

Heritage Advisory Committee
SEP 18 2012

HERITAGE IMPACT STUDY

36 Veronica Drive
Mississauga, ON



Report prepared March, 2012 by:

STRICKLAND | MATELJAN

DESIGN ASSOCIATES LTD

176 Georgian Drive, Oakville, ON L6H 6T8 Phone: 905 842 2848 www.sjmda.ca



Architectural Design by Ralph Griffo, RG Design Solutions

Overview

This report is prepared to address the proposed demolition and re-development of the property at 36 Veronica Drive in Mississauga, Ontario. This property falls within a Cultural Landscape recognized and regulated by the City of Mississauga, and as such requires an assessment of its importance to and impact on the cultural heritage of the landscape.

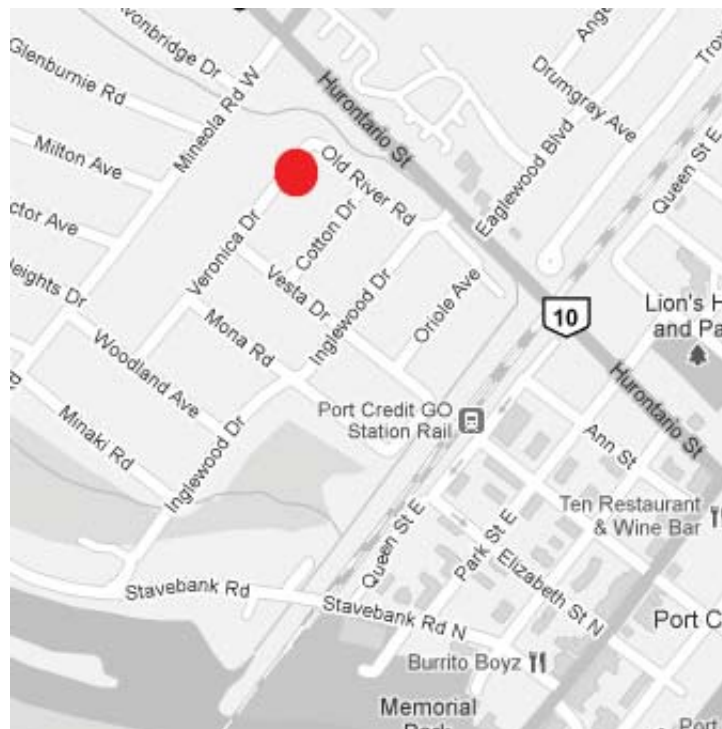
1. General Requirements

Property owners:

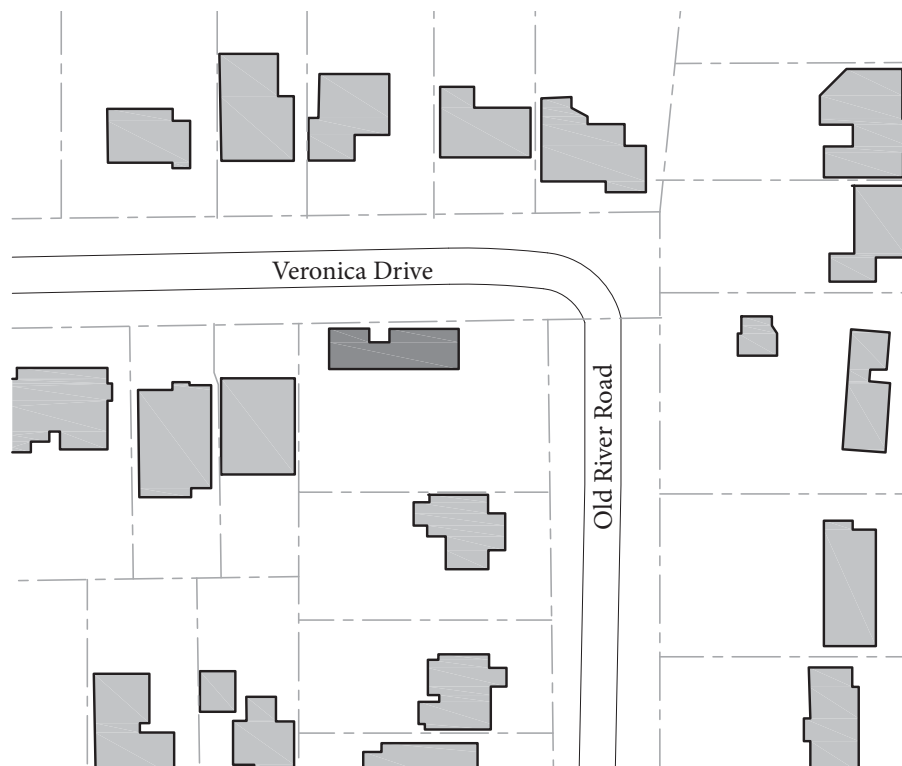
The property was acquired in June, 2011 by Mr. Richard Da Pra (rdapra@broadmoorhomes.ca).

Rick Mateljan of Strickland Mateljan Design Associates (see attached resume for qualifications) was enlisted by Mr. Da Pra to complete the Heritage Impact Study and to comment on an original design by Ralph Grippo of RG Design Solutions. The site and dwelling were photographed and the dwelling measured in November, 2011. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of this property, as set out in Section 3.

Key plan:



Site map:



Location and context:

This property falls within a Cultural Landscape recognized and regulated by the City of Mississauga.

"Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City's Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City's Heritage Register. ...Cultural Landscapes can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place."

(City of Mississauga website)

The Cultural Landscape Inventory further defines and describes the fundamental characteristics of the Mineola neighborhood.

"Mineola was developed before it became standard practice to re-grade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neigh-

borhood with a variety of quality housing stock and rich stimulating landscape that blends houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between the street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees."

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)

36 Veronica is a corner property at Veronica Drive and Old River Road. The existing house fronts on to Veronica Drive, and is wide and fairly shallow. It has been sited along the street edge on the Veronica side, and allows for a large backyard.

