Heritage Advisory Committee

NOV 2 0 2012

# Port Credit Post Office, Customs House & Armoury

31 Lakeshore Road East

Cultural Heritage Assessment

Prepared by: Culture Division Community Services



November 2012



# **Executive Summary**

The City added the Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, to the Heritage Register in 1989. Staff have deemed the property worthy of designation under the *Ontario Heritage Act* for some time; however, as the property was owned by the federal government until recently, the City had been unable to designate the property to date. The government dispensed with the property at the end of 2010. The current owner proposes to retain the original walls of the original structure but replace the mid twentieth century additions with a large two storey glass block addition.

The property is associated with the federal government as well as local postal, customs and military activities. Built in 1931 during the Depression, partially to provide employment, the original structure yields information that contributes to an understanding of this time period. Designed in a style that was somewhat passé at that time, it also yields information about the Department of Public Works and the national economic conditions during and since World War I. Designed by Chapman & Oxley under the direction of Thomas Fuller III, the original building demonstrates the work of significant Canadian architects. It is a rare example of public Edwardian Classicism in Mississauga.

Serving the entire community in a multitude of ways, the structure is physically, functionally, visually and historically linked to its surroundings. It also defined the village core and the public character of the east side of the Credit River. The building continues to maintain and support these characterizations. The structure also supports the heritage character of the east side of the Credit River. Perhaps most importantly, the Port Credit, Post Office, Customs House & Armoury is a landmark that contributed to defining Port Credit's stature.

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# **Cultural Heritage Value**

In order to merit designation under the *Ontario Heritage Act* a property must have physical, historical/associative and/or contextual value. Ontario Regulation 9/06 lays out the specific criteria:

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

- 1) The property has design value or physical value because it,
  - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method, or
  - ii) displays a high degree of craftsmanship or artistic merit, or
  - iii) demonstrates a high degree of technical or scientific achievement.
- 2) The property has historical value or associative value because it,
  - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, or
  - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
  - i) is important in defining, maintaining or supporting the character of an area, or
  - ii) is physically, functionally, visually or historically linked to its surroundings, or
  - iii) is a landmark. O. Reg. 9/06, s. 1 (2).

## Historical/Associative Value

The property at 31 Lakeshore Road East, Mississauga, has significant historical and associative value (see figures 1 and 2). It is associated with the federal government, in addition to local postal, customs and military activities. It yields information that contributes to an understanding of the culture of the Depression, as well as the intervening years since World War I. The original portion also demonstrates the work of Chapman & Oxley and Thomas Fuller, significant Canadian architects.

The federal government erected the original portion of the subject building at the northeast corner of Lakeshore Road and Brook Street (now Stavebank Road) in 1931 (see figures 3-10). Described as a "Public Building" in the 1932 *Report of the Minister of Public Works*, the structure was built "to provide accommodation for the postal and customs services, Department of National Defence, and caretaker's quarters."

The site had been reserved for the federal government since it was purchased from the native Mississauga in 1820. However, this specific spot aligned with the requirements of the Department of Public Works: good drainage, easily accessible, in a commercial district, visually prominent, and on a corner lot.<sup>2</sup> These features were all the more important for post offices since they were "so central to the town's economic and social life." Moreover, a specific "rule" for post offices was that they had to be "fairly close to a railway station or harbour." The harbour was to the rear of the site and the railway station just a few blocks northwest.

The need for postal facilities at this time was great. According to Janet Wright: "During the 1920s the volume of mail in Canada had increased rapidly in response to a general growth in population and, more importantly, to the rapid expansion in mail-order business and their catalogues." Also, as tourism flourished in Port Credit, in the early twentieth century, it was important to the federal government that "strangers" not get a "poor idea of the country" from a possibly sub par rental facility. A Post Office had operated in various locations in Port Credit since 1842.

Additionally, establishing a network of customs facilities was a federal priority in the late 1920s. Presumably a customs house had operated since Port Credit was developed as a harbour in the 1830s. When the subject original structure was built, Port Credit was an out port of Toronto, a status it had held since 1862. 10

<sup>&</sup>lt;sup>1</sup> Dominion of Canada, Report of the Minister of Public Works on the Works Under His Control for the Fiscal Year ended March 31, 1932 (Ottawa, 1932): 21.

<sup>&</sup>lt;sup>2</sup> Chantal Amyot and John Willis, *Country Post: Rural Postal Service in Canada, 1880 to 1945* (Gatineau: Canadian Postal Museum, 2003): 60.

<sup>&</sup>lt;sup>3</sup> Ibid.

<sup>&</sup>lt;sup>4</sup> Ibid.

<sup>&</sup>lt;sup>5</sup> Janet Wright, Crown Assets: The Architecture of the Department of Public Works, 1867-1967 (University of Toronto Press, 1997): 167.

<sup>&</sup>lt;sup>6</sup> Amyot and Willis, 66.

<sup>&</sup>lt;sup>7</sup> "Port Credit Post Offices and Postmasters," Library and Archives Canada, http://www.collectionscanada.gc.ca/databases/post-offices/index-e.html (accessed October 17, 2008).

<sup>&</sup>lt;sup>8</sup> Wright, 168.

<sup>&</sup>lt;sup>9</sup> Marian M. Gibson, "Changes at the River's Mouth: The Port Credit Community," *Mississauga: The First 10,000 Years* (Mississauga Heritage Foundation, 2002): 180.

<sup>&</sup>lt;sup>10</sup> William Perkins Bull, "Port Credit," and "Port Credit – History," (Region of Peel Archives): Box 93, Series D, Files 34 and 35.

The "Public Building" also housed the 'B' Company of the Peel and Dufferin regiment. <sup>11</sup> In 1936 the Peel and Dufferin Regiment merged with Halton to form the Lorne Scots. <sup>12</sup> This local Militia group was allotted an "ideal" space on the west end of the upper floor. <sup>13</sup> It included an office and storeroom and was also described as "a dandy" by *The Port Credit News*. <sup>14</sup> The basement was provided for drill purposes.

Since the Post Office was the building's principal function, it was on the ground floor. The Customs Office occupied two rooms at the rear of the second floor, with a reception area at the rear of the ground floor. The terms "Customs" and Excise" can still be faintly discerned over the original eastern rear entrance (see figures 11 and 12). The additional second floor space comprised caretakers' quarters, which included a kitchen, two bedrooms and a sitting room. <sup>15</sup>

The federal government did not just erect this building to provide permanent space for its Port Credit affairs but also to offer much needed work. As mentioned previously, the structure was built in 1931. This was after the stock market crash of October 1929 that led to the Great Depression. The new facility provided "considerable" work to the community and excavation was done by hand rather than machine in order to prolong employment. Still, the building was erected within a year. The project was announced in January, tenders ordered in February, for Mimico's Herod Construction Company, and August, for Interior Hardwood Company Limited. The building opened unceremoniously on November 5<sup>th</sup>, 1931.

Not only does the building's existence yield information about the time in which it was built, so to does its style of architecture. The structure is designed in the Edwardian Classical style, which is associated with the reign of Edward VII (1901 to 1910.) This mode was somewhat out-of-date by 1931. According to *A Guide to Canadian Architectural Styles*, Edwardian Classicism "appeared in the earliest years of the twentieth century and flourished until World War I." <sup>19</sup>

This style persisted in Department of Public Works' architecture into the late 1920s and very early 1930s because the Department had designed few buildings since the war. The building program was halted in 1914 and did not pick up again until the late 1920s. The staff at the Chief Architect's branch "had developed their aesthetic sensibilities during the Edwardian era" and then had little opportunity to experiment obviously during, but also, after, the war. Accordingly, when the federal building program picked up again in 1927, the architects "simply picked up where they had left off in 1914." <sup>20</sup>

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<sup>11</sup> Ibid

<sup>&</sup>lt;sup>12</sup> Lt. Col. E.F. Conover, "Our Pride – The Lorne Scots: Peel, Dufferin and Halton Regiment," *A History of Peel County: To Mark Its Centenary as a Separate County, 1867-1967* (Brampton: The Corporation of the County of Peel, 1967): 86-87.

<sup>&</sup>lt;sup>13</sup> "The New Post Office Was Opened On Thursday Morning," *The Port Credit News* (November 6, 1931): 1.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>&</sup>lt;sup>16</sup> "New Post Office Building Started," *The Port Credit News* (February 27, 1931): 1.

<sup>&</sup>lt;sup>17</sup> E-mail from Reference Services, Library and Archives Canada, August 24, 2007.

<sup>&</sup>lt;sup>18</sup> "The New Post Office Was Opened On Thursday Morning."

<sup>&</sup>lt;sup>19</sup> Shannon Ricketts, Leslie Maitland, & Jacqueline Hucker, *A Guide to Canadian Architectural Styles* (Peterborough: Broadview Press, 2004): 123.

<sup>&</sup>lt;sup>20</sup> Wright, 175.

Nevertheless, Edwardian Classicism lent itself well to the conservatism that the federal government wished to exude. According to Janet Wright, "Government architecture has traditionally incorporated symmetrical elevations and balanced compositions. These aesthetic qualities reinforce values of order, reason and balance considered appropriate to the state."<sup>21</sup> The subject structure certainly exhibits these traits. Edwardian Classicism also expressed Canada's loyalty to the British Empire whereas another conservative option, Beaux-Arts Classicism, was deemed American.<sup>22</sup>

Because they designed the building, it is associated with significant Canadian architects. According to the National Archives, Chapman & Oxley, Toronto, provided the blue prints on August 26, 1930.<sup>23</sup> Chapman & Oxley had designed such edifices as the Toronto Star building (1929), the Royal Ontario Museum extension (1930) and many structures at the Canadian National Exhibition grounds (1926-27).

Department of Public Works Chief Architect Thomas William Fuller (1865-1957), Ottawa, contributed four black line drawings in May 1931(see figure 13).<sup>24</sup> Fuller was a lifelong civil servant who served as Chief Architect from 1927 to 1936. He is known for the Dawson City Post Office (1902) and the massive five storey Dominion Public Building (1935), along Front Street, east of Union Station, Toronto. His father, Thomas William Fuller II, designed the original Parliament Buildings and Library in Ottawa.

Presumably the post World War II population boom necessitated an addition in the 1950s. Penny and Casson Ltd. added a wing; constructed from the years 1953 to 1954 (see figures 14-17).<sup>25</sup> This one storey extension immediately to the west is identical to the original structure. Exterior improvements were carried out by W.G. Gallagher Construction Ltd. from 1960 to 1961.<sup>26</sup>

The continued growth of the area led to the final addition in 1966.<sup>27</sup> This is the simple Modern section at the far west (see figures 18-19). Several Toronto Township communities received postal facility funding at this time. This included \$150,000 for Streetsville to erect an entire Centennial Post Office. Port Credit received \$250,000, the highest allotment, just for an addition. <sup>28</sup> The significant expansions of Port Credit's "Public Building" yield information that contributes to an understanding of the growth of Port Credit in the fifties and sixties.

