary. Also part of this group were Beatty's brothers David and James, plus 14 other United Empire Loyalist families. Each settler was awarded between

Photo of John Beatty c. 1860 (PAMA)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

100 and 200 acres of land. However, they would not be deeded the grant by Crown Council until they had cleared at least twenty acres and built a house. On April 22, 1819, Beatty petitioned the Crown Council for a land grant. He was awarded 200 acres on Lot 11 of Concession 3 in 1821 after passing more than the minimum requirements for his land grant.

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

When the settlers arrived, they found the landscape covered in densely thick forests of white pine with soft grass meadows near the vale along the Credit River. The settlers agreed that the soft meadows were what attracted them to the area. The settlers hoped that once the land could be cleared of the pine forests, the land along the river could be converted into fertile farm fields. The settlers decided upon the name of Meadowvale for their new settlement because of the grassy meadows near the river.

By 1835, John Beatty had amassed over 1550 acres in Toronto Township and a further 400 acres in Albion. He became a fairly wealthy man by selling off portions of his lands over the years to enable him to live a comfortable life and pursue his true calling as a Methodist preacher. This comfortable life led others to view him as a gentleman farmer and he was highly regarded as



being both an intellectual and spiritual leader of the new community of Meadowvale.

John Beatty was a staunch Wesleyan Methodist and his property, located at the present 1125 Willow Lane, became the centre of influence for religious ceremonies in the area as early as 1820. In 1821, the first recorded quarterly Methodist meeting was held in his home on Willow Lane. Over 100 people attended that meeting from

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

as far away as the Streetsville area and Brampton. Beatty quickly became regarded as a competent orator and enthusiastic preacher. By 1827, his reputation had reached the town of York to which he travelled once a month to give free sermons to Methodists citizens there.

In 1830, Beatty was appointed preacher to the Bay of Quinte District, but was removed from that post a year later because of canvassing outside the District. Also in 1830, Beatty was appointed by the Canada Conference of the Wesleyan Methodist Church to head a committee struck to find a new location for their proposed Upper Canada Academy in Cobourg, Ontario. This was the first British Charter to a Non-Conformist body of any educational institution anywhere in the British Empire. This was also the first time that the Church was legally recognised as the Wesleyan Methodist Church.

In 1832, Beatty decided to abandon farming as a full time occupation when he was offered the stewardship post of the Upper Canada Academy. Beatty left Meadowvale Village and settled permanently at Cobourg for the remainder of his life. Beatty died there in 1864 while his second wife, Rebecca Brooke, who was the Academy's head mistress, died in 1887 at the age of 105.

Before Beatty left Meadowvale permanently, he sold his original 200 acre land grant to James Crawford in 1833. Crawford is believed to have built the Neo-Classical addition on the front of the Willow Lane property. Crawford built the first sawmill in the Meadowvale area and attempted to dam the Credit River to build sufficient water reserves to run the mill.

Unfortunately, the dam did not work and Crawford's mill was a failure. In the meantime, it is generally believed that Crawford built the house which would later be known as the Silverthorn House located at what is now 7050 Old Mill Lane in 1844.



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

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

The next pioneer in Meadowvale who made a significant impact on the development of Meadowvale was John Simpson. He is generally credited as being the first successful owner of

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

an industry in the region and he became the catalyst for further industry, particularly milling, in Meadowvale. According to the Perkins-Bull Collection and the Tweedsmuir Histories, Crawford is considered the founding father of Meadowvale because he built the first successful saw mill and carding mill, which led to further milling in the region.

Simpson was born in Kirkbymoorside, North Yorkshire in 1804 and immigrated with his wife, Mary Sigsworth, and young family to Upper Canada in 1836. They came by sailing ship, where Simpson's daughter, Hannah Simpson Reeve, later recalled that Mary Simpson was ill the entire voyage. They brought with them three horses, four cattle, six sheep, several fowl, two dogs and several trunks full of possessions. They arrived in York (now Toronto) where Simpson's brother George met the family. Although Simpson acquired 300 acres of land in Meadowvale in 1836, the Simpsons stayed the winter months in Whitchurch, Ontario where they provided food to soldiers fighting in the Rebellion of 1837, but did not participate in the fighting themselves. Later in 1837, the Simpsons took up residence on their 300 acres along the south side of the present day Old Derry Road from Second Line West down to Creditview Road. They settled on the Credit River at what is now 1200 Old Derry Road and called their farm "Credit Grange". Here, John and Mary Simpson cleared forty acres of land and built a log cabin where they continued to reside until they built a grand brick house in 1860. This brick house, referred to by many now as the Simpson-Humphries House, was designated in 1983 under the Ontario Heritage Act as a property of cultural heritage significance in Mississauga.

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



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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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



Methodist Church built 1862 (May, 2012)

Because of Simpson's success in starting up a thriving milling industry, seasonal mill workers in search of employment began to enter Meadowvale. These workers needed a place to stay while they worked at the sawmill and Simpson leased some of his land to William Bellas, including the parcel of land at what is now 1090 Old Derry Road. According to Land Registry records on this property, Simpson leased the land with a Leasable Resource, meaning there was something of high value on the property.



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

It was leased for \$650, a large sum of money in 1837. The building that sits on this property is the Bell Hotel, believed to have been constructed for George Bell in 1844. However, Land Registry records state that Bell did not acquire this property until 1856.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Further in-depth research may conclude that it might have been Simpson who constructed this hotel to house the workers coming to his saw and carding mills as the house does display some 1830s Georgian characteristics. Simpson may have leased it to William Bellas in 1837 under the agreement that Bellas would operate the hotel, thus relieving Simpson to allow him to focus on his mill operations.

Knowing that Simpson was a shrewd businessman who sought any opportunity to make money, it is quite feasible that Simpson built the hotel as another business venture.

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

The Milling History of Meadowvale Village: 1833-1954



Meadowvale Mill, c. 1910 (PAMA)

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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

function. Crawford abandoned his idea and went back to farming and cutting down the pine trees on his land by hand to sell these raw logs to regional lumber merchants.

In 1836, John Simpson arrived in southern Ontario from Yorkshire, England and bought 300 acres of land on what is now the south side of Old Derry Road from Second Line West to Creditview Road. In 1837, Simpson succeeded in damming the Credit River sufficiently to operate Meadowvale's first commercial saw mill. Simpson built it on Lot 10, Concession 3, which Simpson owned in full. Therefore, we do not know the precise site of Simpson's saw mill, but two locations have been speculated by various historical accounts over the last century. One site is believed to have been located approximately where the current property of Old Ridge Park is located behind the properties on the south side of Old Derry Road near the Credit River. The second site was on his homestead at what is now 1200 Old Derry Road. This is the more probable location as the 1877 Peel Atlas clearly indicates a mill just south of the main house location. It has been documented in Perkins-Bull that Simpson's mill race was fourteen feet wide and crossed over 200 acres, all of which had been dug by hand by Simpson and several hired men. The Credit River was dammed to allow the water to flow into the mill race and mill pond on his property.