Existing conditions on site:

The subject property is approximately 46 m wide x 30 m deep. Although it functions as one property there are in fact two lots of record contained here. There are a number of mature trees on the property.

The existing dwelling is a two-storey house with no basement. The house construction likely dates to the 1940s (refer to synopsis of land title records in Part 3). The main volume of the house is 1 ½ storeys and is linked by a narrow one-storey element to a 1 ½ storey, two-garage-wide volume. The garage portion is reminiscent of a coach house. The exterior of the house is a mix of stucco and aluminum siding, with the siding predominantly on the link element and in the gable ends. The roof is finished in asphalt shingle.

The main portion of the home is a simple, symmetrical, gable ended volume with center door and flanking windows on the main floor with three dormers above. The main floor consists of an entry foyer, sunken living room, dining room, study (or bedroom) and kitchen. The second floor above this area contains two bedrooms and a bathroom. The bedrooms are characterized by low knee walls, intrusive sloping ceilings and low ceiling heights. The only bathroom in the home is on the second floor and contained within a dormer on the rear elevation. Advantage is taken of the sloped ceilings to provide small cupboards for additional storage (refer to interior photographs).

The interior of the home is finished in a very cottage-like manner, with extensive use of pine trims, wainscoting, doors, stairs, handrails and built-in cabinetry. The quality of work and attention to detail is significant, as is the clever use of residual spaces to create storage. Some of the ceilings on the main floor feature exposed joists with the underside of the flooring similarly exposed. This is an attractive feature, and one that when combined with the millwork described above creates an attractive and comfortable impression. There is clearly a continuity of thought and expression here.

The interior of the main part of the home is largely original. The kitchen cabinetry and finishes have been replaced and appear to be of 1970's or '80's vintage, as do the finishes in the second floor bathroom. The remainder of the interior exists largely as built and is in excellent condition.

VERONICA DRIVE

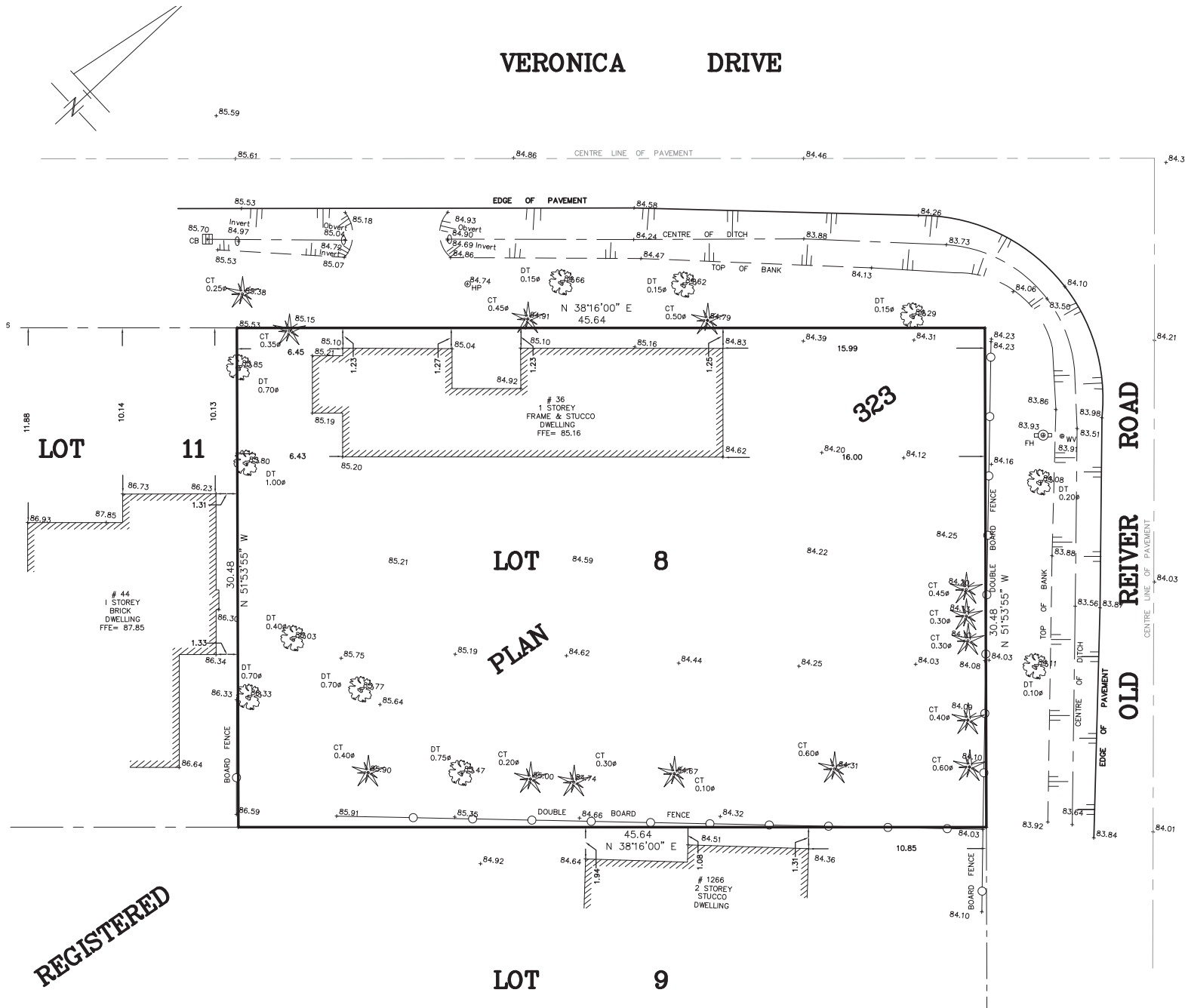
TOPOGRAPHIC SKETCH OF
LOT 8
REGISTERED PLAN 323
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

MITSCHE & AZIZ INC., O.L.S.