<sup>&</sup>lt;sup>21</sup> Janet Wright, "Government Building," Historica: The Canadian Encyclopaedia, http://www.thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=A1ARTA0003348 (accessed October 17,

<sup>&</sup>lt;sup>22</sup> Shannon Ricketts, Leslie Maitland, & Jacqueline Hucker, 127.

<sup>&</sup>lt;sup>23</sup> RG11M Accession 79003/42, items 3968 to 3973 (microfiche NMC 038463 to 038467), cited in e-mail from Reference Services, Library & Archives Canada, August 24, 2007.

<sup>&</sup>lt;sup>24</sup> RG11M Accession 79003/42, items 3974 to 3977, cited in e-mail from Reference Services, Library & Archives Canada, August 24, 2007.
<sup>25</sup> E-mail from Reference Services, Library and Archives Canada, August 24, 2007.

<sup>&</sup>lt;sup>26</sup> Ibid.

<sup>&</sup>lt;sup>27</sup> "\$250,000 New Addition Slated for Post Office," Port Credit Weekly (February 17, 1966): 1.

<sup>&</sup>lt;sup>28</sup> Ibid.

## **Contextual Value**

The Port Credit "Public Building" contributed to defining the village's stature. It also defined the public nature of the east bank of the Credit River and continues to maintain and support this character. Further, it defined the village centre and lent importance to the east end. The property is physically, functionally and visually linked to its surroundings, which it served, particularly the postal customers and the waterways that made customs services necessary. The facility is also a landmark.

Perhaps the most significant value of the subject building is its suggestion of future prosperity for the entire village. The fact that the government saw fit to spend \$40,000 on a building in Port Credit at this time reveals the federal confidence in, or possibly even its promise to, the village's success.<sup>29</sup> According to Chantal Amyot and John Willis: "It was generally believed that, if the government was investing in a town, then it was surely destined to flourish." Because it symbolized hope, the Post Office likely contributed to the attraction of growth and thus the village's development (see figure 20).

An example of such development is the erection of both a municipal arena and library and the development of a public park. All, like the Post Office, are also on the east bank of the Credit River. They lay primarily north of Lakeshore Road though the park, Port Credit Memorial, extends south. The Post Office defined this public character. By virtue of its public, i.e. government style, appearance, as per Janet Wright's comments above, in addition to the insignia and coat of arms (which once graced the building), the structure maintains and supports the public nature of the area.

The facility also defined the centre of the community. In anticipation of the subject structure's construction, *The Port Credit News* reported that: "the building will indeed add dignity to the town and will eliminate the 'chopped off' appearance, so to speak, of this section of the village, just east of the river." This comment suggests that the east side of the Credit River was disconnected from the west. Placing the post office in a spot that was central to the entire village, not just one end or the other, served to connect the two sides of the village, not just by its presence but also by its purpose.

In the words of Amyot and Willis: "the post office existed as a favourite lieu of social intercourse." Going to the post office "assumed marked importance in the day-to-day lives of villagers, country folk, and townspeople alike." Most of Toronto Township (modern Mississauga), which this village comprised, remained agricultural before World War II. The Post Office was a meeting place not just for villagers but also for the community at large. Moreover, the "material symbols" of such buildings as the Post Office "expressed pride and enthusiasm that transcended the divisions between the various social groups making up a city's population." It is

<sup>&</sup>lt;sup>29</sup> "The New Post Office Was Opened on Thursday Morning."

<sup>&</sup>lt;sup>30</sup> Amyot and Willis, 66.

<sup>&</sup>lt;sup>31</sup> "New Post Office Building Started."

<sup>&</sup>lt;sup>32</sup> Amyot and Willis, 67.

<sup>33</sup> Ibid.

<sup>&</sup>lt;sup>34</sup> Ibid., 66.

also important to note that the community hall – Clarke Memorial Hall – was on the west side. Bringing a public facility to the east lent importance to this side.

The Port Credit Post Office, Customs House and Armoury is physically, functionally, visually and historically linked to its surroundings. The Post Office served the entire village and beyond. The National Defence office affected the regional community and, arguably, the entire country. The Customs House served commercial imports and exports as well as tourist traffic. As alluded to previously, in the early twentieth century Port Credit attracted tourists as a summer resort. Most tourists were from Toronto but some hailed from abroad. Commercial customs services would have flourished during the tenure of the Canada Steamship Lines, 1964 to 1975, at the wharves on the east bank. The subject facility is physically, functionally, visually and historically linked to the broader community and the waterways that made customs necessary. (The Credit River empties into Lake Ontario.) It is also historically linked to the nearby wharves just south of it on Lake Ontario.

The Port Credit Post Office, Customs House and Armoury is a landmark. A landmark is defined as "a prominent or conspicuous object on land that serves as a guide." The agglomerated facility's mass, grandeur and centrality give it prominence. Moreover, from Stavebank Road, Lakeshore Road and the Credit River (to the north), the structure is conspicuous. It dominates its immediate surroundings. Because it stands at a main intersection of the village, additionally, an intersection that provides access to the waterfront with its wharves, popular pier and storage for pleasure boats, it certainly serves as a guide.

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<sup>&</sup>lt;sup>35</sup> Jim Bunting, "Not Just Any Port in a Storm." July 31, 2007, <a href="http://wapentake.wordpress.com/2007/07/18/not-just-any-port-in-a-storm/">http://wapentake.wordpress.com/2007/07/18/not-just-any-port-in-a-storm/</a> (accessed October 18, 2008).

# Physical/Design Value

The Port Credit "Public Building" is a rare example of public Edwardian Classicism in Mississauga. Though Edwardian Classicism is prevalent in Toronto, little survives in Mississauga. This includes domestic architecture. However, there are even fewer examples of Edwardian Classical institutional buildings in the city.

The original building is a rectilinear red brick block on a concrete foundation with sparingly used Classical cast stone accents. The roof is flat save for a raised stone section at the centre of the façade incised with "Port Credit." The façade is a balanced three bay composition. A large stone Classical entrance with pilasters and cornice stands prominently at the centre. It includes the metal words "Post Office" on the plain frieze. The federal coat of arms sits atop the door cornice in large stone relief. A window on each side and each floor flank this central motif.

All of the windows are rectilinear. However, those on the ground floor are larger than the upper ones. They are further accentuated by being recessed and inscribed within a floor-to-ceiling shallow arch. This arch is accentuated with brick voussoirs, shoulder stones and a keystone each. All of the ground floor windows are treated this way, except for the most southern bay, which, with the second most southern bay, is set back due to the westward veer in Stavebank Road. Brick voussoirs and keystones also accentuate the second storey windows. All of the windows were originally six-over-six sash. They have cast stone sills. The windows are evenly spaced across the seven bays on the east face and, historical photos show, were also on the west.

The fifth bay on the west side was another entry. Presumably this was the entrance to the National Defence office. The Customs office entry (mentioned previously) faces south at the rear of the fifth bay on the east side. Both entrances are treated with Classically inspired stone surrounds but do not match the grandeur of the main entrance. A plain frieze and architrave wrap around near the top of the entire building. The "Port Credit" insignia, discussed earlier, rises from this. The only frieze ornamentation is what may be likened to extremely wide dentils. There is also a double stringcourse of brick headers at the base of the upper floor windows, in line with the lintels. The rear of the building has been extended, where possible, and loading docks added.

The addition immediately to the west mimics the original structure. It includes four bays of windows treated identically to the ground floor windows on the original building. The far west addition is a simple rectilinear Modernist box with ribbon windows at the side and rear. Here the brick is Common bond. It stands taller than the 1950s addition but extends, with a concrete basement, down into the Credit River valley. The street face is blank. It was adorned with another coat of arms and a Canada Post sign.

# **Conclusion**

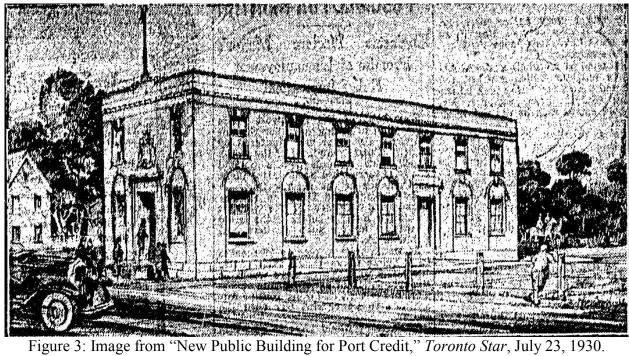
The Port Credit Post Office, Customs House & Armoury has significant historical/associative, contextual and physical/design value. It is a rare example of public Edwardian Classicism in Mississauga. Its style of architecture and existence yield information that contributes to an understanding of the period in which it was built and the preceding years. It demonstrates the work of significant Canadian architects and is associated with the federal government and local postal, customs and military activities. These associations help give the property considerable contextual value. It is physically, visually, historically and functionally related to its surroundings. The building defined, maintains and supports the public character of the area, as well as the village core. It is a landmark that contributed to defining the village's stature.



Figure 1: Canada Post Distribution Centre, August 2007.



Figure 2: Canada Post Distribution Centre, August 2007.





City of Toronto Archives, Series 393 f1548\_s0393\_it23627
Figure 4: Port Credit Post Office, c. 1931. Photo: City of Toronto Archives

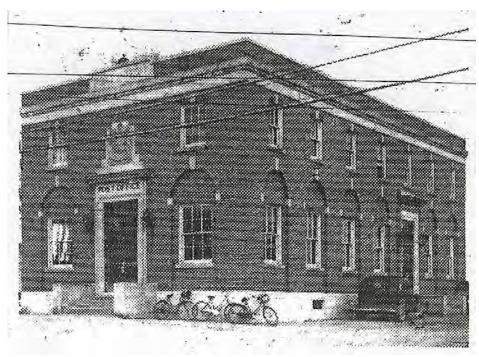


Figure 5: "Public Building," Port Credit, from *Port Credit Weekly*, 1932. Photo: Kathleen Hicks.



Figure 6: Detail of Port Credit Harbour, showing west face of original Port Credit Public Building, 1944. Photo: John Holland.



Figure 7: Port Credit Harbour, 1944. Photo: John Holland.

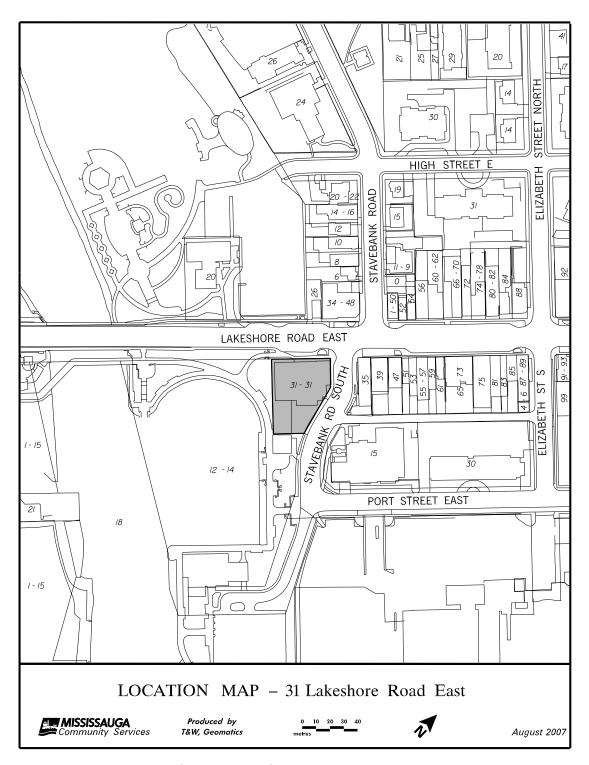


Figure 8: Location Map, August 2007.