Simpson also operated a carding mill on his property at about the same time. There is no mention of this carding mill in any source after 1840, so it appears he ceased operations to focus on the saw mill. Simpson won several contracts to supply raw logs to the British Admiralty for ships masts as well as lumber sold by the board foot. Simpson became a wealthy lumber producer but his mill burned down on November 19, 1874. According to the Perkins-Bull Collection, Simpson lost everything, including the building, equipment, lumber and shingles. The estimated loss then was about \$5,000 or approximately \$100,000 in today's currency. Simpson was not insured for his loss. Simpson did rebuild as his son-in-law, Thomas Graham, took over the saw mill until about 1880. John Simpson tragically drowned in his own mill pond on December 14, 1878 at the age of 75. It is speculated that he was crossing the mill pond along a foot bridge where he accidentally lost his footing and fell into the mill pond. He is buried, along with his wife and a couple of their children, at the Churchville cemetery. Simpson's death marked the end of the pioneer phase of Meadowvale's development. It is Simpson, and not John Beatty, who has been regarded by most historical sources as being the true founder of Meadowvale Village, for it was his efforts that brought new settlers to the area seeking work in his sawmill or as forestry workers to cut down the trees he processed.

There is a sidebar, however, to the John Simpson story. His adopted son, Albert Lambe had great success himself as a saw mill owner in Meadowvale. Albert Lambe was born Dennis Lambe in Chinguacousy in 1854. When his own parents died in 1860, Lambe, at the age of six, was adopted by John and Mary Simpson and renamed Albert Simpson Lambe.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Lambe General Store, c.1900 (PAMA)

Lambe probably learned many of his business skills from John Simpson and, because of this, became a multifaceted entrepreneur. Among his business ventures in the later half of the nineteenth century, Lambe operated a saw mill, the Lambe General Store and he purchased the Bell

Hotel in 1890 where he reconfigured the interior to turn it into a rooming house rather than a short stay hotel. Although the grist mill was beginning to wane in the later years of the 19th century, Albert Lambe was doing quite well with his saw mill. One of his major contracts was to the T. Eaton Company, supplying thousands of board feet of lumber per month, presumably for Eaton's furniture business and kit home constructions.

Lambe's other claim to fame is that he was the Village's first car owner in 1905. He received the car in lieu of payment for lumber at his sawmill. He never drove the car and it mostly sat in the shed until his death when his son William acquired it. Despite never driving, he did survive a car crash in which his son was driving. The car, owned by William and the second car in the Village, was struck by a train on the tracks at the Meadowvale station in 1918. The only injury to Albert was a scratch on the face.

Lambe died on November 5, 1925, and had been blind for the last 12 years of his life. When he went blind, he shut down the sawmill operation as William was not interested in taking over and there were no immediate buyers for the mill. This brought an end to nearly a century of saw milling history in one Meadowvale family.

As lucrative as sawmilling was for one family in Meadowvale, the true lifeblood of the Village was the grist mill. Even though John Simpson was the founder of both Meadowvale and its overall milling industry, it was Francis Silverthorn who would transform milling in the region into a newly profitable and booming economy. Francis Silverthorn came to Meadowvale in about 1836, where his father Aaron

owned about 100 acres including some lots in the present village. Francis purchased several parcels of land from James Crawford who decided to leave the area to find prosperity elsewhere after the failure of his saw mill. Silverthorn came from a family of entrepreneurs. His father Aaron was a mill co-owner in the Niagara region around the time of the War of 1812.

According to the Perkins-Bull Collection, the Silverthorns are counted as some of the very first United Empire Loyalists to arrive in Canada in 1786. Francis was born in Etobicoke in 1815. He

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

decided to come to Meadowvale to follow in his father's footsteps as a mill owner. Silverthorn's first venture was to create a saw mill in 1840 along the banks of the Credit River in what is now the Credit Valley Conservation lands, just north of the old mill ruins site on Old Derry Road. This saw mill location can be seen on the 1856 Bristow Survey of Meadowvale. It is reported in the Perkins-Bull Collection that Silverthorn produced 10,000 board feet a day, which were

eighteen feet long by three inches thick, and sold for \$4.50 a board.

In some respects, Silverthorn gave John Simpson a run for his money as he landed the first contract to supply all the board lumber to create Peel County's first corduroy road.

Francis Silverthorn c. 1890 (PAMA)



It stretched from Meadowvale to Port Credit along Hurontario Street and took approximately two years to complete.

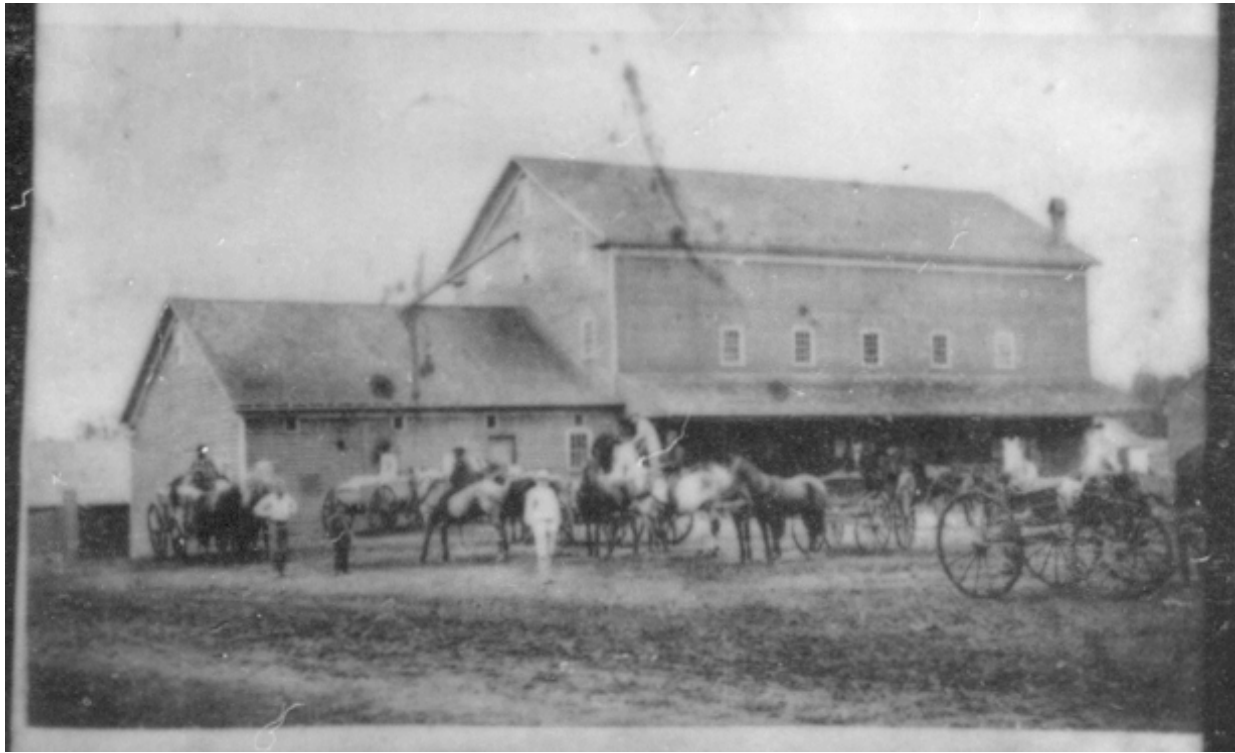
Silverthorn, however, saw bigger and better opportunities to make use of the Credit River beyond the lumber business. As other towns and villages in the province were experiencing an up-surge in new grist mill constructions, Silverthorn felt there was enough previous success in damming the Credit River in Meadowvale to produce enough water power to