100.00 DENOTES
HP " HYDRO POLE
FH " FIRE HYDRANT
CB " CATCH BASIN
WV " WATER VALVE
FFE " FINISHED FLOOR ELEVATION
DT " DECIDUOUS TREE
CT " CONIFEROUS TREE

LEGEND:
100.00 DENOTES
HP " HYDRO POLE
FH " FIRE HYDRANT
CB " CATCH BASIN
WV " WATER VALVE
FFE " FINISHED FLOOR ELEVATION
DT " DECIDUOUS TREE
CT " CONIFEROUS TREE

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE
USED FOR ANY REAL ESTATE TRANSACTIONS.
GEODETIC: ELEVATIONS SHOWN HEREON ARE GEODETIC
AND ARE DERIVED FROM THE CITY OF MISSISSAUGA
BENCHMARK # 757, HAVING AN ELEVATION OF 83.78m



SURVEYOR'S CERTIFICATE
THE SURVEY WAS COMPLETED ON 26th. DAY OF MAY, 2011

MAY 29, 2011
DATE
A. ABDEL SHAHID
ONTARIO LAND SURVEYOR

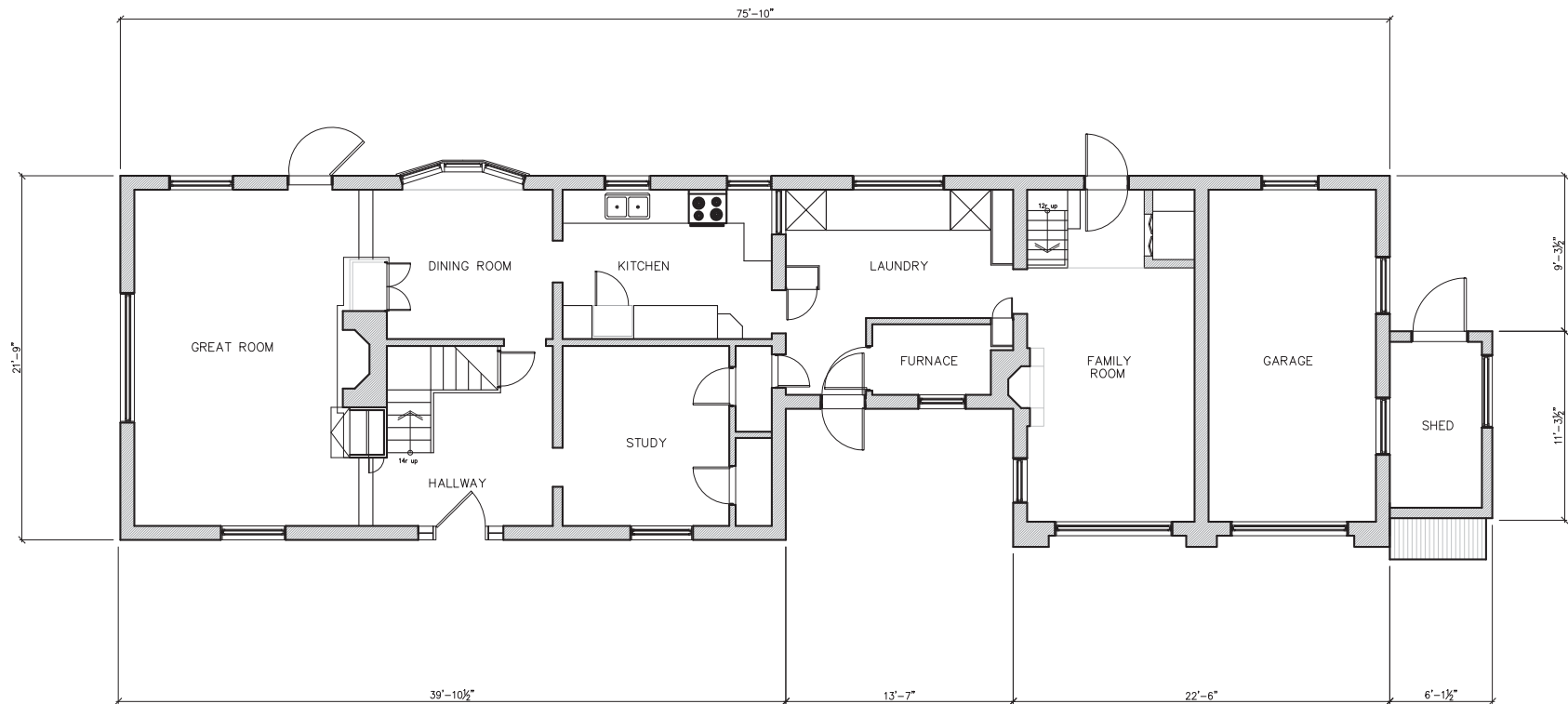
MITSCHE & AZIZ INC.

ONTARIO LAND SURVEYORS
8 TOSCANINI, RICHMOND HILL, ONT. L4E 2Y9
E-mail: aziz@mtsca.com
(416) 402-4267 Fax: (905) 398-6422

