

Meadowvale Village Heritage Conservation District – List of Properties



Address: 7015 Pond Street

Date of Construction: c. 1840

Historical Background: This is one of the oldest structures in Meadowvale Village and appears on the 1856 Bristow Survey commissioned by Francis Silverthorn. This land once belonged to Silverthorn and it is possible that, since this is one of the oldest structures in the Village, that Silverthorn may have constructed it. In addition to its age, this property has had relatively few owners over the years.

After John Beatty, the founder of Meadowvale, left the Village permanently in 1836, a new place was needed for Methodists to gather. Shortly after its construction, this house did become a gathering place for Methodists to worship in the years before the permanent Methodist Church could be constructed on Old Derry Road.

In 1896, farmer Richard Hill and his wife Grace purchased this home. The property would remain in the Hill family until the mid 1980s. The Hills had three sons, two of whom, Arthur and Frederick, fought in the Great War of 1914 – 1918: Youngest son Thomas served in Europe with the Y.M.C.A. during the Second World War. Both Arthur and Frederick were injured in France and were sent to a military hospital in southern England to recuperate before being discharged and sent home to Meadowvale.

Arthur worked in Toronto, but when he retired in 1957, he moved back to Meadowvale Village and lived at the Pond Street family

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home until his death in 1986 at the age of 87. He wrote an account of his time in the Great War which is an interesting look into the world of regimental recruitment, training and fighting in one of the bloodiest wars in global history.

The current owners have been here since 1987. They are only the sixth registered owners of this property which stretches back through the Hills, Gooderhams and Silverthorns.

Description:

The one-and-a-half storey structure is made of stacked plank construction in the front, original portion of the building. The original windows are a twelve-over-twelve pattern. The original portion is finished in rough cast stucco and the later additions in board and batten.

The original house is very modest in its scale and design, with only three bays at the front, gable ends, and a reasonable setback from Pond Street. The additions have been kept to the rear of the original portion of the home and do not detract from its historic character.

Heritage Attributes:

- Historic structure of original stacked plank construction and, rough cast stucco finish, in a modest style, shape, form, massing, materials and size
- The original wood window pattern and design on the original portion of the house
- Three sides of the home are highly visible and open to the streetscape maintaining the Village character of modest structures on a open lot

Statement of Significance:

The residential structure has an historic association with the mid nineteenth century development of the Village and the Hill family. There is architectural significance in the modest style, shape, form, massing and materials of the stacked plank construction with a rough cast stucco finish. The context of the house, with open space to the south, west and north facades make it highly visible and contribute significantly to the streetscape.

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The Hill House prior to its additions, c. 1985.



Arthur and Fred Hill in WWI military uniform (PAMA).

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Address: 7025 Pond Street

Date of Construction: c. 1870

Historical Background: Little is known of this specific structure other than it stands on lands once owned by Francis Silverthorn. It is another of the many stacked plank on plank examples left in the Village. Its modest construction suggests it would have been a farmer's or mill worker's residence.

This property had once been owned by the Trevorow sisters, daughters of William Trevorow, the owner of the stave and chopping mills behind the grist mill. During the period that the Apple Tree Inn operated across the street, the Trevorow sisters would take in guests that the Inn could not accommodate. (Ref. Rosemary & Terry Wilson, September 2012)

Description: The one-and-a-half storey residential building is constructed in the stacked plank method. It has a three bay façade with a small dormer over the front entrance. There are gable ends and an addition to the rear. The porch has been recreated and there have been other extensive renovations, but in a manner that is very much in keeping with the style, form and scale of the house. The exterior is clad in horizontal wood siding. A detached garage is to the rear of the house off of Barberry Lane.

The house is situated on a corner lot and is therefore highly visible with open space on all sides.

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Heritage Attributes:

- The original style, shape, form, massing and materials of this stacked plank construction house
- The location of the building on the lot which allows for open space and high visibility from all directions

Statement of Significance:

The property at 7025 Pond Street has an historic association with the land once belonging to Meadowvale entrepreneur Francis Silverthorn. There is architectural significance to the simple form, massing, style and materials of the residence and its construction as an original mid nineteenth century stacked plank building. The property has contextual significance as it resides at the intersection of Barberry Lane and Pond Street, highly visible from both streets and a generous set back allowing for open green space to each road.