support a grist mill. As part of the land he purchased from James Crawford in 1845, Silverthorn chose the present location of 1095 Old Derry Road (the current location of the post office box gazebo) as the site to build his grist mill the same year. James Crawford also sold part of his land grant that was left from the John Beatty era, to Aaron Silverthorn in 1847.

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Second Silverthorn Mill, c. 1852 (PAMA)

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

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

In the spring of 1856, Francis Silvertorn contacted Arthur Bristow, a land surveyor based in Streetsville to discuss his desire to get the Village surveyed into town lots. Bristow came to

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

survey the Village on July 1, 1856 and the Plan was registered as Tor-5 on July 21, 1856. Because of the relatively quick succession of his two mortgages, plus the stockpiling of flour in and a war dragging on depleting British financial reserves, Silverthorn likely had the Village formerly surveyed to sell off his lands to raise the capital needed to keep his business viable. Unfortunately for Silverthorn, when the War ended in 1856, the price of flour plummeted from \$2.50 a barrel to \$1.00 a barrel. It is not known exactly how many barrels worth Silverthorn had stockpiled. However, it was enough for him to incur even more financial difficulty by trying to unload the stockpile. Adding to this dilemma was the financial recession which swept Upper and Lower Canada at the time. Work was scarce for many and prices of other commodities such as lumber to build homes and coal to fuel fires became almost unaffordable to some larger businesses, which had a trickle down effect to the common person. Feeling the financial crunch again, Silverthorn attempted to increase his cash flow by consolidating his debts again with another mortgage through the Bank of Upper Canada on October 26, 1857. William Gooderham was named as part of a group of Bank Trustees who owned this mortgage. In a desperate bid to keep his head above water, he starting to sell off some of his lands in 1859. However, it was too little too late for Silverthorn. William Gooderham, a Director of the Bank of Upper Canada, called in Silverthorn's mortgage for the mill site in 1859, where the mill immediately transferred to James Gooderham on August 18 of that year. It has been generally believed in the past that Silverthorn lost his property directly to William Gooderham as a result of his mortgage being recalled in 1859. However, land registry titles for property owned by Silverthorn show that most of his property did not pass to Gooderham until 1865 after a series of other transfers to other people, including John Wilmot, who held Silverthorn's first mortgage. Further research should be conducted to determine why there was a succession of owners between Silverthorn and Gooderham. Possible theories include shady transfers to avoid losing the land or possible illegal mortgage deals.

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



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

Gooderham Distillery, 1950. (Ontario Archives)

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



William Gooderham c. 1875 (Ontario Archives)

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

It is believed that James Gooderham added the third storey to the mill as a ventilation floor and increased production to an output of 320 barrels of flour per day. James also built a couple of buildings associated with the mill. One was a mill office, located directly at the rear of the mill, between the building and the end of the mill pond as it entered the mill. This office was later relocated across the street approximately in the 1920s to what is now 7017 Old Mill Lane.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

The second building constructed by Gooderham was a general store, believed to have been



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

located on the land in between the current properties of 1051 and 1059 Old Derry Road. This store was built to directly compete with James Ward's general store that was already in the Village. It was a very substantial business that employed twenty people who included local residents such as Elizabeth Trevorow as the dressmaker.

Gooderham Store, c. 1885. (PAMA)

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

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



James also served as the village postmaster in 1862 until his father decided he needed another family assignment. When James Gooderham left Meadowvale in 1865 to go to Streetsville to look after his father's milling and farm interests there, Charles Horace "Holly" took over from his brother. Holly was only eighteen when he and James arrived in 1860 and William decided that Meadowvale would be a good place for young Holly to learn about milling and farming operations.

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

However, ownership of the mill and much of its associated properties, remained under the ownership of James and their father William until it was finally transferred to Holly in 1876.

In many respects, it appears Holly was really a manager of the family's business interests for most of his time in the Village.

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



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

Gooderham Mansion c. 1900 (PAMA)

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

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

When William Gooderham died in 1881, Holly Gooderham decided to head back to Toronto to work in the distillery business. His brother James had, unfortunately, been killed in a train

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

derailment in 1879 on the Port Credit Railway. Help was needed in Toronto to continue running the Gooderham and Worts business. Holly Gooderham sold off all his land holdings and left the village in 1882. The mill then transferred to Edward Wheeler of the Wheeler Brothers milling company from Stouffville, Ontario on March 1, 1882.

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



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

Henry Brown, c. 1893 (PAMA)

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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



Willow Lake c. 1910 (PAMA)

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

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

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

In order to get visitors to Willow Lake and Meadowvale, Brown arranged for a horse and wagon to pick people up at the Meadowvale train station, located at the corner of Old Derry Road and Creditview Road. It is reported in the Brown Files at PAMA that several hundred people came out in the summers to take advantage of the lake resort. Brown also organised special events and posted fliers outlining events happening at the Willow Lake Resort throughout the year. Winter skating costume contests, special weekend picnics in the summer, craft bazaars, Church socials and children's parties were among the events Brown planned for Willow Lake. These fliers were posted as far away as Caledon and Toronto to attract urban residents to come and enjoy the quiet,

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

rural setting that Meadowvale offered. Although Brown made the grist mill prosperous again, it seemed that Willow Lake Resort was his passion in life as he put a lot of time and effort into promoting it and growing the resort's popularity.