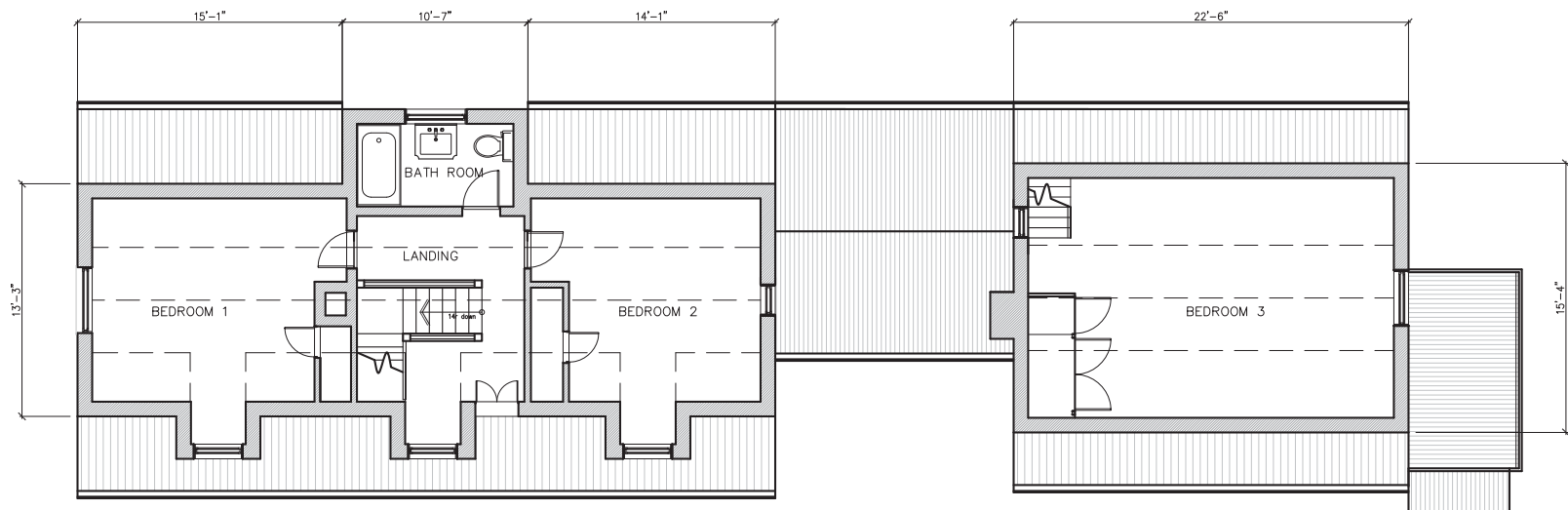
DRAWN BY: A.A. JOB: VERONICA DRIVE 36-TP
CHECKED BY: A.A.

REGISTERED

LOT 9



36 Veronica Drive Existing Dwelling Main Level Plan
 NTS/Measured Nov 2011



36 Veronica Drive Existing Dwelling Upper Level Plan
 NTS/Measured Nov 2011

The exterior stucco finish appears to be original. The aluminum siding almost certainly is not. The windows are recent replacement units. The exterior of the home is in good condition.

What appears to be a two-car garage from the exterior is in fact a one-car garage and family room combination. The family room is located behind what appears to be the easterly garage door. However closer inspection of the “door” would indicate that this was in fact never a door but a wall panel built to resemble a door. This is a curious detail that was also seen at an earlier analysis of a similar vintage home at 51 Veronica Dr. The family room located behind this false door includes a masonry fireplace and chimney that appears to be original. (The chimney appears on the 1946 property survey, although the available survey copy does appear to have been altered and the chimney may have been added to the drawing.)

Above the garage and family room is a loft space accessible by a narrow and steep staircase. This appears to have been recently used a studio. It does not appear to have any heating or insulation and was in all likelihood not intended for full-time occupancy.

Linking the main house and the coach house elements is a one-storey laundry room. This appears on the 1946 survey although somewhat narrower than the existing (it likely was an unheated breezeway), and it is probable that the alteration of this room was the subject of a 1960 building permit that was issued for this site. The millwork and trimwork in the laundry room is very suggestive of 1960’s construction. The detailing of the connection between the laundry room roof and the adjacent side walls is clumsy (when viewed from the rear yard) and not to the standard of the construction of the rest of the building, again suggesting that this was a later renovation.

Heating to the building is supplied by a boiler located in a small room on the main floor that supplies radiant heating to the floor slab. There is no heating on the second floor, which may partially explain the exposed joists and lack of ceiling finish on the underside of the second floor assembly. This would have helped the heat supplied on the main floor to radiate upwards. It is unclear if the radiant heating extends into the laundry room. The family room has an electric baseboard heater on the north wall. This and the fireplace are probably the only heat sources in this room. There is no air-conditioning.



Front Elevation



Partial Front Elevation



Front Entry



Garage Elevation. False door panel on left.



Rear Elevation



Rear Elevation Showing Bathroom Dormer



Rear Elevation Oblique View



Dormer Windows





Side Elevation



Side Elevation Oblique View



Entry Between House And Garage



Milkbox Detail



Bedroom 1 Entry And Closet



Bedroom 1



Bedroom 2



Woodwork Details



View From 2nd Level Down To Entry Hall



Stair, Lower Level (L), Upper Level (R). Note open joists.



Millwork In Great Room (L); Kitchnn (R)




Great Room Fireplace

Analysis:


This home is an interesting example of early post-war suburban residential construction. In many ways it appears to be a hybrid of influences. By its simple 1 ½ storey form with narrow soffits and minimal detailing its form is reflective of the “Victory” housing that was constructed in large numbers during the war years and that became the staple of the early post-war suburbs. The most famous of these suburbs, Levittown near New York City, initially featured houses similar to this before giving way to more elaborate mid-century designs. Levittown is also an interesting example because that community relied heavily on slab-on-grade construction with radiant heat, then an emerging technology, and the presence of this system at 36 Veronica helps both to date the construction of this home and is also a statement of its cultural importance.

Levittown OFFERS


5 different exterior, all authentic Cape Cod architecture



The "Lookout"




The "Mariner"




The "Snug Harbor"
(The "Point Pleasant" not illustrated)

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at down-to-earth cost

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- Many fully-equipped playgrounds, grass, parks.
- 36 churches and synagogues of every faith.
- Active community center, including theatre group.
- Youth center and organized activities.
- Community library, including mobile van.
- Movie theatres and bowling alleys.
- No through traffic streets, safe for children.
- U. S. Post Office.