Figure 9: Aerial photograph of Port Credit, n.d. Ruth Konrad Collection of Canadiana.



Figure 10: Aerial photograph of Port Credit, 1949. Courtesy of Heritage Mississauga. (Arrow indicates subject building.)



Figure 11: Rear of Canada Post Distribution Centre, August 2007.



Figure 12: Detail of "Customs" and "Excise" entrance, September 2008.



Figure 13: Thomas Fuller III. Courtesy of Thomas Fuller Construction Co., Ltd.



Figure 14: Port Credit Public Building. Photo: Mississauga South Historical Society.

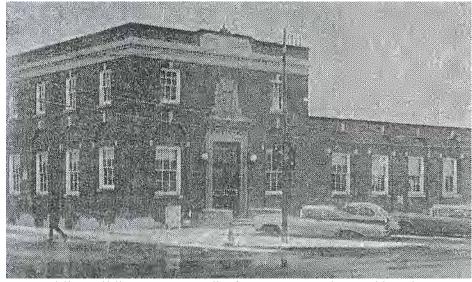


Figure 15: "Public Building," Port Credit, from *Port Credit Weekly* February 17, 1966.
Photo: Kathleen Hicks



Figure 16: Aerial photo of Port Credit Harbour, 1962. Courtesy of Heritage Mississauga.

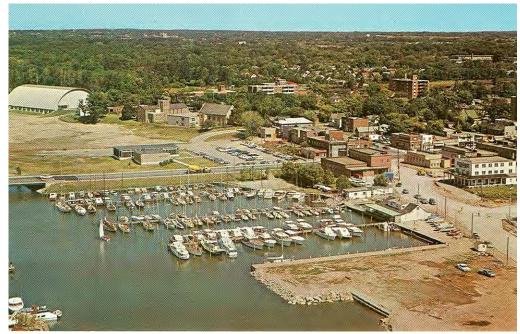


Figure 17: Port Credit Post Card, n.d. Courtesy of Heritage Mississauga.



Figure 18: Canada Post Distribution Centre, August 2007.



Figure 19: Rear of west addition of Canada Post Distribution Centre, September 2008.

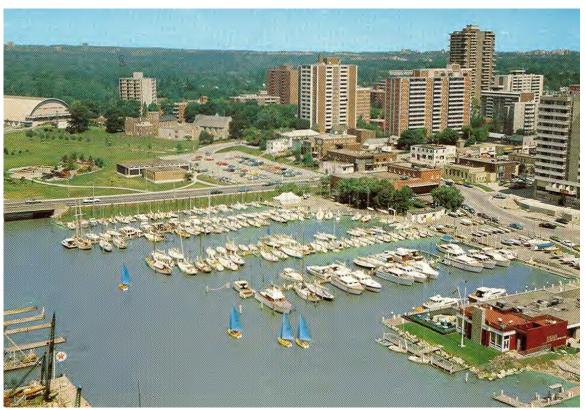


Figure 20: Port Credit Post Card, c. 1980. Courtesy of Heritage Mississauga.

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- "New Post Office to be Erected Immediately: Tenders Must be Submitted by Jan. 27<sup>th</sup>," *The Port Credit News*, January 9, 1931, page 1.
- "The New Post Office Was Opened On Thursday Morning," *The Port Credit News*, November 6, 1931, page 1.
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- Wright, Janet. "Government Building," *Historica: The Canadian Encyclopaedia*, <a href="http://www.thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=A1ARTA00033348">http://www.thecanadianencyclopedia.com/index.cfm?PgNm=TCE&Params=A1ARTA00033348</a>.

SCHEDULE "B" TO	BY-LAW NO.	

## **DESIGNATION STATEMENT**

Port Credit Post Office, Customs House & Armoury, 31 Lakeshore Rd. E.

The Port Credit Post Office, Customs House & Armoury is a two storey red brick building at the southwest corner of Lakeshore Road and Stavebank Road.

## Statement of Cultural Heritage Value or Interest

The Port Credit Post Office, Customs House & Armoury has historical/associative value for its association with the institution of the federal government and local postal, customs and military activities. It also yields information that contributes to an understanding of the time in which it was built. The original structure demonstrates the work of Chapman & Oxley and Thomas Fuller III, significant Canadian architects.

The Port Credit Post Office, Customs House & Armoury has contextual value because it contributed to defining the village's stature. It defines, maintains and supports both the public character of the area and the village core. The building supports the heritage character of the east end of Port Credit. It is physically, functionally, visually and historically linked to its surroundings, the area which it served.

The Port Credit Post Office, Customs House & Armoury is a rare example of public Edwardian Classicism in Mississauga.

## **Description of Heritage Attributes**

Historical/Associative Value

- Location
- Canadian coat of arms
- "Post Office" inscription over main entrance
- Remnants of "Customs" and "Excise" label over rear entrance
- Edwardian Classicism characteristics:
  - o Rectilinear shape
  - Smooth brick
  - o Balanced façade with central door and coat of arms flanked by windows
  - Evenly spaced window openings
  - o Rectilinear shape and form of window openings
  - o Stone window sills
  - o Classical brick detailing:
    - Brick arches surrounding windows that are inset
    - Brick voussoirs atop windows and arches
  - o Classical stone detailing:
    - Keystones
    - Shoulder stones

#### Attachment 1

## SCHEDULE "B" TO BY-LAW NO.

### **DESIGNATION STATEMENT**

## Port Credit Post Office, Customs House & Armoury, 31 Lakeshore Rd. E.

- Stone frieze and architrave and their shape and form
- Classical stone door surrounds and their shape and form

### Contextual Value

- Location
- Views to building from Lakeshore Road, Stavebank Road and Credit River
- Canadian coat of arms (signifying public character)
- "Port Credit" incision at top centre of façade (signifying public character)

## Physical/Design Value

- Edwardian Classicism characteristics:
  - o Rectilinear shape
  - o Smooth brick
  - o Balanced façade with central door and coat of arms flanked by windows
  - o Evenly spaced window openings
  - o Rectilinear shape and form of window openings
  - Stone window sills
  - Classical brick detailing:
    - Brick arches surrounding windows that are inset
    - Brick voussirs atop windows and arches
  - Classical stone detailing:
    - Keystones
    - Shoulder stones
    - Stone frieze and architrave and their shape and form
    - Classical stone door surrounds and their shape and form

# HERITAGE IMPACT STUDY

1036 OLD DERRY RD. MISSISSAUGA, ON

Item 5, Appendix 1 Heritage Advisory Committee Agenda – November 20, 2012



Heritage Advisory Committee NOV 2 0 2012







#### Overview:

This report is prepared to address the proposed re-development of the property at 1036 Old Derry Rd., Mississauga, ON.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owner to design a sympathetic renovation and addition to this heritage building and to complete a Heritage Impact Study to assess the impact of this intervention. The site and existing dwelling were photographed and 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 the property as set out later in this document.

## Key map:



### **Owner contact information:**

Ms. Baljit Gill,

## Meadowvale Village:

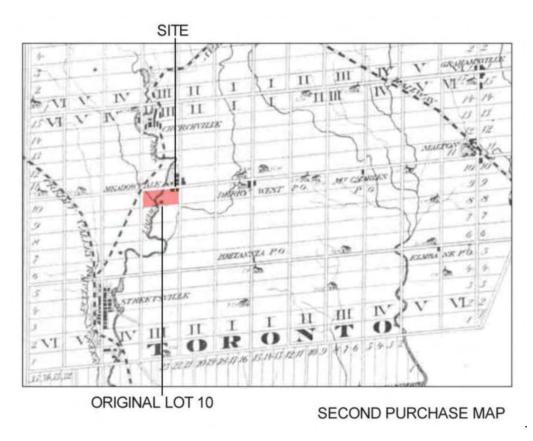
Meadowvale Village was first settled in 1819 when 29 United Empire Loyalist families emigrated from New York State and took advantage of government land grants in this area. The land was at that time covered by pine forest but the settlers quickly understood the agricultural promise of the land and the

community prospered. By the 1850's there were several mills, two hotels, a wagon shop, foundry and a school.<sup>1</sup>

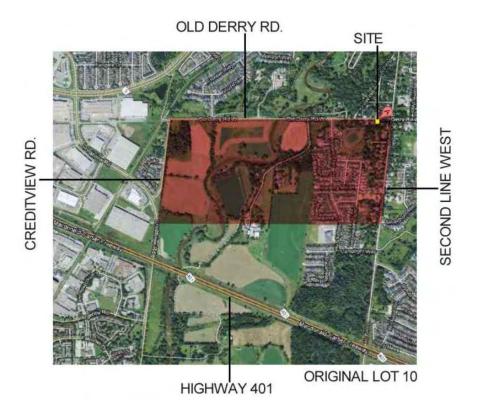
The village retained its character and many of its original buildings through the 20<sup>th</sup> century. In 1980, in the face of a proposal to widen Derry Rd. West, demolish some original buildings and irreparably change the character of the community, local residents succeeded in having this designated Ontario's first Heritage Conservation District.

## **Site History:**

1036 Old Derry Rd. is part of the original Lot 10, Concession 3, west of Hurontario Street that was created by the Second Purchase of Land from the Mississauga First Nation in 1818 and surveyed by Timothy Street about 1820. Lot 10 is a 200 acre parcel that is bounded by modern day Second Line West and Creditview Rd. to the east and west, and Old Derry Rd. to the north. The southern boundary is not readily identifiable but lies north of the present Highway 401.



<sup>&</sup>lt;sup>1</sup> A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)



Lot 10 was deeded from the Crown first to Evan Richards in 1824. It changed hands in its entirety a number of times shortly thereafter - to Janet Heron in 1826, Matthew Dawson in 1830 and then to John Simpson in 1840. Simpson was an entrepreneur and began to sell off individual lots at the north-east corner of the property in one and two rood units (rood is an archaic measurement of area equivalent to ¼ acre) at prices varying between £35 and £60 per rood. (Simpson had paid £659 for the entire Lot 10).<sup>2</sup>

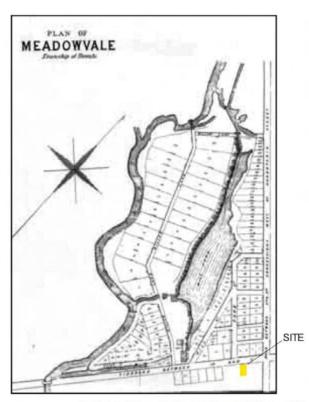
Simpson sold parts of Lot 10 to George Bell in 1854 and 1855 and to Matthew Laidlow (sometimes also spelled "Laidlaw") in 1856. George Bell also sold property to Matthew Laidlow in 1856. The exact nature of these transactions is unclear but we can get an idea of the situation upon the death of Matthew Laidlow in 1878 when his property is divided by his executors. This document survives<sup>3</sup> and we see the sale of two roods "being composed of part of the eastern half of lot number 10 in the third concession west of Hurontario Street and known as the west half of village lot number 11 and the whole of village lot number 12 in the village of Meadowvale" to Mary Ann Lamb. This is a property about twice as large as the present 1036 Old Derry Rd. and the purchase price of \$410 would indicate that it was vacant at the time.