Willow Lake Resort Promotional Flier, 1910 (PAMA)



Another significant change Brown is said to have made is to the Silverthorn house at 7050 Old Mill Lane.

Sometime between 1900 and 1910, Brown is alleged to have lifted the house and turned it to face its present orientation. The story told in the Tweedsmuir History is that Henry Brown's wife, Lillie, did not like the way the house was oriented to face Old Mill Lane. She thought a view toward the mill would be more "aesthetically pleasing". Brown is said to have argued

for the move in order to have a better view of the mill in case he was required to go down at any hour of the day or night. In preparation of this move, records survive showing that he removed three outbuildings that existed on the front lawns of the property dating back to Silverthorn's ownership of the property. These outbuildings included the piggery where the first Methodist camp meeting was held in 1848. The other two buildings were barns which not been used in several years prior to Brown taking ownership. The Brown family lived at 7050 Old Mill Lane for most of the year, but would live at either the Boathouse or in the small property that existed at 7143 Pond Street in the summer months while using their main residence as a vacation home for visiting family members and friends.

It would be interesting to see just how far Brown's plans for Meadowvale would have gone. But, unfortunately, Brown died suddenly, and very tragically, in March 1911. He and a young mill apprentice had gone out one early March morning to the Willow Lake flood gates to release them. Spring came very early in 1911 and the ice flows from the Credit River melted much more quickly than in previous years. Brown had already released one gate to allow water to drain

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

slightly from Willow Lake through the mill's tail race. The next step was to release the flood gates at the north end of Willow Lake, to allow the lake to fill back up. Unfortunately, the force of the water rushing into Willow Lake was too powerful for either man to contain. Both men were swept into the lake and the force of the rushing water created such a strong down current that they both were sucked to the bottom and could not swim back to the surface. Eyewitness accounts from Perkins-Bull remember seeing the water gushing into the lake from the flood gates. But no one knew of the tragedy that befell Brown or his assistant. When Brown did not show up at an afternoon meeting at his mill, his wife Lillie was alerted. She said she had not seen him since he left the house to go to the flood gates.

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

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

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

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



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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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

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

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

In 1953, public concern began to arise over the safety of the mill buildings. The Women's Institute, founded in 1910 and compilers of the Tweedsmuir Histories for the Village, argued that the building was a fire hazard as it was being neglected. Because of the immense size of the structure, they argued a fire could potentially threaten the rest of the community by sending embers high into the air and landing on nearby houses. The structure was over a century old and its timbers were likely very dry and would burn hot. Toronto Township councillors weighed in their support for both the removal of the mill and also for its protection, saying it was a local landmark and a historic link to Meadowvale's development. Some argued for an adaptive reuse of the building such as a possible artists' studio/display area. In the end, Luther and Grace Emerson were ordered to have the structure demolished. According to Alan Emerson, son of Luther and Grace, his father was so angered by Council's decision that he demolished most of the structure by hand with a sledge-hammer and left all wood to rot in a pile where it fell. None of the equipment in the cellar was reportedly removed and is still believed to be there, including

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

all the turbines. The only removals from the site were what people could physically carry away. Some residents came with trucks to load up the wood to use as either firewood or to construct outbuildings on their property. What was not removed eventually settled and was filled in over the years, creating the slight ridge that exists from the site of the gazebo down to the entrance to Willow Lane off Old Derry Road.

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Other Commercial History: 1840 – 1980



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

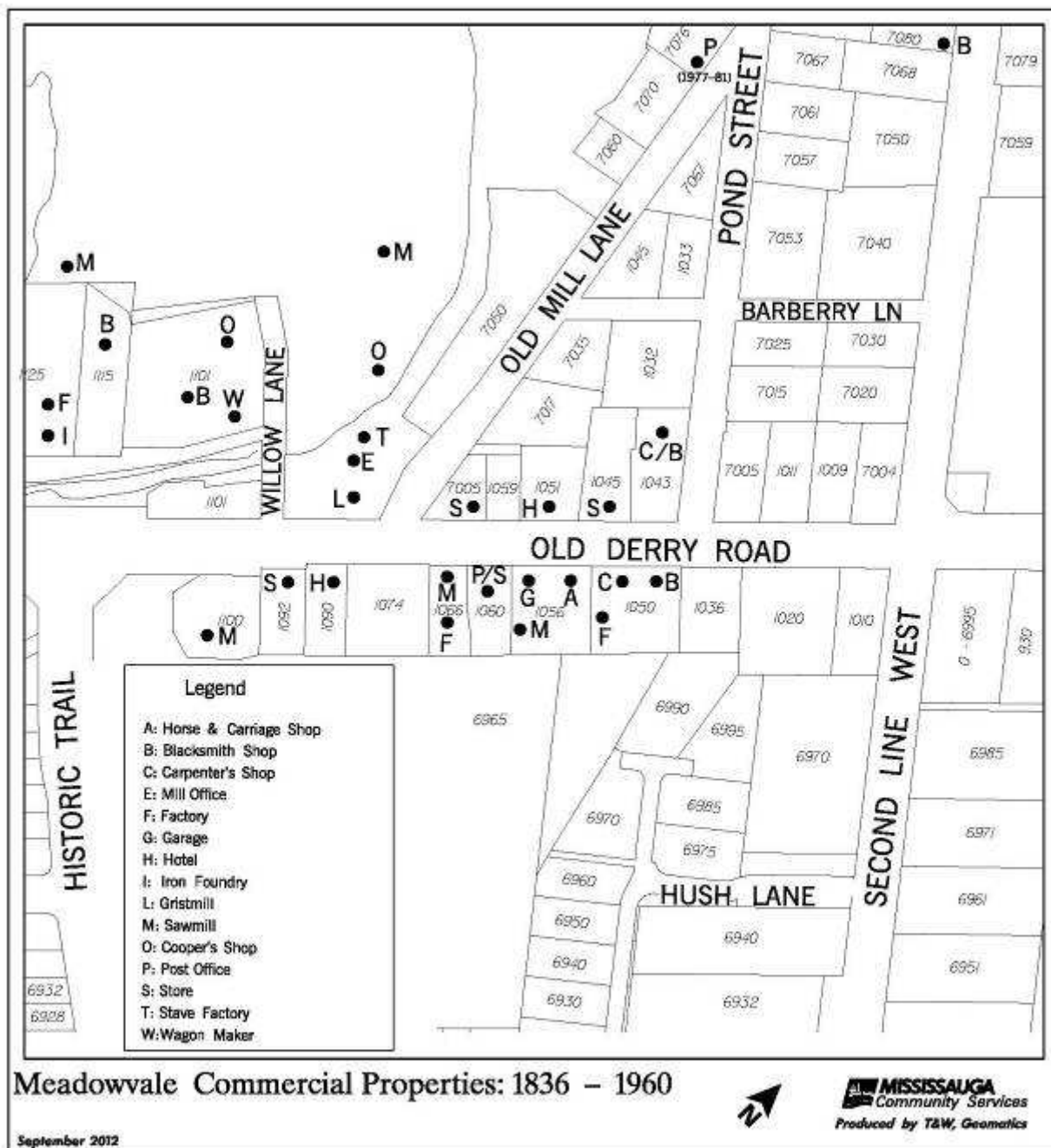
Although saw and grist mills were the lifeblood of Meadowvale Village's development, those industries created spin off businesses that became lucrative in their own right. From mercantile shops to coopers to blacksmiths, Meadowvale developed smaller commercial industries that grew with the community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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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