7025 Pond Street is in the right of the photo, c.1900. (PAMA)

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Address: 7053 Pond Street

Date of Construction: 1858

Historical Background: This property has a long and colourful history. It was once part of the lands owned by the Gooderham family. The property was briefly sold to Francis Silverthorn by Luther Cheyne in 1858, likely as an asset to help Silverthorn secure mortgage funding on the mill property. After a few short months, the property reverted back to Luther Cheyne. There is a family connection between the Silverthorns and Cheynes. Silverthorn's second wife was Mary Cheyne, a relative of Christopher Cheyne, Luther's father. It is unknown if Mary was a sister or widowed sister-in-law to Christopher, as her full name was Mary Hamilton Cheyne.

George Gooderham sold the land to Luther Cheyne in May 1858. Cheyne built the current house and also constructed the drive shed that remained on the property until it was demolished in the late 1990s. The Cheynes were one of Meadowvale's oldest pioneering families. Luther's father Christopher and uncle Andrew Cheyne were part of the United Empire Loyalist settlers who arrived shortly after John Beatty. Luther worked as a teenager in Silverthorn's grist mill and went on to become an influential businessman in the area. Cheyne became the Village's first post master in 1857 and this first post office was located in the Silverthorn General Store on Old Derry Road. Luther Cheyne was also a staunch Methodist, like Silverthorn, and he would be

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frequently seen going door to door about the Village by horse drawn carriage to collect money to build the Village's first church. Thanks to these fund raising efforts, Meadowvale did get its Methodist Church in 1862.

Although the property remained in the Cheyne family until 1891, Luther Cheyne left Meadowvale in 1884 after he purchased a grist mill in Brampton. He was also a prominent member of the Peel Farmer's Mutual Fire Insurance Company. Cheyne died in Brampton in 1912 at the age of 81.

John and Mary Farnell bought the property from Luther's son Christopher in 1891. Mary Switzer Farnell was the biological sister of Albert Simpson Lambe. (Albert and Mary were orphaned, with Albert being raised by the Simpsons and Mary by the Switzers.)

Mary Farnell was a widow in 1920 when she sold the property to Mary Yates and Helen Beardmore. They turned the property into a respectful and popular rooming house and Tea Gardens named the Apple Tree Inn because of the large apple tree that stood outside the front door. This apple tree had to be removed in 1976 because of old age, disease and decay. It was a popular Village legend at the time that this apple tree was more than a century old and was likely planted by Luther's wife Mary who was known by residents for making the best apple pies in the Village for the Methodist Church socials.

The Apple Tree Inn operated from 1922 until 1944. In the days of prohibition and temperance, the Apple Tree Inn was the only place in the Village where residents could go for tea and a light meal. Patrons were served their tea lunches in the garden where they could enjoy Mary Yates' wall of tea roses that grew up the side of the natural ridge at the back of the property. In addition to the tea service, the Apple Tree Inn was a boarding house for 20 years that catered to summer or Christmas visitors to the area and, most famously, to student artists from the Ontario College of Arts from 1921 to 1925. Every summer, students from the OCA, led by instructor and well known Canadian artist John William Beatty, came to Meadowvale to paint the landscape, houses, Rowencroft Gardens and the many Credit River vistas. While in Meadowvale, the students and Beatty stayed at the Apple Tree Inn. Villagers' memories of the 1920s, as described in the Perkins-Bull

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Collection, recall how residents would see the students setting up their easels on the lawns of the property at the corner of Pond Street and Barberry Lane early every morning. Prominent Meadowvale resident and artist Fred Haines was an active member of the OCA and likely played a major role in arranging J. W. Beatty's excursions to the area. Mary Yates sold the property in 1945 to Aemilius Jarvis for \$3,000.

There have been a number of changes to the property in recent years including an extensive addition to the side and rear in 2003 and the land was subdivided into three lots in about 2000. The original drive shed was also demolished, plus a pool has been added and extensive landscaping work conducted.