The time of the Simpson and Laidlow ownerships of the property were formative ones for Meadowvale village. Francis Silverthorn's 1856 plan of subdivision for his lands in Lot 11 (directly north of the subject lands), although not entirely realized, was the basis for Meadowvale village as we know it.<sup>4</sup>

<sup>&</sup>lt;sup>2</sup> Land Registry Office records, Lot 10, Concession 3 WHS

<sup>&</sup>lt;sup>3</sup> Instrument 3332, Land Registry Office

<sup>&</sup>lt;sup>4</sup> Hicks, Kathleen, Meadowvale Village: Mills to Millennium, p.20



SILVERTHORN'S PLAN OF MEADOWVALE - 1856

In lot 10, we also see significant development during this period with the construction of the Methodist Church (1010 Old Derry Rd.) in 1863, Graham-Pearson house (1020 Old Derry Rd) in 1870 and Meadowvale Community Hall (former School House)(6970 Second Line West) in 1871. The Methodist Church and Graham-Pearson house were substantial, brick buildings and together with the Gooderham Estate (929 Old Derry Rd.)<sup>5</sup> built in 1870 form the most significant grouping of buildings in the village.

Mary Ann Lamb owned the property from 1878 to her death in 1928 when it was transferred to her administrator (presumably her son) William T. Lamb. He held the property until 1938 when he transfered it to James A. Lambe, who was likely a relative because William's name is shown as "Lambe" on this document as well. The Lambs (or Lambes) were storekeepers and they owned other properties in Lot 10 as well. Their name appears frequently in the title records in these years. The implication of some of these transfers is unclear.

In 1942, however, we see a transfer from James A. Lambe *et ux* to Robert Norman Shaw of "part commencing 210' W of N angle thence S 132' x 87'". This is significant because this is the first description of the property that will go on to become 1036 Old Derry Rd. The purchase price was \$300 which suggests that the lot was vacant at the time.

Shaw held the property until 1945 when he sold it to Joseph T. Preston & Edith Preston for \$190. The reason for the decrease in price from his purchase three years before is not clear. Again, the purchase price suggests that the lot was vacant at the time.

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<sup>&</sup>lt;sup>5</sup> A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

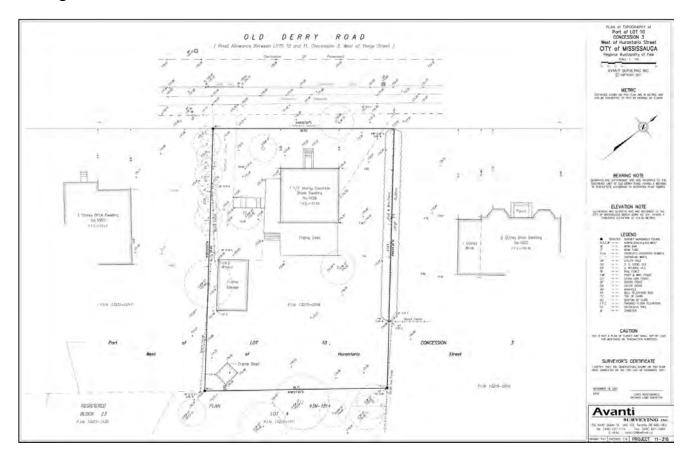
Presumably the use of the land would have been agricultural throughout this period.

The Prestons would hold the property from 1945 until 1973. Almost certainly the existing house was built during their ownership, and probably immediately after their purchase. The earliest available aerial photograph of the area is from 1954 and it shows the house in place.



The property was transferred to Peter B. Amos & Sandra J. Amos in 1973, then to Peter B. Amos only in 1986, then to Steven Lee-Young & Sara-Jane Neid in 2003, to Ali Al-Ahmar & Arabieh Taghi in 2007 and to the present owner, Ms. Baljit Gill, in 2011.

## **Existing conditions on-site:**



The site is on the south side of Old Derry Rd., just west of Second Line West. It has a frontage of 26.5m and depth of 38m. There is one existing dwelling, one detached garage and one utility shed on the property.

The existing house is 28' wide x 26' deep. There is a simple, low-slope gable roof with ridge parallel to the street. It is a one-storey building with a very partial second storey loft space. Exterior walls are concrete block sculpted to mimic natural stone above a typical (non-sculpted) concrete block foundation. The foundation is partially exposed. The exterior walls above grade and foundation are painted white. There is black-painted horizontal wood siding in the gable ends. The soffits and fascia are also wood and painted black. Roof is asphalt shingle. There is a small, newer covered entry on the west side. Windows are an assortment of wood double-hung with metal storms and newer vinyl replacement units. Trim and detailing is minimal on the exterior of the building. With the exception of the front elevation, windows are randomly placed.

The front elevation is symmetrical with center door flanked by three double-hung windows grouped on either side. The windows are cottage-style splits with vertical muntins on the upper sash and no division on the lower sash. These windows appear to be original to the home. There is a newer, faux-Victorian storm door on the main entry that is inappropriate to the building.

A large, flat wooden deck has been created on the south and west sides of the building. This is a newer construction and unsympathetic to the heritage building. It lacks an appropriate guard as required under the Building Code. It is an unsafe condition.

The main floor consists of one large living room area, a bathroom and bedroom. There are open stairs to the basement and to the loft above. The bedroom floor has been raised one large riser above the rest of the main floor level.

The loft consists of one long, narrow room. There is very limited headroom and practicality in this space.

The basement consists of two bedrooms, a laundry/mechanical room and a kitchen. The ceiling heights in the basement are very low with the exception of the kitchen, which benefits from the raised floor in the bedroom above. The kitchen area is partially unfinished, especially around the stairs from the main floor. Floor joists are typical sawn lumber 2 x 8's and floor sheathing typical diagonal 1 x 4 boards supportive of a 1940's construction date.

The house is in reasonably good condition. There was no evidence of leaking, rot or significant deterioration. The floors feel solid, although there is a general sag in the main floor toward the center of the building. There is a minor but discernable sag in the main roof ridge. All of the interior finishes have been renewed recently. The floor plan, with the basement kitchen and open plan main floor, is most certainly not original. The raising of the one main floor bedroom to facilitate greater headroom in the basement kitchen is obviously newer construction. Much of the construction and finishing appears to be non-professional. The City of Mississauga Building Department records no building permits issued in respect of these alterations.<sup>6</sup>

The detached garage is wood construction with dirt floor. There appears to be no foundation. This was built about  $2000^7$  and would appear to have no heritage value. It also appears that a building permit was not issued for this structure.<sup>8</sup>

The detached shed in the rear yard is a simple, home-built structure that would appear to have no heritage value.

#### Context:

To the east of the subject site is the Graham-Pearson house. This is a large, two-storey, well detailed and proportioned late Victorian polychromatic brick residence with Italianate detailing. It is immaculately maintained and easily the most impressive single family home in the district. It has a one-storey, recent addition on the west side (abutting the subject property) that somewhat diminishes its heritage value as regards the subject site.

<sup>&</sup>lt;sup>6</sup> City of Mississauga website: property information

<sup>&</sup>lt;sup>7</sup> Minutes of Mississauga Heritage Advisory Committee, November 28, 2000

<sup>&</sup>lt;sup>8</sup> City of Mississauga website: property information – records a permit applied for in November, 2000, but never issued



GRAHAM-PEARSON HOUSE C.1950

To the west of the subject site is a one-storey, single family brick home with massing and detailing similar to the subject building.

Across the road on the north side of Old Derry Rd. is a well maintained heritage home at the north-east corner of Pond St. and Old Derry Rd. To the east of these are two larger, newer residences built with faux-heritage detailing to match the Graham-Pearson house.

To the rear of the subject site is a newer development of large single family homes on relatively small lots. These are also built with faux-heritage detailing, although the massing and scale of these dwellings exceeds anything in the local area. This development must be seen as detrimental to this heritage building in particular and to the district in general.

The site and the surrounding properties are significantly treed with mature hedges and planting at the property lines. There are limited views into, out of or through the property.

The site rises significantly from west to east and from Old Derry Rd. into the property. These grade differentials have the result of locating the building significantly above the street and above its neighbour to the west. The view from the street up to the building is a significant character-defining element of the building.

#### **Analysis:**

Research failed to discover anything of cultural significance regarding any of the property owners following the presumed construction of the building. There is some cultural significance associated with some of the former owners – John Simpson, Matthew Dawson and Matthew Laidlow. These were all significant landowners in the community but this parcel was merely a part of their holdings and as the

<sup>&</sup>lt;sup>9</sup> Heritage Mississauga collection

indication is that it was used only for agricultural purposes at that time their tie to the property is not significant. Simpson is especially significant – he is by some regarded as the "founding father" of Meadowvale.<sup>10</sup>

The building's massing, detailing, original windows and the choice of the sculpted block finish all support the presumed late 1940's construction date.

This is a much later build date than the majority of buildings in Meadowvale village and the building differs in character from the majority of these buildings, mostly notably in the ganged windows and choice of exterior building material.

Most of the 19<sup>th</sup> century buildings in the village feature single windows in punched openings and wood or stucco siding. Multiple windows in a single opening is a 20<sup>th</sup> century feature, as is the sculpted block construction.

The City of Mississauga Heritage Register statement of Architectural Significance for 1036 Old Derry Rd. records as follows:

This is a one and one half storey residential structure with a concrete block foundation and most of the above grade structure has molded concrete blocks as well as some shiplap siding. The structure has a three bay north symmetrical facade and windows that are double overhang two over one. There is an internally bracketed brick chimney. A side west entrance has been added to the building. There is a garage located on the property and constructed of board and batten siding and having a gable roof. The building is modest in scale which is in keeping with the Village character as well as generous setbacks.

Heritage Attributes: The concrete block building material and façade. Its location overlooking Old Derry Road. Its modest size, shape and form.

Statement of Significance: The property at 1036 Old Derry Road has an historic association with the Simpson family as this property was divided from the Simpson farm. The residential structure is compatible with Village character in its modest shape, form, size and style. The context of the property, overlooking Old Derry Road has setbacks from the front and side facades which allow views to all three facades and retains an open green space. <sup>11</sup>

This is an appropriate description of the building and its contribution to the Heritage Conservation District. Clearly this building is not of itself a major element in the district but it does support the district by "its modest shape, form, size and style" and by its significant setbacks and the preservation of open space around it. The most significant character-defining element of the building is the sculpted block exterior finish.