General Stores

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



Perkins-Bull also notes that Silverthorn operated a grocery store directly across from the grist mill, but does not mention when that store began operation. If this account is accurate, the store would have been located anywhere between the present properties of 1074, 1090 and 1092 Old Derry Road. Further research to determine where, and if, this Silverthorn grocery store existed would be of great benefit to understanding a portion of the early commercial history of the Village.

Gooderham General Store, c. 1885 (PAMA)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



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

Charles Switzer, c. 1870 (PAMA)

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

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

Blacksmith Shops

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

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

The first mention of a blacksmith in Meadowvale is from the *Brampton Observer* in 1909 and one note in the Perkins-Bull Collections was George Bell, the alleged builder of the Bell Hotel in 1844. However,

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Land Registry abstracts show that Bell did not own property in the Village until 1856. Beyond this, it is not known when exactly he arrived in Meadowvale or the location of his forge.

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

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

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

Other known blacksmiths in the Village, taken from the 1871, census have been: Thomas Elliott, Bernard McCusker, and Charles McCusker.

In 1908, William Russell is believed to have been a millwright/blacksmith who worked for John Orr.

Other Businesses on Old Derry Road



There were a number of other small businesses on Old Derry Road from about 1850 to 1950. These included a carriage maker, cooperage, wagon wheel maker, lumber merchants and in 1908, Meadowvale was reported to have received its first bank. The *Brampton Conservator* reported in 1908 that the Merchants Bank of Canada had recently opened a branch in Meadowvale, Ontario which was open three half days a week, including Saturday mornings. However, there are no records noted in either Tweedsmuir or in Perkins-Bull to substantiate this claim by the *Conservator*.

William Trevor, c. 1890 (PAMA)

The Merchants Bank merged with the Bank of Montreal in 1921 and there is no record in the Bank of Montreal archives indicating the bank owned a property in Meadowvale. It is quite likely that the bank operated out of another establishment, such as the Commercial Hotel or even Lambe's Store. It does not appear as though the bank had its own separate building. The bank's location may also have been

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

confused with a region of present day Scarborough which was also called Meadowvale. Further research might conclude whether a bank existed along the south side of Old Derry Road. Gooderham and Worts did open their own cooperage shop, behind the main grist mill, in about 1862 to make their own barrels. This shop continued to operate after the Gooderhams left Meadowvale. William Trevorrow took over the Gooderham cooperage, including the chopping mill and stave mill, in 1884. His daughter, Elizabeth, was a very active member of the Women's Institute of Meadowvale, being President for many years. She was one of the key contacts for gathering oral histories from Meadowvale residents about the development of the Village and was the main organiser of the "Souvenir of Meadowvale Old Home Rally", published in 1922. Thanks to her efforts, historians and current residents of Meadowvale Village have a snapshot of how the community developed from pioneer times to the early twentieth century.



Elizabeth Trevorrow, c. 1915 (PAMA)

Factories

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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Meadowvale in the early 20th century and Canadian Fine Art

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



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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Frederick S. Haines (1879-1960)

Photo: National Gallery of Canada

Fred Haines owned and occupied 1147 Willow Lane from 1904 to 1930. He was born in Meaford, Ontario, March 31st, 1879. At the age of 21 he married Bertha Morehouse and the two of them moved to Meadowvale in 1904. At this point in his early career he was already well established having graduated from the Ontario College of Art and supporting himself and his family as a full time artist. His work varied from portraits, landscapes, engravings and prints. He became President of the Ontario Society of Artists (1923-27), founding member of the Canadian Society of Painters of Watercolour, founding member of the Canadian Society of Etchers and Printers, the curator of the Art Gallery of Ontario (1928-1932) and Principal of the Ontario College of Art (appointed 1932). From 1920 to 1951 he was the Commissioner of Fine Arts for the Canadian National Exhibition whereby he travelled the world to bring the best in art to Toronto. He was a contemporary to the Group of Seven and his cousin Franklin Carmichael, became the last member of the Group of Seven.

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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



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



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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

John William Beatty (1869-1941)

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



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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



The “Old Mill”, J. W. Beatty (Private Collection)



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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Georges Chavignaud (1865-1944)

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



Georges Chavignaud in 1929.

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

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



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

Draft Phase 1 Report – Background
Meadowvale Village Heritage Conservation District Plan Review



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



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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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



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



Chavignaud’s “Village Street”(Private Collection)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

A.J. Casson (1898 – 1992)

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



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



Wooded Landscape, oil on board, A.J. Casson, c. 1920 (Private Collection)

Isabel Hardy, Casson's cousin, has attributed this painting to Meadowvale Village.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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

Draft Phase 1 Report – Background

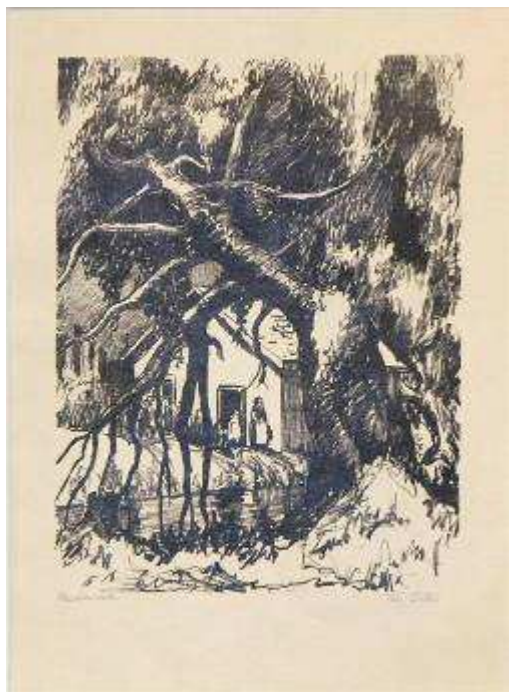
Meadowvale Village Heritage Conservation District Plan Review

Thomas (Tom) Albert Stone (1894 – 1978)

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



Tom Stone, The Daily Times, 1971



Tom Stone's, 'Meadowvale', 1930

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Henry (Harry) Spiers (1869-1947)

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



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



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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



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



Mill Cottage, c. 1911 (Ontario Archives)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Owen Staples (1866- 1949)

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



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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Tom Roberts (1908-1998)

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



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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



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



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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Carl Ahrens (1862-1936)

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

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

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

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



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

Draft Phase 1 Report – Background
Meadowvale Village Heritage Conservation District Plan Review



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



Ahrens – Woodland Ford, 1930



Ahrens - Plains Indian Camp with Tepees c. 1905

Both paintings are in private collections.