Reprinted Courtesy of **JOHN W. Pergola**

Insurance — Real Estate
3475 Hempstead Tpk.
Levittown, N.Y. 11756
PE-5-4636

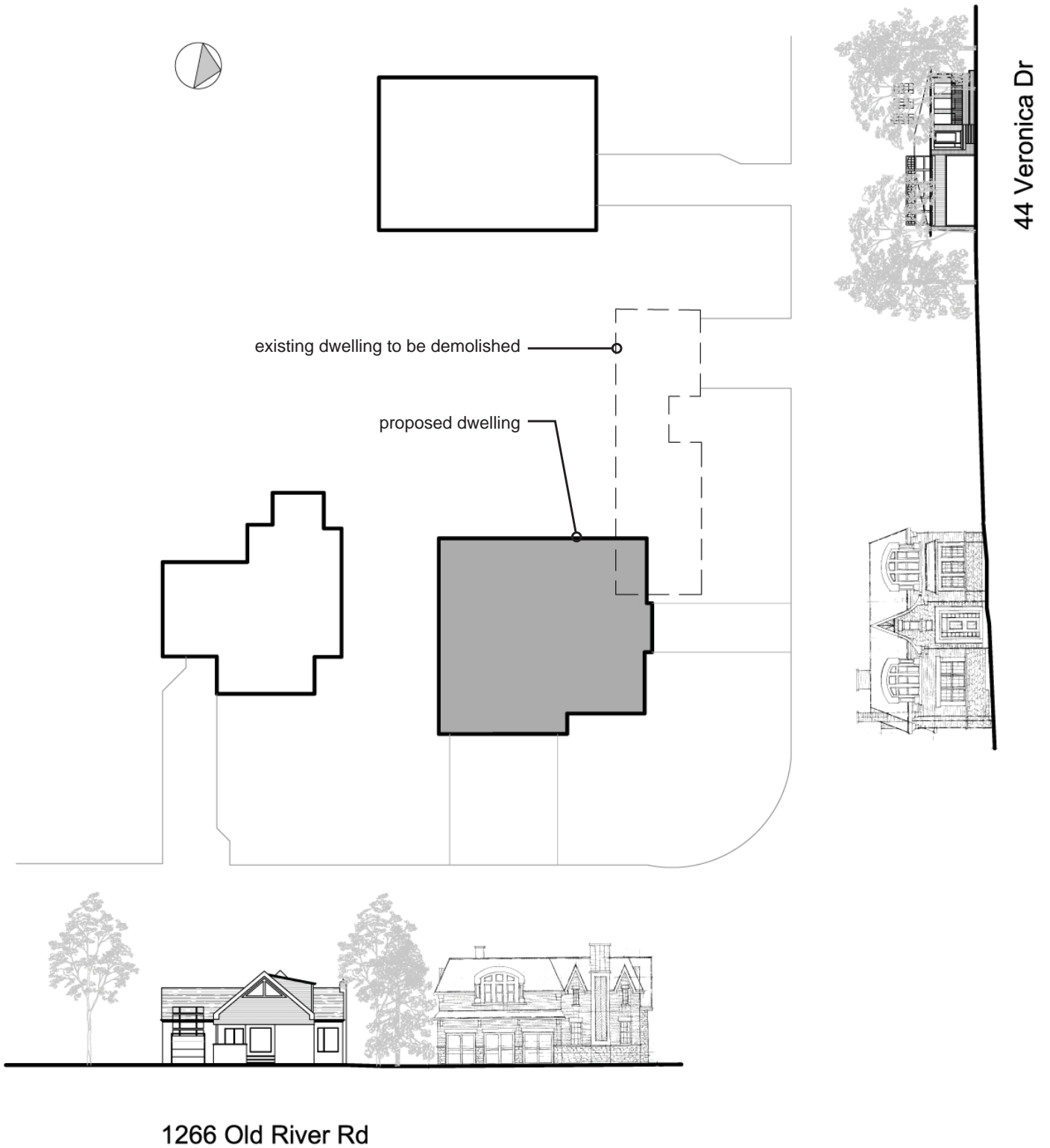
The design and detailing of 36 Veronica is also somewhat more rooted in an earlier time. The choice of stucco finish was unusual for a building of this era, as was the detailing and choice of materials of the interior. With its extensive use of knotty pine lumber and embellished detailing, the interior is not reflective of post-war preferences that favoured smoother finishes. The only place in the house that we see some evidence of mid-century thinking in the interior detailing is the fireplace/entertainment unit in the living room. The fact that the living room is sunken is also an example of mid-century preference.

The situation with the garage is also very interesting. The overall massing and detailing is reminiscent of an early 20th century coach house that would typically have been detached from a larger building. Clearly this garage was built attached to the house (although this attachment

may have been an unheated breezeway), but to appear detached, and built as a single car but to appear to be two car. This is a curious situation. Garages only began to be attached to homes in the 1950's, and the fact that this was attached was somewhat forward-thinking. The decision to "fake" the second car parking space may have been to maintain the coach house massing or might have been a reflection of the prestige in having two-car parking at a time when having two cars was a luxury.

Proposal:

The proposal involves the demolition of the existing home on this site and the construction of a new 2-storey home with three car garage on the site. The proposed home is to be located to the east of the existing home. The front door is proposed to face Veronica Dr. and the vehicular access will be from Old River Rd. The proposed home is a two-storey, mansard roof building with brick and stone finishes, designed by Ralph Griffo of RG Design Solutions. It does not draw its inspiration from local historical elements but is similar in massing, detailing and materiality to other homes that have been recently built in the area.