<sup>&</sup>lt;sup>10</sup> A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

<sup>&</sup>lt;sup>11</sup> City of Mississauga website: Property Heritage Detail



Concrete block construction had been popular since the early 1900's with the ability to produce the blocks locally or at small workshops. They were considered economical, fire and vermin-proof. By the 1940's production from more sophisticated factory processes made them widely available. <sup>13</sup>

Sculpted block construction with ganged windows on the front elevation is a feature of several other homes and buildings in or near the village at 1056 Old Derry Rd., 6946 Creditview Rd. and at the old Blacksmith Shop at 7080 Second Line West.



1056 OLD DERRY RD.

## **Proposal:**

The renovation proposal for this site involves the removal of the existing porch at the west and south and the creation of an addition to the rear and partially to the east of the existing building. The existing

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http://www.masonryinstitute.com/webpage/webpage.cfm?UUID=57166AF0-65BF-1D65-C0E8084C07470D65

roof will be removed and a new roof will be installed over the existing building. The new roof will be similar to the existing in pitch and configuration but will continue further upward with the result that the new ridge will be about 4' higher than the existing ridge. Two new shed dormers will be created in the new roof facing Old Derry Rd. These dormers will facilitate useful space in the second floor but will also reduce the impact of the new, taller roof by reducing its visual massing and by creating a datum line similar to the existing roof. A small, gable roofed front porch will be installed. The front elevation will retain its symmetrical appearance with center door and flanking, ganged windows.

At the rear and sides the additions have been designed as a series of cohesive elements designed to break down their massing and minimize the impact of the additions on the existing building. They are designed as much as practical to be behind the existing and to leave as many of the character-defining features intact as possible. The original building is a very simple form and the additions are designed to be also simple and not dominate the existing. The sculpted block remains the most significant and visible exterior cladding material. The views into the site are not dramatically altered and the property maintains the generous setbacks and feeling of open space that characterizes the existing. The important view from Old Derry Rd. upward into the site is maintained.

New windows are painted wood, simulated-divided-lite units (thermal glazing with wooden muntin bars on both sides of the glass and a spacer bar within the glass) to give the appearance of antique true divided lites, in similar proportion and configuration to the existing.

Exterior detailing has been developed for the new elements and this features simple painted wood components and a minimum of applied decoration.

#### **Summary Statement and Conservation Recommendations:**

The City of Mississauga Heritage Register identifies the following elements to be of significance regarding this building:

- -three bay symmetrical façade
- -front double hung windows
- -building modest in scale with generous setbacks
- -sculpted block construction
- -view from Derry Rd.

The proposed alterations to this building leave these elements intact and largely unchanged. There is no unacceptable impact to the heritage resource.

Conservation measures during construction should include protection of the existing heritage fabric and conservation of any removed materials, including sculpted concrete blocks. Some of these blocks will have to be removed from the rear and east side of the building and these should be carefully handled and kept for possible repair to the remaining parts of the building, saved for potential re-use on the site or offered to others in the area with similar homes for use in making repairs and alterations.

This proposal has been commented on extensively by the Meadowvale Village Heritage Conservation District Review Committee and their recommendations acted upon. There is no requirement for further investigation of alternative development or site alteration approaches.

#### **Mandatory Recommendation:**

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

- 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 renovated has been highly modified since its initial construction. Nothing about the building in its present state would indicate that it was ever rare, unique or displayed a high degree of craftsmanship or achievement, and clearly now it does not display any of these attributes. The building displays much less craftsmanship and architectural interest than other buildings in the local area. The sculptured concrete block construction is interesting and notable but not rare.

- 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 renovated is of a later era than the majority of buildings in the Meadowvale Heritage Conservation District and so has no association with the early development of this area. There is no evidence that this building has any significance to any identifiable community or culture. There some evidence of association with John Simpson, an individual who was of cultural importance to the community, but the connection is not significant.

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 building proposed to be renovated has some contextual value and by its small size and simplicity of its design does support the character of the streetscape. Despite the fact that it is not associated with the earliest development of the community it does have value as an example of mid-20<sup>th</sup> century rural development. It is not linked to its physical location or surroundings in a significant way. It is not a landmark.

#### **Conclusion:**

The house at 1036 Old Derry Rd. does have some contextual value and is properly part of the Meadowvale Village Heritage Conservation District, but it would not be worthy of an individual designation under Part IV of the Act.

### **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, 1036 Old Derry Rd. warrants conservation as regards its general massing, architectural intent and contribution to the streetscape and Heritage Conservation District. The proposed alterations do conserve these attributes.

#### **Appendices:**

- Photographs of existing building
- Elevations of existing building
- Floor plans of existing building
- Site plan of proposed development (inc. streetscape)
- Elevations of proposed development
- Floor plans of proposed development

#### **Bibliography:**

Hicks, Kathleen A., <u>Meadowvale: Mills to Millineum</u>,

A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)(undated)
Heritage Mississauga Images database
City of Mississauga – Historic Images Database
City of Mississauga – Building Department records
Directory of the County of Peel 1873-1874
Records of Census 1911

#### Websites:

delmarhistoricalandartsociety.blogspot.ca/2011/07/molded-concrete-block-construction-in.html

http://www.masonryinstitute.com/webpage/webpage.cfm?UUID=57166AF0-65BF-1D65-C0E8084C07470D65

http://www.mhs.mb.ca/docs/bricks/index.shtml



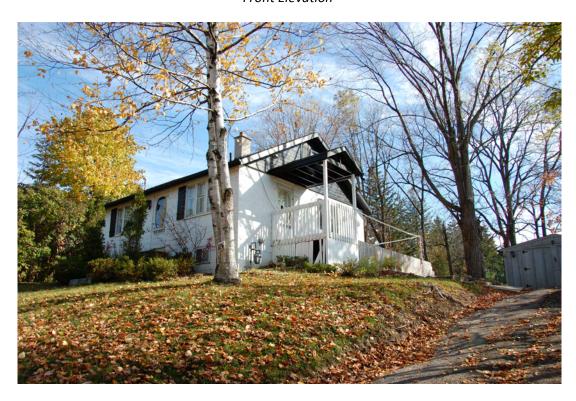
Front elevation (circa 1990)(Mississauga Images Collection)



Detached Garage (circa 1990) (Replaced 2000)(Mississauga Images Collection)



Front Elevation



North-west oblique view



West elevation



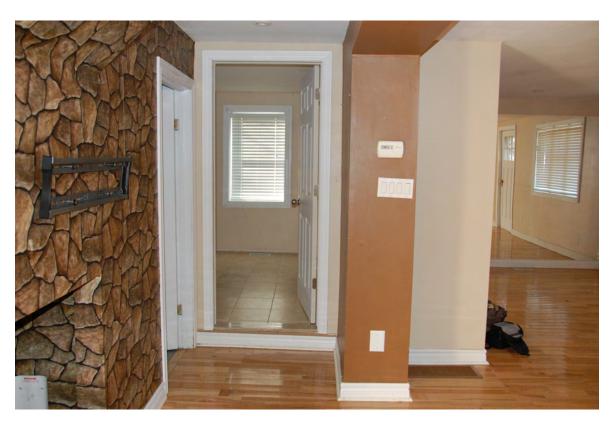
Rear (south) elevation



South-west oblique view



East elevation



Main floor (note raised entrance to bedroom beyond)