Draft Phase 1 Report – Background

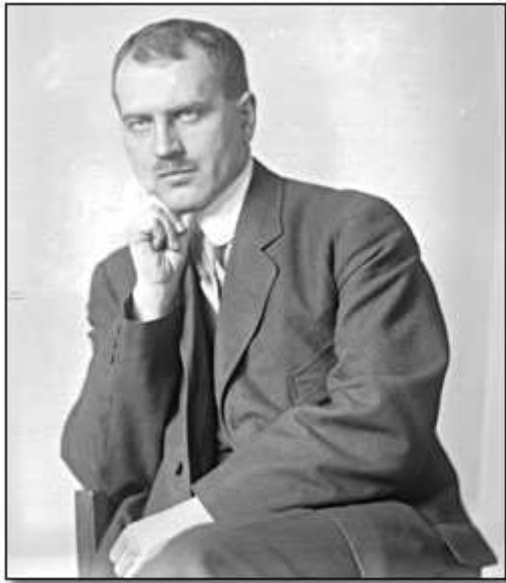
Meadowvale Village Heritage Conservation District Plan Review

Photographers

Melvin Ormand Hammond (1876 – 1934)

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

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



M.O. Hammond, Self-Portrait, circa 1910

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



Owen Staples, by Hammond, 1916



J.W. Beatty, by Hammond, 1912

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

John Boyd (1865 – 1941)

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



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



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

Jack Spencer (d. 1927)

Little is known about Jack Spencer except that he lived in Meadowvale working as a local photographer who died in 1927. (Noted by Louise Southern.)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Stacked Plank Construction

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

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

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

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

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

Communication with several southern Ontario municipalities has indicated that stacked plank construction is rare in most communities, where at most two or three noted plank houses were found

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

within an entire municipality. Meadowvale's concentration of fourteen known properties, or 25%, with stacked plank construction, in one small village (HCD), is exceptional within Ontario. Very little is known about plank construction in Ontario. There have been no studies or reports to date that could be found.



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

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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



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



Detail of corner, stacked plank construction.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Property Alterations within the HCD since 1980

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

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

Property alterations between 1980 and 2012:

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

| Address | Demolition/removal | Partial Demolition | New Construction |
|--------------------|------------------------------------|-----------------------------|---|
| 7005 Old Mill Lane | | | Region of Peel pump house in 1986 |
| 7010 Old Mill Lane | | | Canada Post gazebo |
| 7050 Old Mill Lane | | | Rear additions in 1999 |
| 7070 Old Mill Lane | | Rear portion removed | House restored and new addition in 2000 |
| 7005 Pond Street | | | West porch added (based on historical photos) in 2007 |
| 7025 Pond Street | | Front porch removed | Front porch replaced in 2009 |
| 7053 Pond Street | Outbuilding removed | North wing removed | New wing added in 2003 |
| 7057 Pond Street | | | New house in 2003 |
| 7067 Pond Street | | Portion of building removed | Reconstruction and addition in 1987 |
| 7079 Pond Street | Garage removed | Portion of building removed | Reconstruction and addition in 2004, new garage in 2009 |
| 7085 Pond Street | Garage removed | | New garage built 2005 |
| 7135 Pond Street | House lost to fire | | New house in 1998 |
| 7143 Pond Street | House lost to fire (same as above) | | New house in 2000 |

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

| Address | Demolition/removal | Partial Demolition | New Construction |
|-----------------------|--------------------|-------------------------------|---|
| 7155 Pond Street | | | New house and garage in 2000 |
| 7020 Second Line West | | | New garage built in 1990 |
| 7030 Second Line West | | Rear portion removed | House set back and rebuilt with addition in 2007 |
| 7040 Second Line West | | Old foundation ruins removed | New house in 1995 |
| 7050 Second Line West | | Rear portion of house removed | House rebuilt and additions in 2009 |
| 7068 Second Line West | | | New house in 1980 |
| 7080 Second Line West | | | New house in 2007 |
| 1101 Willow Lane | | Portions of house removed | Original structure restored and new house added to property in 2000 |
| 1115 Willow Lane | House removed | | New house in 2003 |
| 1125 Willow Lane | | | New studio/outbuilding in 1988 |

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

compatible with the goals of heritage conservation as proven over the history of Meadowvale Village as an HCD.

Natural Heritage

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

The Credit River

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

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

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

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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

CVC Lands

In 1963, Credit Valley Conservation Authority began acquiring important conservation land along the Credit River in the old Meadowvale area. The establishment of a large multi-use conservation area stretching from Churchville in the north to Meadowvale in the south was a key recommendation of the landmark 1956 CVCA report, which identified the area as an important environmental and recreational resource for the watershed. The first major purchase was known as the Emerson Parcel in 1963, which took in a large portion of the lands on the east bank of the Credit and lots within Meadowvale Village itself. Features on the acquired lands included the Silverthorn house, remains of the Silverthorn Grist Mill and its related water features (including the location of the former Millpond and Mill race). After 1963, the Authority used the renovated and expanded Silverthorn house as its Administrative Office. This use continued up until 1988 with the creation of the new office on the west side of the river (Meadowvale Botanical Gardens Parcel).

Development of the Meadowvale Conservation Area for recreational purposes began in earnest in the mid 1960's and continued in the 1970s. CVC completed works to create a large parking lot, washroom facilities, trails, and a bridge over the river, as well as a Tree Nursery operation on site. This initial development remains to this day is the primary recreational development on the lands. In 1989, after CVC's office move, the lands were subsequently leased to the City of Mississauga for conservation and recreation purposes and to manage the lands as a free public park. This management regime continues to present day with cooperative action on issues of joint concern. CVC maintains use of the Meadowvale Shop building at 7060 Old Mill Lane for operations and storage.