Proposed Building at 36 Veronica and Neighbouring Dwellings



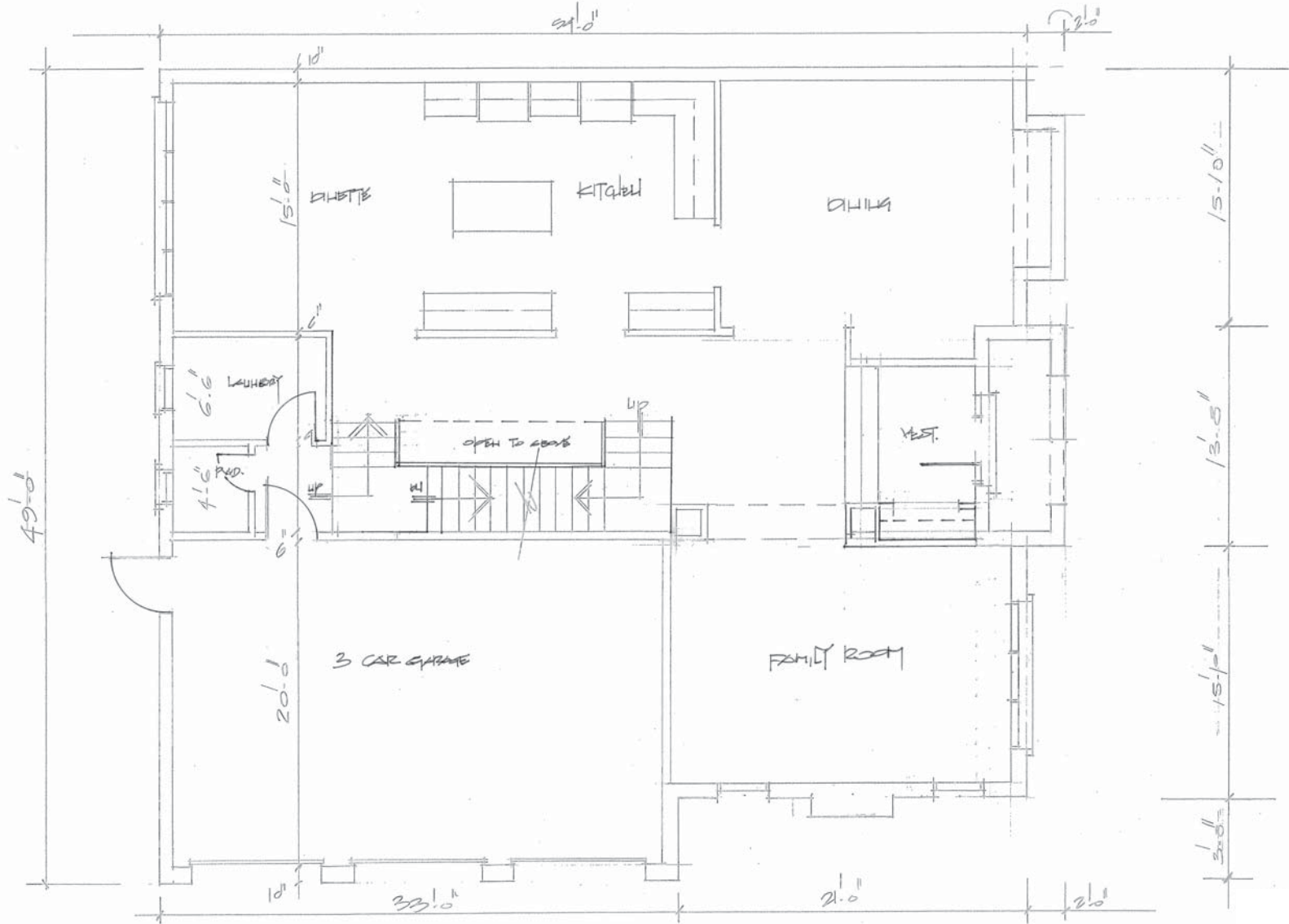
44 Veronica Drive



View to 36 Veronica Dr from Old River Road



1266 Old River Road



36 Veronica Drive Proposed Main Floor Plan
[design by Ralph Griffo, RG Design Solutions]



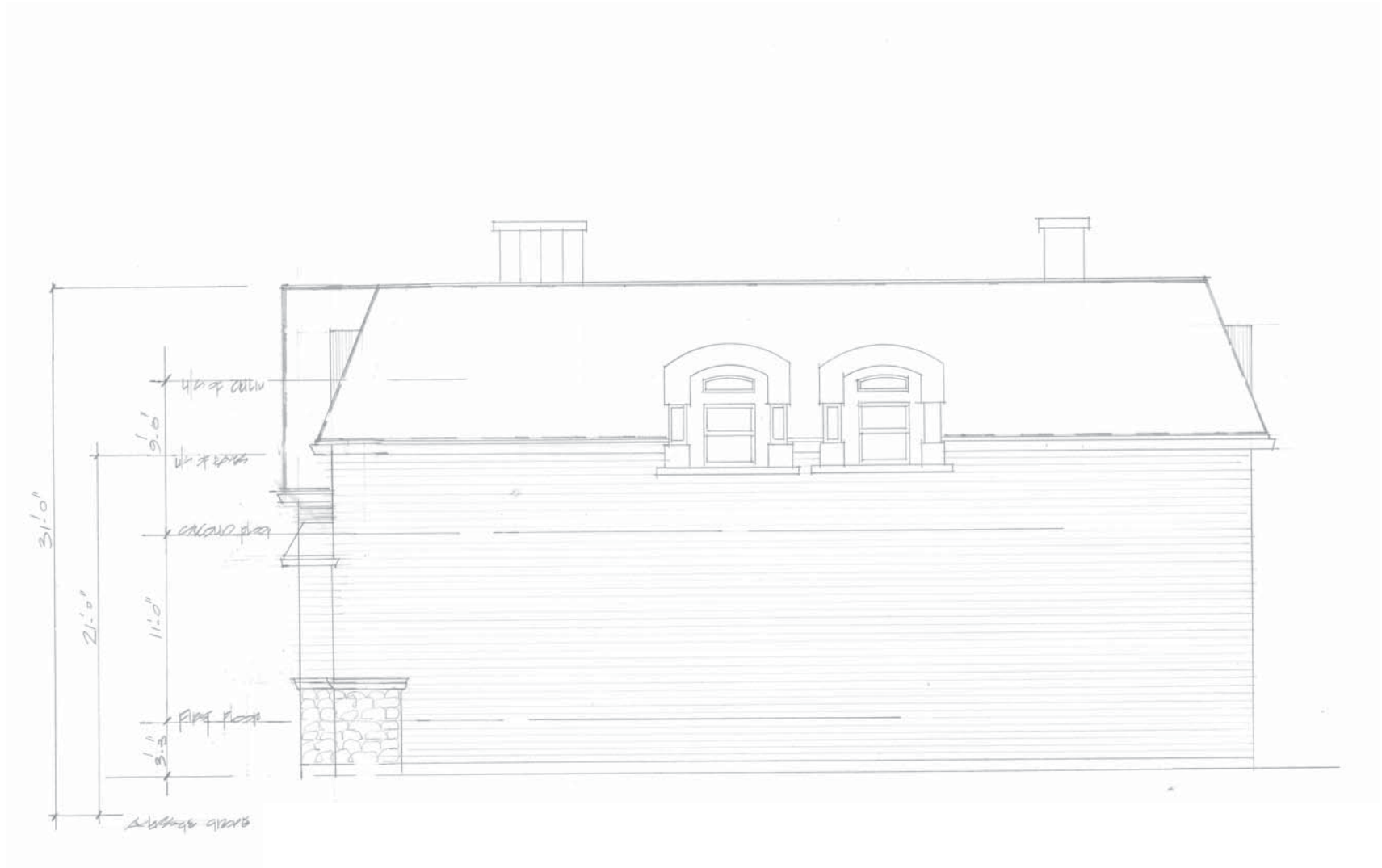
36 Veronica Drive Proposed Front Elevation
 [design by Ralph Griffo, RG Design Solutions]