Main floor



Basement kitchen



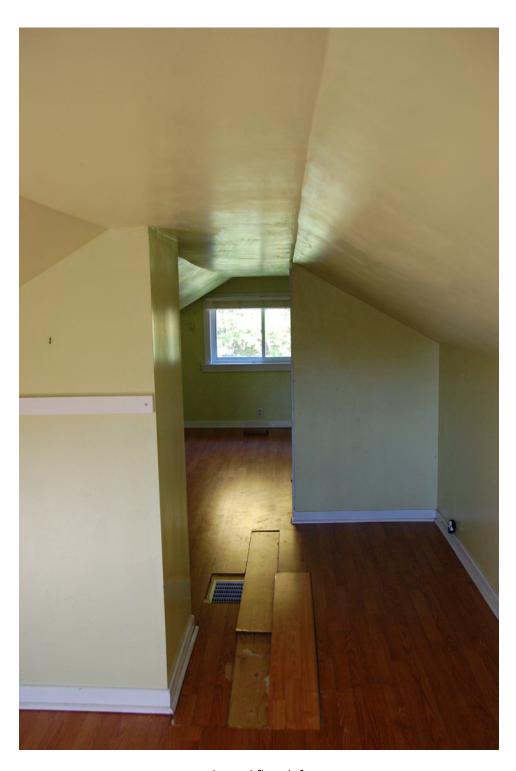
Basement kitchen



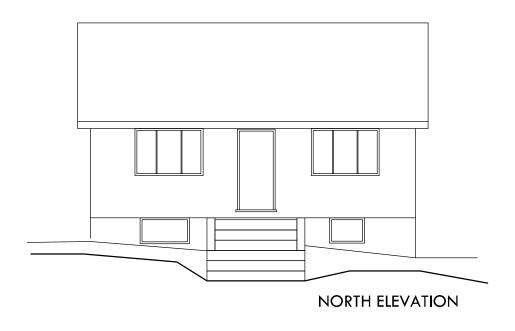
Basement bedroom



Basement utility room

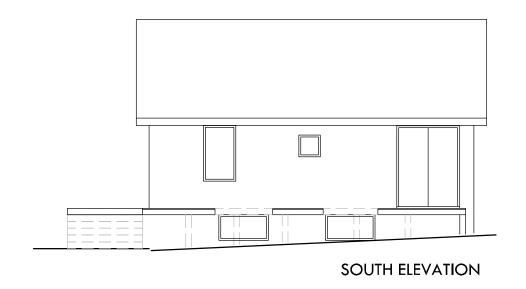


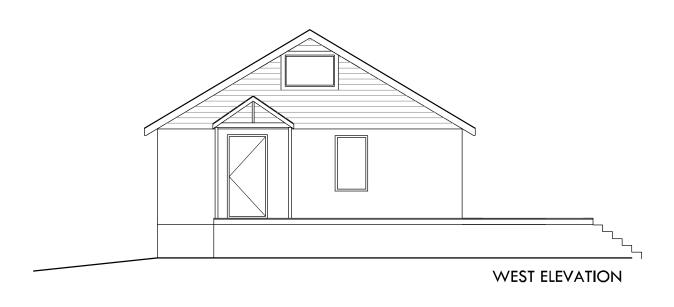
Second floor loft



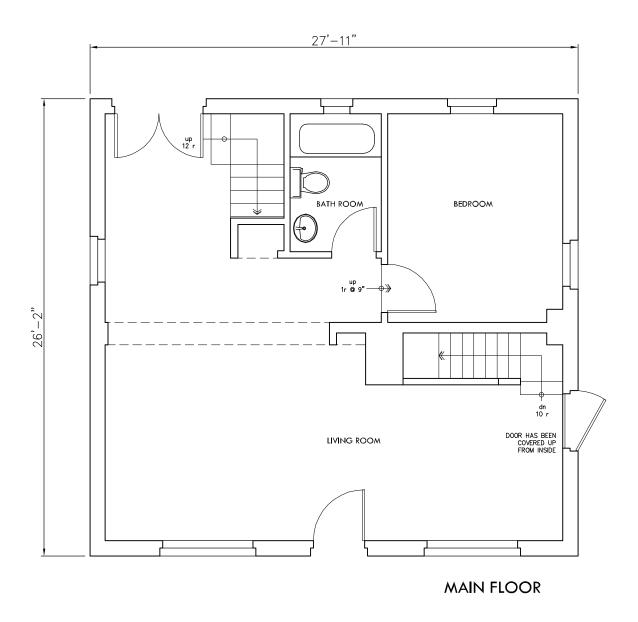


1036 OLD DERRY RD. EXISTING ELEVATIONS

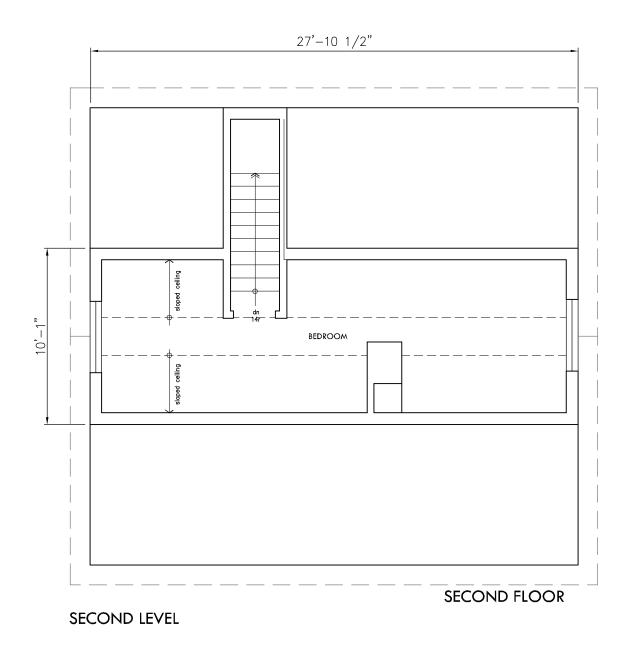




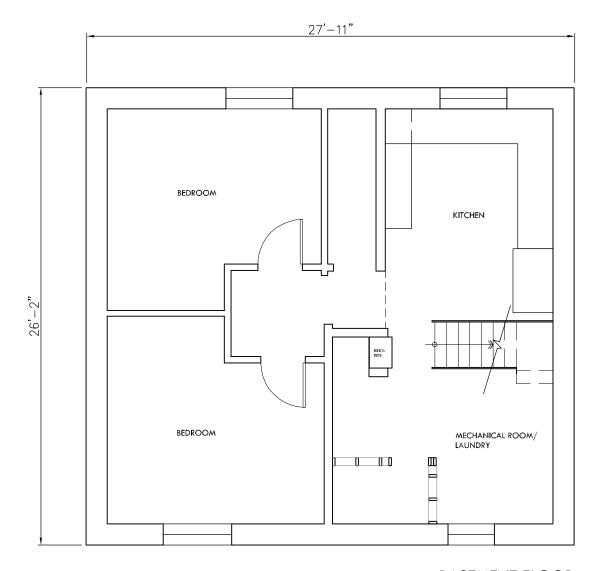
# 1036 OLD DERRY RD. EXISTING ELEVATIONS



1036 OLD DERRY RD. EXISTING PLANS



1036 OLD DERRY RD. EXISTING PLANS



**BASEMENT FLOOR** 

# 1036 OLD DERRY RD. EXISTING PLANS

COUNTY SECURITY SECUR

PROPOSED STREETSCAPE (NTS)

Item 5, Appendix 2 Heritage Advisory Committee Agenda – November 20, 2012

> Heritage Advisory Committee NOV 2 0 2012



SITE PLAN APPLICATION SPI 12 / 099 WI APPLICANT: MS, BALJIT KANG 1036 OLD DERRY RD. MISSISSAUGA, ON

AGENT: RICK MATELJAN 79 WILSON STREET, #301 OAKVILLE, ON

(416) 315 4567 izik mateljan@smcla.ca LEGAL DESCRIPTION: PART LOT 10 CONCESSION 3 WEST OF HURONTARIO ST.

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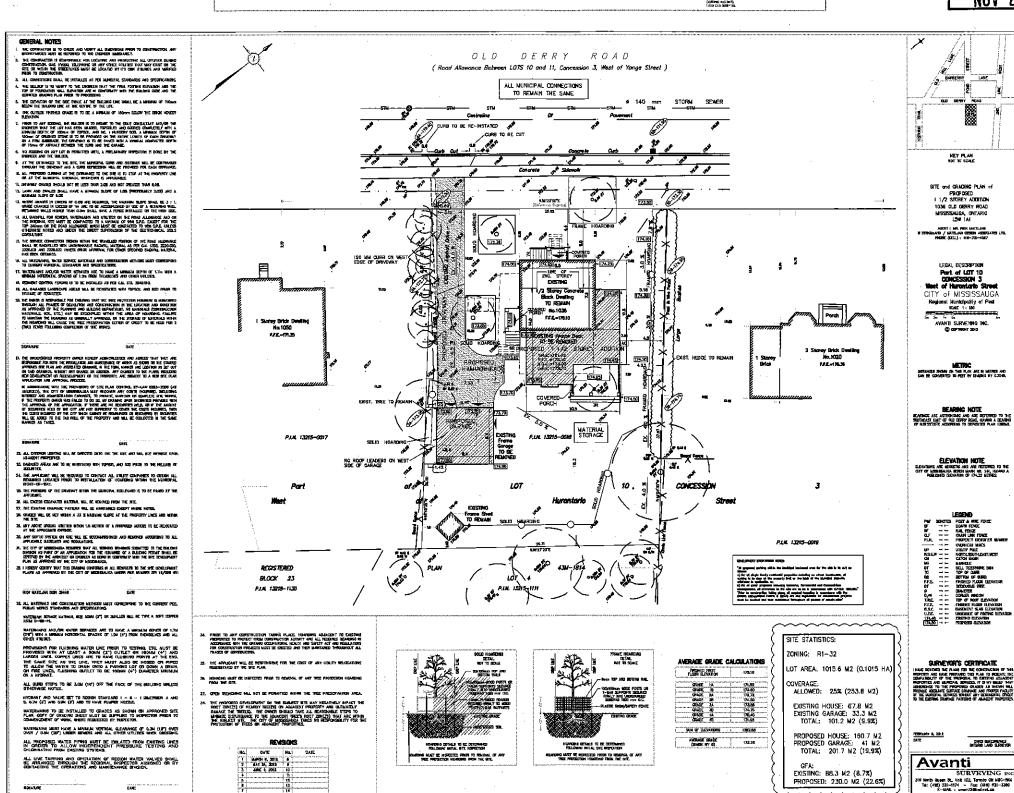
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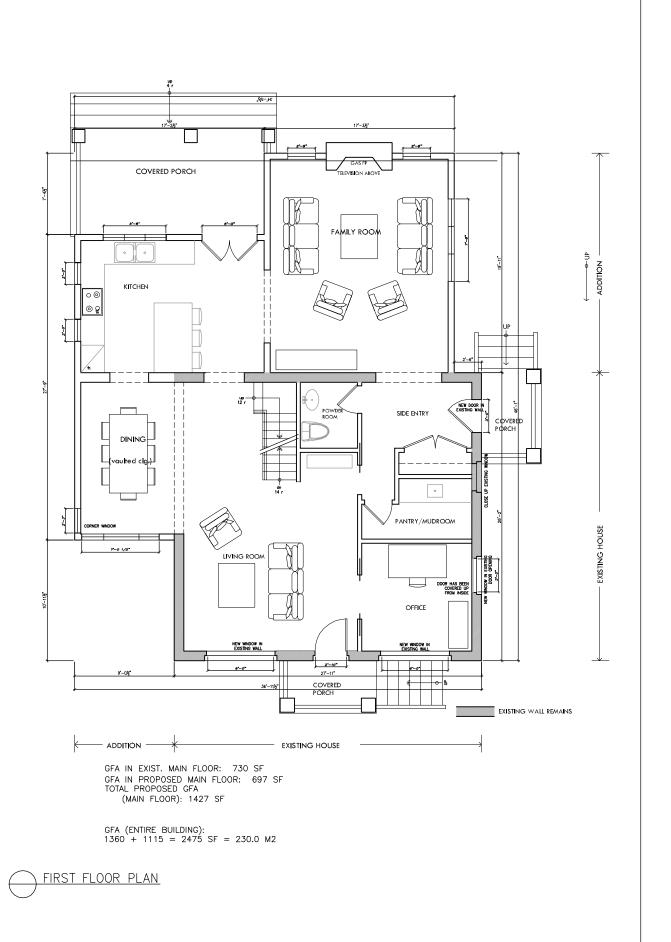
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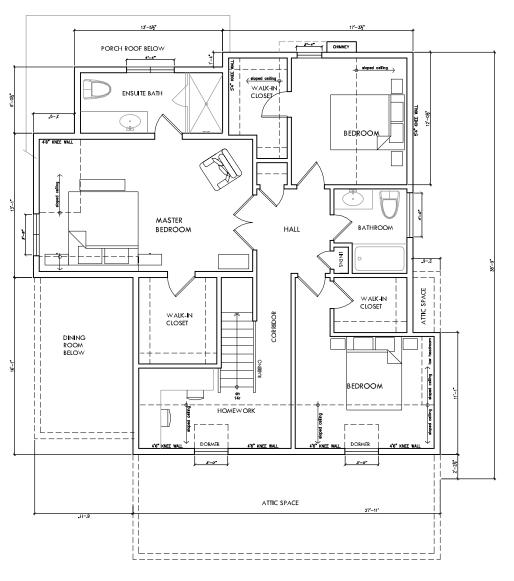
1036 OLD DERRY ROAD Mississauga, ON

SHEET TITLE: SITE PLAN

PROJECT NO.	DATE: MARCH 5, 2012
SCALE:	SHEET NO:
1:150 DRAWN: RM	A1.1







TOTAL PROPOSED GFA (SECOND FLOOR): 1115 SF

SECOND FLOOR PLAN





4	HERITAGE APPROVAL	SEPT 20 12
3	PER ZONING COMMENTS	AUGUST 8 12
2	MINOR REVISIONS	JULY 9 12
1	REVISED DESIGN	MAY 18 12
NO:	REVISIONS:	ISSUED:

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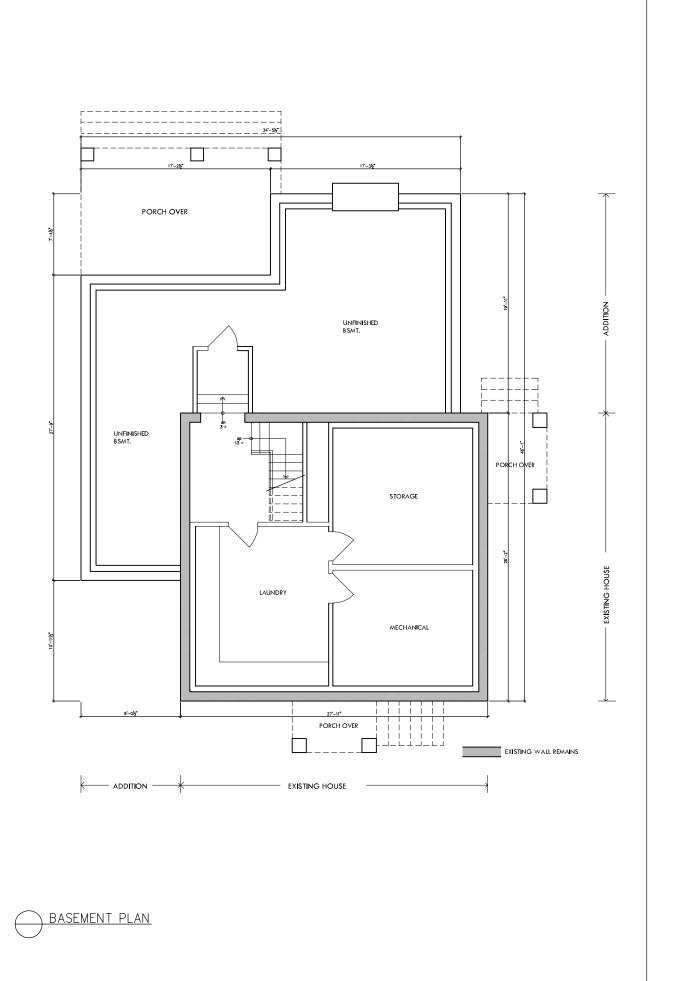
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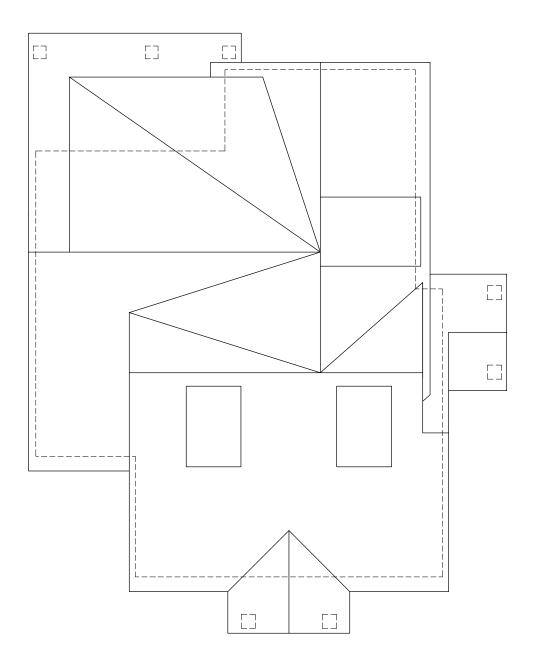
### GILL RESIDENCE

1036 OLD DERRY ROAD Mississauga, ON

SHEET TITLE:
FIRST FLOOR PLAN
SECOND FLOOR PLAN

PROJECT NO.	DATE:
	MARCH 5, 2012
SCALE:	SHEET NO:
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True North:

Project North:

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STRICKLAND MATELJAN

O ESION ASSOCIATES LTD

79 Wilson St. Ste 301
Oakville, ON L6K 3G4
Phone: 905 842 2848 www.smda.ca

PROJECT:

### GILL RESIDENCE

1036 OLD DERRY ROAD Mississauga, ON

SHEET TITLE:

BASEMENT PLAN

ROOF PLAN

PROJECT NO.	DATE: MARCH 5, 2012
SCALE: 1/4"=1'-0"	SHEET NO:
DRAWN:	A2.2





FRONT ELEVATION

SOUTH ELELVATION

EXTERIOR FINISHING SCHEDULE.

-EXISTING DECORATIVE CONCRETE BLOCK FINISH - TO REMAIN

-PROPOSED WOOD SIDING - CAPE COD PRE-FINISHED RABBETED BEVEL 1 X 6 OR JAMES HARDIE "SMOOTH LAP SIDING C+", 5" EXPOSURE

-ROOF - CERTAINTEED "DRIFTWOOD" ASPHALT SHINGLE OR SIMILAR

-WINDOWS - SOLID WOOD DOUBLE HUNG SDL WITH GRILL BARS ON EXTERIOR OF WINDOW - GOLDEN WINDOWS OR SIMILAR

-SOFFITS - PAINTED CREZONE BOARD W/ VENTS PER OBC

-FRIEZE TRIM - 1 X 8 BOARD W/ BRENLO 94 COVE MOULD (TYP UNO)

-SHINGLE MOULD - BRENLO 158 (TYP UNO)

-PORCH CELLINGS - CEDAR T & G
-PORCH COLUMNS - PAINTED WOOD PER DETAIL

-HANDRAIL AND NEWEL - PAINTED WOOD PER DETAIL

-CORNER BOARDS & MISC. TRIM - PAINTED WOOD PER DETAIL

NOTE. TAINTED WOOD! MAY REPER TO NATURAL WOOD PAINTED ON SITE OR PRE-FINISHED. WINDOWS MAY BE PINISHED OFF-SITE. CRESONE BOARD MAY BE SUBSTITUTED FOR NATURAL WOOD IN CORNER BOARDS MAY PLATTENS. JAMES HARDE PRE-FINISHED TRIMS MAY BE SUBSTITUTED FOR WOOD.

4 HERITAGE APPROVAL SEPT 20 12
3 PER ZONING COMMENTS AUGUST 8 12
2 MINOR REVISIONS JULY 9 12
1 REVISED DESIGN MAY 18 12
NO: REVISIONS: ISSUED:

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PROJECT:
GILL
RESIDENCE

1036 OLD DERRY ROAD Mississauga, ON

SHEET TITLE:
FRONT ELEVATION
SOUTH ELEVATION

PROJECT NO. DATE: MARCH 5, 2012

SCALE: SHEET NO: 1/4"=1'-0"