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

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

- dry-fresh sugar maple deciduous forest type
 - dominated by sugar maple but includes bur oak, American beech, white pine and white ash
- fresh-moist willow lowland deciduous forest type
 - dominated by willow, red ash, American elm, balsam poplar, eastern cottonwood, red maple and black maple – standing water in spring drying by mid summer
- dry-fresh white ash deciduous forest type
 - an early stage of succession dominated by white ash, American elm, bur oak and sugar maple

⁴ City of Mississauga Natural Areas Survey (2011)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

- fresh-moist poplar deciduous forest type
 - an early stage of succession dominated by trembling aspen, balsam poplar, Manitoba maple, green ash and black walnut
- willow mineral deciduous swamp type
 - dominated by white willow, hybrid crack willow, balsam poplar, eastern cottonwood and trembling aspen
- forb (broadleaf herb) mineral meadow marsh type
 - dominated by reed canary grass, giant manna grass, Jerusalem artichoke, elecampagne, cow parsnip, wild parsnip, purple loosestrife, jewelweed, and spotted Joe-pye weed
- pondweed mixed shallow aquatic type coniferous plantation
 - located in shallow water with vegetation of lesser duckweed, water smartweed and common plantain
- dry-moist old field meadow type
 - consists of white pine, Manitoba maple, Siberian elm and sugar maple, with a meadow of bittersweet nightshade, teasel, tufted vetch and orchard grass
- open aquatic
 - there is no vegetation within the open water of the Credit River
- manicured open space
 - the open cultural portion of the park with picnic areas, gravel trails, parking and play grounds

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



Woodland Satin Grass



Dog skullcap



Butternut



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

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

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

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

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Natural heritage within the Village

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

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



A.J. Casson – Meadowvale Village



Old Mill Lane circa 1910

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



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



Pond Street circa 1900 with a wandering cow on the road.

Fence lines were built close to the property line which provided a boulevard for grass and street trees on both sides with a much reduced single dirt lane compared to today's paved roads. The soft road shoulder and informal sidewalks have been a tradition in the Village that greatly enhance the pedestrian experience. Pond Street appeared much more open in the early years because of the mill pond and

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

development of Willow Lake in the early twentieth century. Since the lake was drained the area to the west of Pond Street has naturally grown and filled in as a natural area (now owned by the CVC).

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



Gooderham Mansion circa 1890, later known as “Rose Villa”

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



Lily pond at Rowancroft Gardens (date unknown)



Peonies at Rowancroft Gardens

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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



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

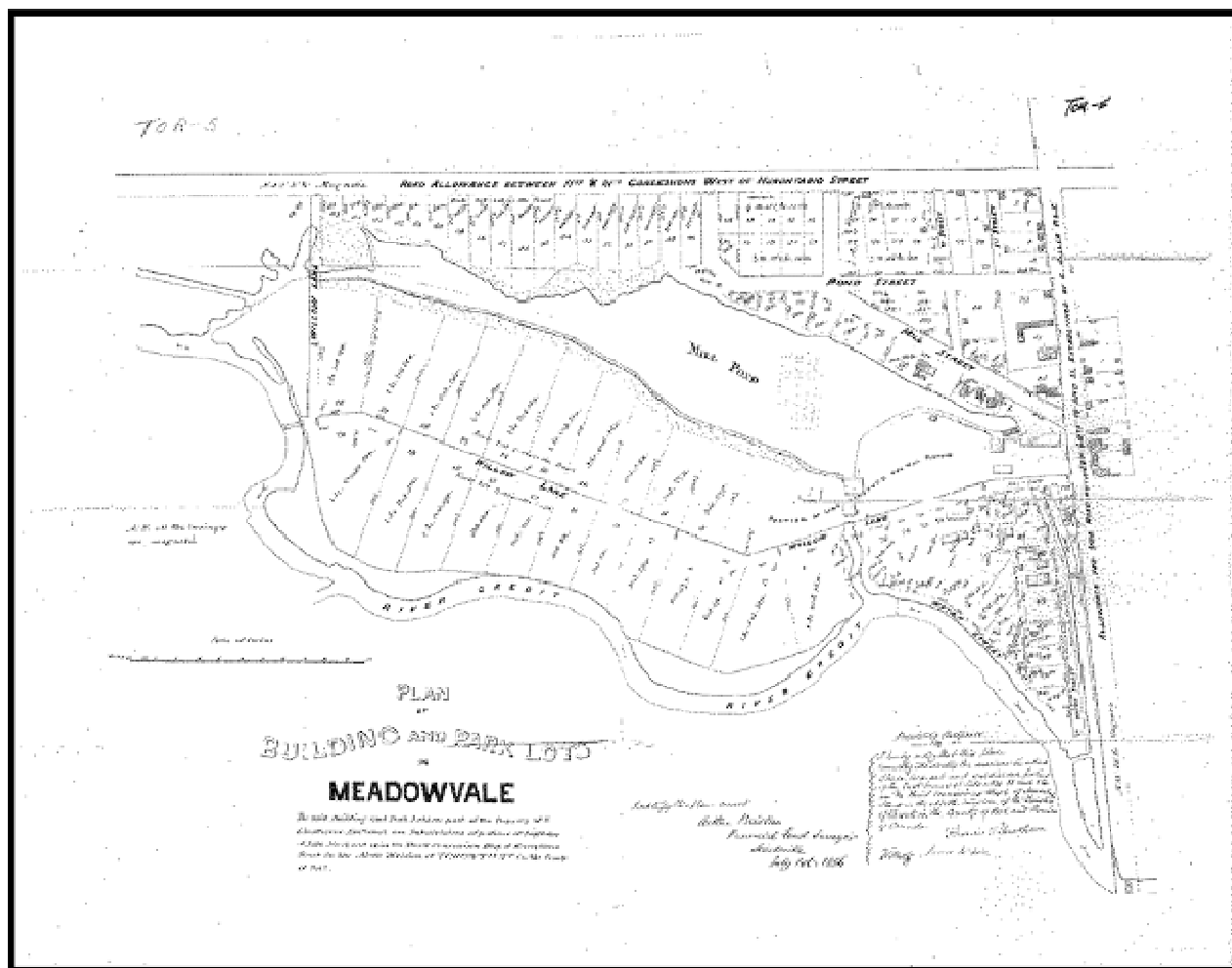
The natural heritage characteristics of the Village have a long tradition dating from the late nineteenth century. Mature trees, informal gardens, open views to both private and public property, soft shoulder roadways, informal paths all contribute to a village character of a soft landscape that largely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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Meadowvale Conservation Area - CVC Lands

To the west and north of the Meadowvale Village HCD is Meadowvale Conservation Area, parkland owned by Credit Valley Conservation, managed and operated by the City of Mississauga as a passive park. This area of river flats, although outside the current HCD, has an interesting history very much tied to the development of Meadowvale as a village.