36 Veronica Drive Proposed East Elevation
 [design by Ralph Griffo, RG Design Solutions]



36 Veronica Drive Proposed South Elevation
 [design by Ralph Griffo, RG Design Solutions]



36 Veronica Drive Proposed West Elevation
 [design by Ralph Griffo, RG Design Solutions]

2. Criteria

-Does it possess scenic and visual quality?

Analysis: The proposed construction will result in increased height, massing and will change the visual character of the property. It will bring the built form closer to Old River Rd and introduce a driveway and garages to Old River Rd. The site at present is very under-developed as compared to the local community and the extent of intensification is within the parameters anticipated in the zoning by-law and reflective of the general character of the community.

-How does it impact the natural environment?

Analysis: There will be some loss of tree canopy, but not to exceed the right of the owner to remove trees under applicable legislation. The site is very flat and no changes to the existing topography will take place. The site is also under the protection of the Credit Valley Conservation Authority.

-How is landscape design considered?

Analysis: There is no landscape design at present. This will be reviewed through the site plan process.

-Does it add to the aesthetic and visual quality of the built environment?

Analysis: This is a community very much in architectural transition. The proposed building complements the significant number of other examples of recent construction in the area.

-Does it demonstrate a consistent scale of built features?

Analysis: The proposed home is similar in scale, massing, materiality and detailing to other new homes in the area.

-Does it illustrate a style, trend or pattern?

Analysis: The Mineola community has evolved significantly over time and is only tangentially an example of an identifiable style, trend or pattern. The proposed house does not attempt to replicate any style.

-Does it express significant ecological interest?

Analysis: The proposal will not significantly alter the ecology of the community.

3. Property Information

Records of ownership for 36 Veronica Drive begin in the 1850's when these lands were purchased from the Crown by James Cotton.

After this initial transaction, there is a break in the title chain, until in 1865, when Frederick W. Jarvis is shown as having transferred ownership of the property to the Bank of Upper Canada, which in turn transferred the title to James W. Cotton in 1867.

Following the death of James Cotton in 1896, the property stayed in the Cotton family from 1905 until 1943, when Cyril E. Cotton sold the property to the F.J. Moore Construction Co. Ltd.

In 1943, the property was subdivided as Lot 8, Plan 323, and it is quite likely that the existing house was built around this time. The June, 1946 survey by D. James, OLS, that shows the house in place establishes the construction date as sometime prior to this.

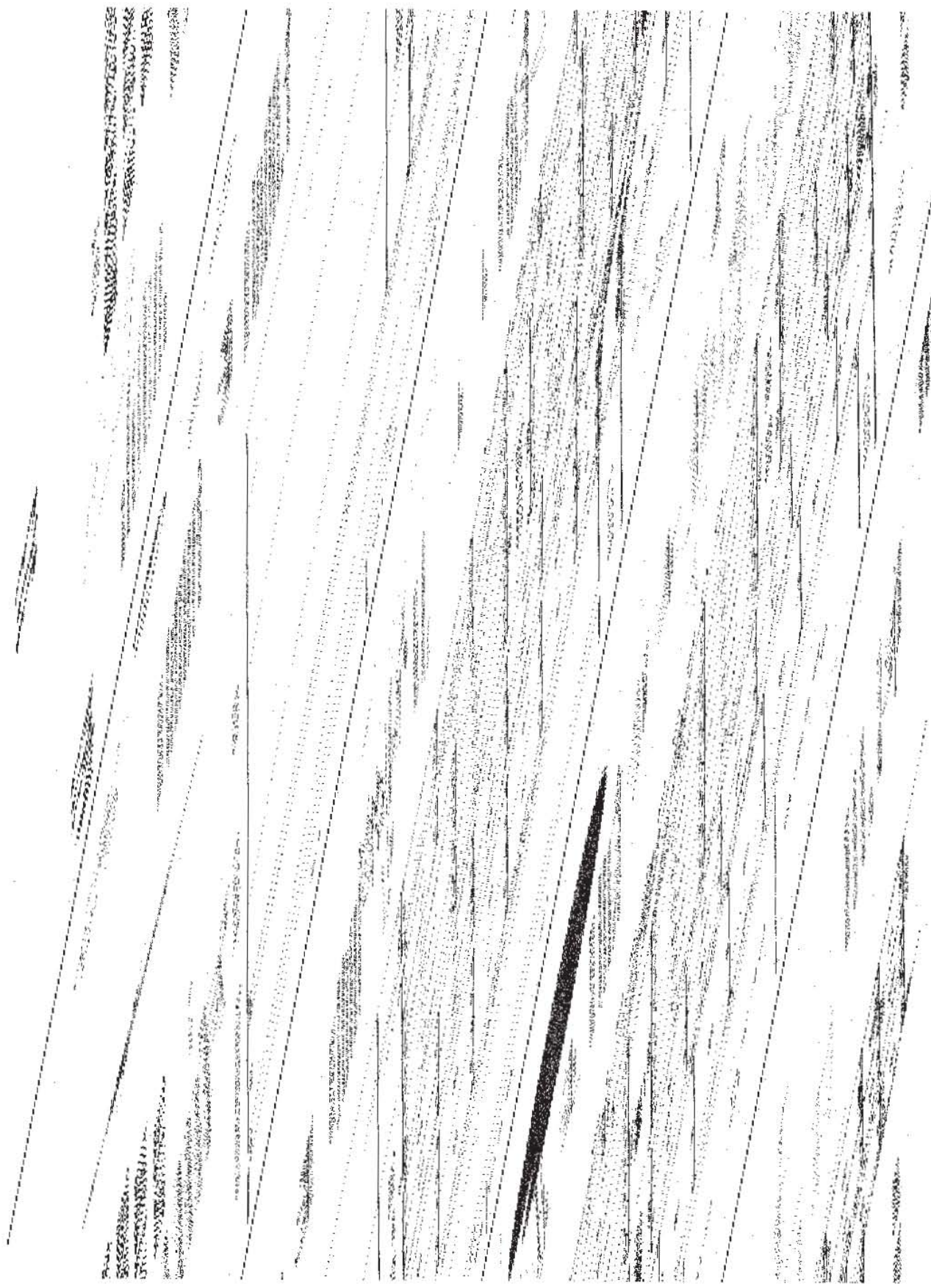
The property was then sold to Phyllis Binns in 1949; to Harold J. and Margaret Scarth in 1951; to Robert B. and Helen G. MacNeill in 1951; to Alan J. G. and Bonnie J. Leighton in 1954; to Wallace R. and M. Delores Nelson in 1956.