DRAWN: RM

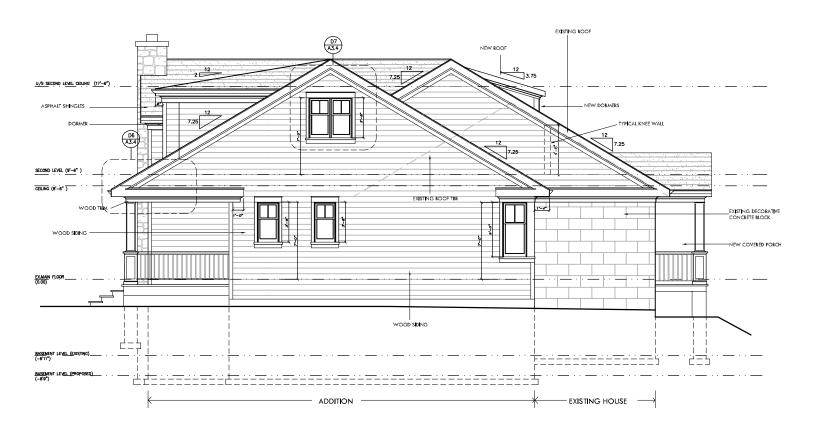
DATE: MARCH 5, 2012

SHEET NO: A3.1

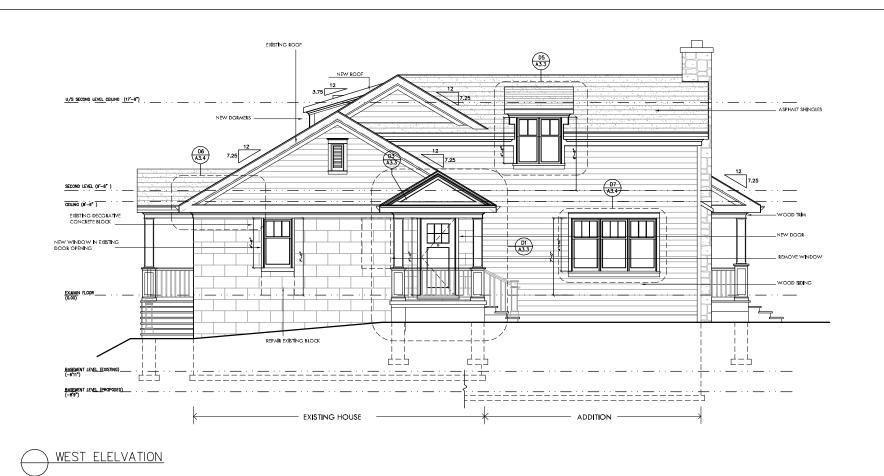


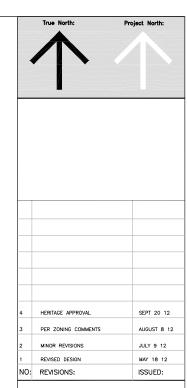
EXISTING HOUSE

ADDITION -









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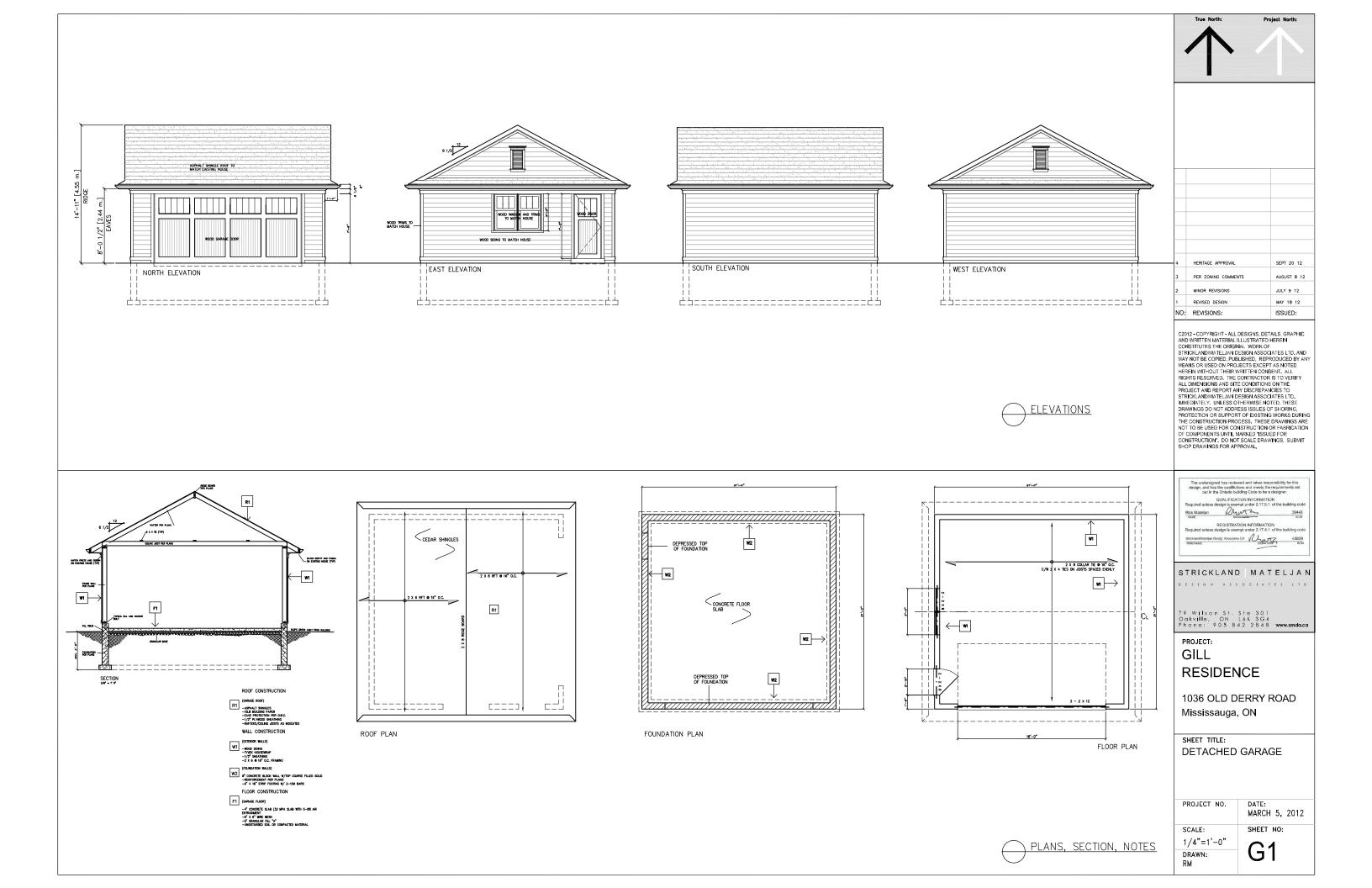
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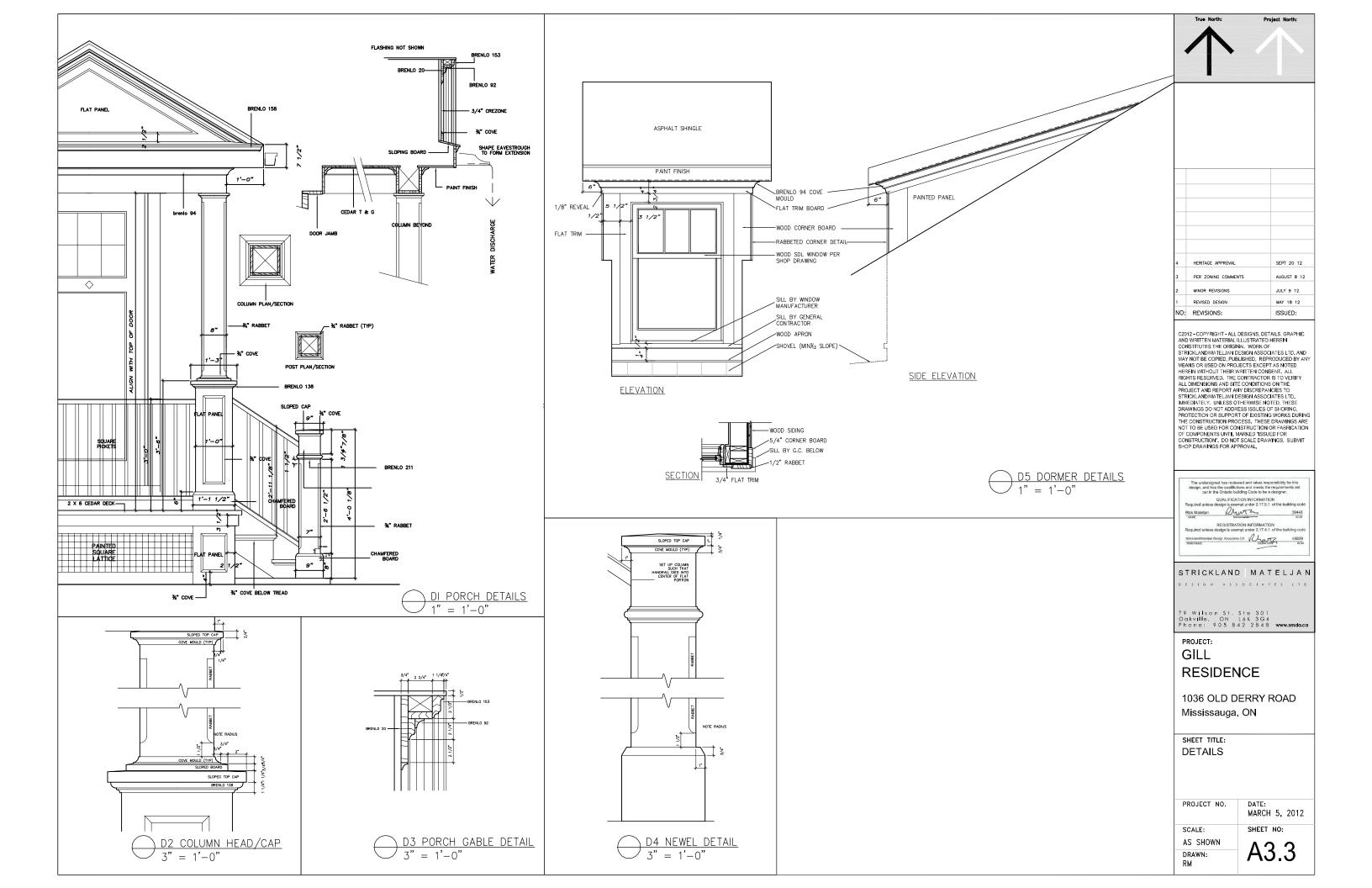
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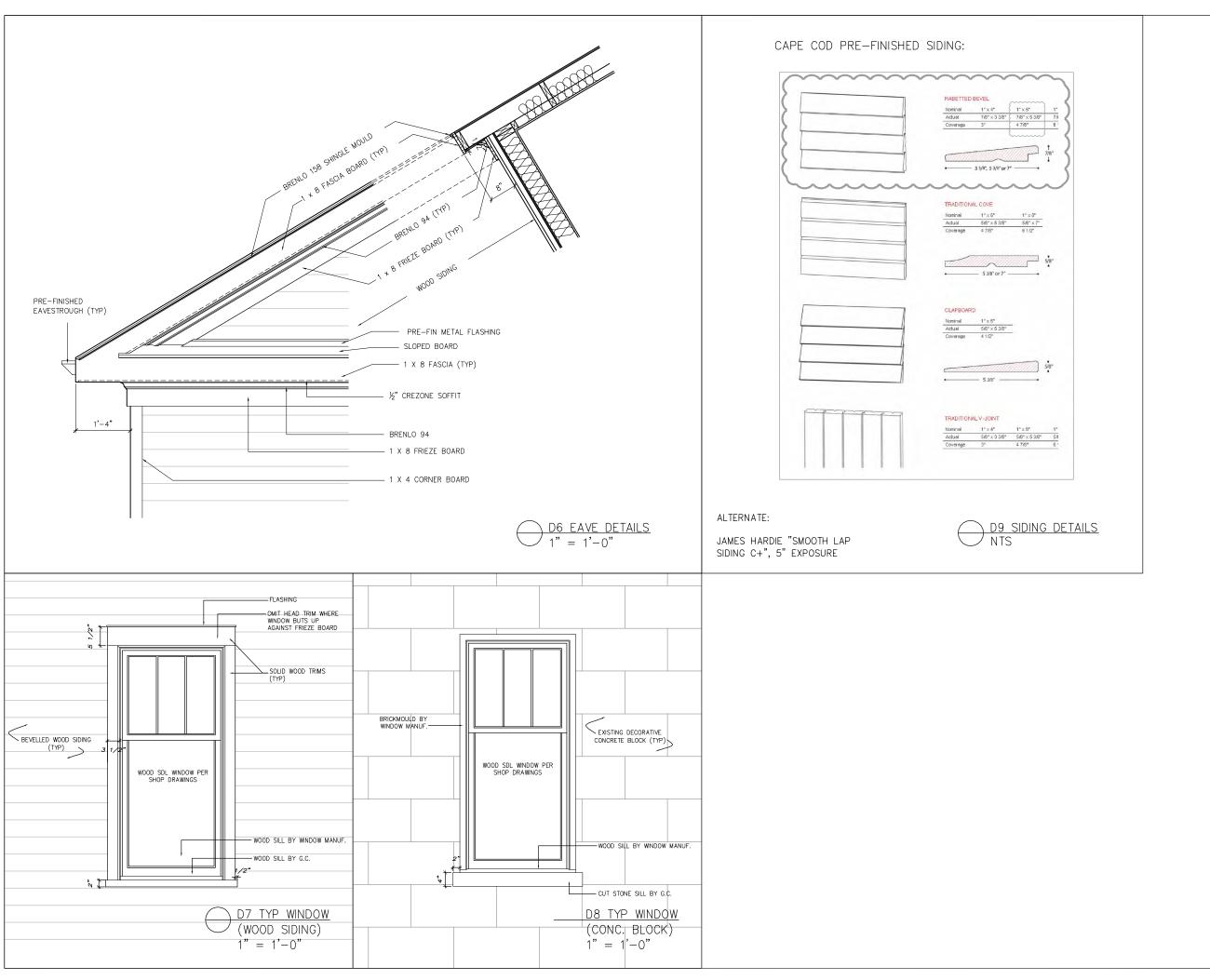
1036 OLD DERRY ROAD Mississauga, ON

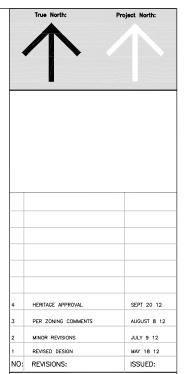
SHEET TITLE:
EAST ELEVATION
WEST ELEVATION

1/4"=1'-0" DRAWN:	A3.2
SCALE:	SHEET NO:
PROJECT NO.	DATE: MARCH 5, 2012









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STRICKLAND MATELJAN

O E S I O H A S S O C I A T E S L T O

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# PROJECT: GILL RESIDENCE

1036 OLD DERRY ROAD Mississauga, ON

SHEET TITLE: DETAILS (2)

PROJECT NO.	DATE: MARCH 5, 2012
SCALE:	SHEET NO:
AS SHOWN	A O 1
DRAWN: RM	A3.4





Item 5, Appendix 3
Heritage Advisory Committee
Agenda – November 20, 2012

October 26, 2012.

Heritage Advisory Committee
NOV 2 0 2012

Heritage Advisory Committee City of Mississauga 300 City Centre Dr. Mississauga, ON L5M 3C1

Attention: George Carlson, Chairman

Dear Councillor Carlson:

Re:

1036 Old Derry Road

Proposed Addition & Renovation

The Meadowvale Village Heritage Conservation District Review Committee reviewed the final site plan working drawings for the addition to the residence at the above address as well as replacement of the existing garage. This Committee recommends approval of the plans as submitted with the exception of the replacement windows and looks to HAC for direction in regard to use of this type of window material.

Should further information or comment be required, please do not hesitate to contact the writer.

Yours truly,

MEADOWVALE VILLAGE H.C.D.R.C.

Jas. P. Holmes Chairman

C.C.

Rick Mateljan, Architect

Paula Wubbenhorst, Heritage Co-ordinator