Bristow Survey, July 1, 1856

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

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



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

One can see from the 1856 survey that the lands known today as the Meadowvale Conservation Area were surveyed for development. Willow Lane was proposed to continue north from Old Derry Road up past the mill pond to what today would be the north end of the park. This development in the northern half of today's park was never realized which left the lands north of the mill and west of the mill pond undeveloped. However the survey clearly defines the saw mill owned and operated by Silverthorn as well as additional workers cottages, roadways and other commercial properties on the Conservation lands. Today the mill pond has disappeared, the saw mill removed, and all but a few remnants of the grist mill remain close to Old Derry Road.

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

Although these features, integral to the development of Meadowvale as a business community, are no longer in place, this industrial era in the village's past is extremely significant. For this reason it is proposed that the heritage conservation district be extended from its current geographical boundary to include the lands owned by CVC, known as Meadowvale Conservation Area.

Meadowvale Conservation Area land has been integrated into the Village for many years. Once the mill operations slowed at the end of the nineteenth century, Henry Brown, acquiring the vast property in 1895, enlarged the mill pond creating Willow Lake. It was his vision and goal to re-invent Meadowvale as a tourism destination. He installed a picnic area, boats on the lake, walking trails and cottages to rent. What is known today as the CVC lands were once the tourism draw to Meadowvale. At the time of Brown's occupation and management of the lands, the area would have been very open and park-like, offering views from Pond Street across Willow Lake to the Credit River. After Brown drowned in 1911, the tourism side of Meadowvale dwindled. Willow Lake was drained and Luther and Grace Emerson (Grace was the daughter of Henry Brown) farmed the lands up until 1963 when the CVC bought the lands to be protected for their natural heritage value. It would have been around this time that the lands began to take on a more natural vegetation appearance with the growth of trees and shrubs that have developed into the roughly 14% wooded areas of today.



Willow Lake. (date unknown, suspected to be c.1900)

Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review

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



Willow Lake – date of photo unknown.

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

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

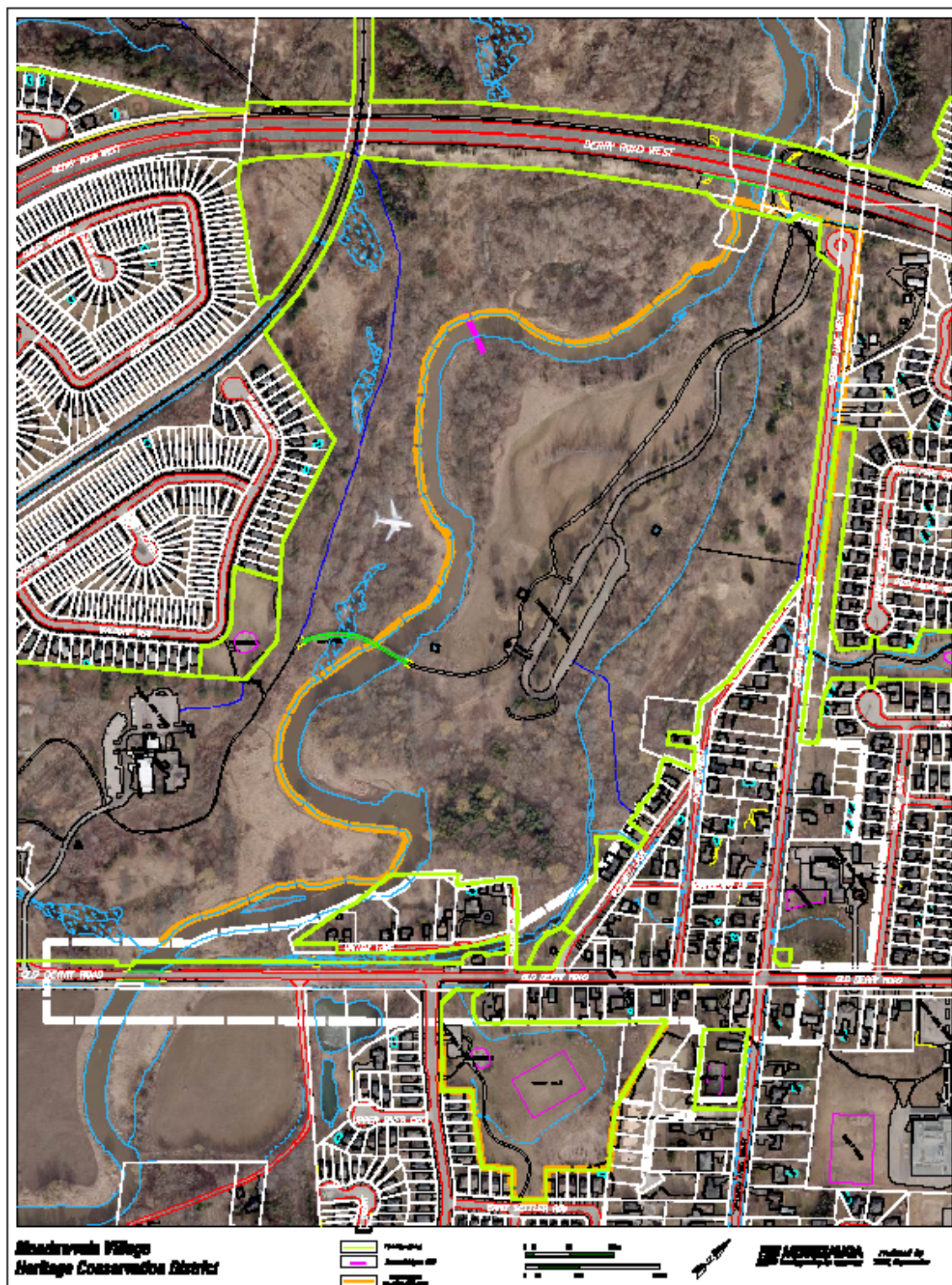
Draft Phase 1 Report – Background

Meadowvale Village Heritage Conservation District Plan Review



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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review



Proposed extended boundary to the Meadowvale Village Heritage Conservation District.

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review

Areas for Further Research

As with any kind of historical research, newly uncovered information can lead to further questions and need for analysis. There are a number of historical questions which would benefit from further research in the future. These sample questions will better help those in the future understand the nuances which shaped the history of Meadowvale's early development.

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

Draft Phase 1 Report – Background Meadowvale Village Heritage Conservation District Plan Review

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