A building permit was issued in April, 1960 for an addition to the existing dwelling (City of Mississauga, Property Information Database).

The property was willed to the Nelson children in 1998, one of whom gave up his share in 2011. The two remaining children on title sold the property to the present owner, Mr. Richard Da Pra, shortly thereafter.

Analysis:

This property is notable for the fact that it remained in the ownership of the Nelson family for 55 years, but research did not reveal any significant cultural importance to be attached to this family or to any of the previous, shorter-term owners.



4. Impact of Development or Site Alteration

-The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. There will be some change as regards lotting patterns, access, etc., but these will result in situations not atypical in the community. The present situation at 36 Veronica with a long thin form built along the lot flank is unusual in the community and the proposed changes will result in a more typical situation. There will be no significant change in terms of tree canopy and foliage. There will be some loss of corner view through the site. There will be no shadow impacts outside of the subject site.

5. Mitigation Measures

-No mitigation measures are required.

6. Qualifications

-a CV for Rick Mateljan is attached.

7. Recommendations

The property must be evaluated under the criteria for designation under the Ontario Heritage Act:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The building proposed to be demolished is notable for the fact that it exists largely as built and is an interesting example of mid-century residential design. As such it is appropriate that these features be recorded and made available to future researchers. Nothing about the house rises to the level of rare or unique. The overall construction is competent but does not display craftsmanship or achievement beyond what was typical for its period of construction.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: The building proposed to be demolished has associations with the early development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. There is no evidence that the families who have lived in the house were especially significant to the community. There is no evidence of association with a significant architect, builder or other individual.

3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Analysis: The property proposed to be demolished maintains the character of the streetscape but is not especially significant and does not contribute to the streetscape any more than its neighbours. It is not linked to its physical location or surroundings. It is not a landmark.

Conclusion:

The house at 36 Veronica Drive is interesting as an example of mid-20th century sub-urban development in Mississauga and should be thoroughly documented prior to demolition. There are no materials worthy of salvage on the site. The building does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

"Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained."

Analysis: Under this definition, 36 Veronica Drive does not warrant conservation.

Qualifications:

RICK MATELJAN

3566 Eglinton Avenue W., Mississauga, ON
(t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

- | | |
|--------------|--|
| 1978-1983 | Trinity College, University of Toronto <ul style="list-style-type: none">• B. A. (4 year) (Specialist English, Specialist History) |
| 1994-1995 | Architectural Technology courses, Ryerson Polytechnic University <ul style="list-style-type: none">• detailing of residential and institutional buildings, OBC, technical and presentation drawing |
| 1997-present | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none">• program of study leading to a professional degree in architecture (ongoing) (non-active since 2006) |
-

Employment:

- | | |
|-------------|--|
| Present | Strickland Mateljan Design Associates (Partner) <ul style="list-style-type: none">• co-founded architectural design business specializing in custom residential and small commercial projects, adaptive re-use, heritage conservation• share equal responsibility for management, business development, marketing and project delivery• specialist responsibilities in municipal approvals, heritage approvals• Ontario Licensed Designer (Small Buildings) |
| 2001 - 2010 | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none">• design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction• extensive client, consultant and building site involvement• extensive experience in multi-disciplinary team environments• specialist at Committee of Adjustment and Municipal Approvals• specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities• specialist on issues of Heritage Approvals• specialist at processing and representation at Site Plan and re-zoning approvals• corporate communication, advertising and photography |
| 1993-2001 | Diversified Design Corporation, Owner |

- conceptual design, design development, working drawings, approvals and construction for a variety of residential, institutional and commercial projects; staff training and development; site supervision; negotiation with and supervision of sub-contractors

Recent professional development:

2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified as an expert witness before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	President, Board of Directors of Oakville Galleries
2007-present	Member, Mississauga Heritage Advisory Committee and member of the Heritage Award jury
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)
1998-2002	Administration Co-ordinator and Student Representative, RAIC Syllabus Student’s Association, Toronto Chapter <ul style="list-style-type: none"> • organization of design studios, liaison with mentors, students and RAIC National Office

Memberships:

Royal Architectural Institute of Canada – Student Associate
Ontario Association of Architects – Student Associate
Canadian Association of Heritage Professionals – Intern
Ontario Association of Certified Engineering Technicians and Technologists
– Certified Technician
Ontario Association for Applied Architectural Sciences - Associate