Description:

The residential structure is a one-and-a-half storey, stacked plank construction with a rough cast stucco finish. The house has gable ends and a wide central gable over the front entrance. The front gable is the only remaining 19th century home in the Village that has a simple decorative bargeboard. The basic profile of the house has changed very little since it was built. In 2003 a small addition to the side was removed and a larger addition replaced it, along with the front open porch, supported by simple wood posts fully reconstructed. The windows have been replaced in wood with multi panes and working shutters. To the rear there is a two level addition, once enclosed porches have been converted to year round living space.

An outbuilding, to the north of the house, served as a coach house/drive shed and was removed prior to 2000. About that time the property was divided into three lots, the Apple Tree remaining on a large lot and two lots to the north were created (#7067, #7061). In 2009, a fence was reconstructed in a traditional style based upon historical photographs.

The Apple Tree Inn is located on the northeast corner of Pond Street and Barberry Lane. The house is set back some distance from Barberry Lane and provides for an open green space on the corner which has historically always been open. The house is highly visible from the west and south facades. There is a shallow rear yard at the base of a ridge that rises behind the house and provides a nestled character to the house.

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Heritage Attributes:

- Its shape, form, style, materials and original stacked plank construction.
- Its location on a corner lot highly visible from both Pond Street and Barberry Lane with open green space to the south.
- The historic associations with the Cheyne family and a later time period when the building was known as the Apple Tree Inn.

Statement of Significance:

The residence at 7053 Pond Street has historical significance in its nineteenth century association with the Cheyne family and a time period in the twentieth century when it was known as the Apple Tree Inn. The house has architectural significance in that the original portion of the house, constructed in the stacked plank method, has retained much of its original characteristics distinct to the Village HCD, in its style, shape, form and materials. The context of the house and property is significant as it is located centrally in the Village, highly visible, contributing to the streetscape at the intersection of Barberry Lane and Pond Street with open green space to the south, west and north.

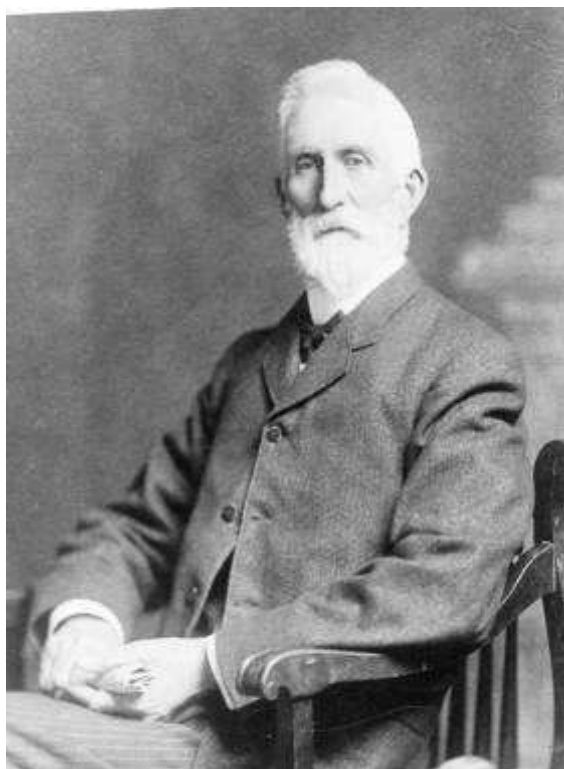


Historic photo of Apple Tree Inn , c. 1920 (PAMA)

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Part of the Apple Tree Inn Tea Gardens. Date unknown. (PAMA)



Luther Cheyne, c. 1910. (PAMA)

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Helen Beardmore (left) and Mary Yates – established the Apple Tree Inn in 1922. (PAMA)



Former coach house/drive shed removed from the property circa 1998. (north façade). Photo taken about 1990.

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Original coach house/drive shed showing the south and east facades, c. 1990.



What was left of the ancient apple tree after it was removed in 1976.

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Address: 7057 Pond Street

Date of Construction: 2003

Historical Background: In 2001 the property at 7053 Pond Street, known as the Apple Tree Inn, was subdivided into three lots. The Inn was retained on one lot and two additional residential lots, #7057 and #7061 were created. The property at 7057 Pond Street is approximately where the former coach house to the Inn was located.

The lot was sold in 2002 and the extant house built in 2003. A detached garage was added in 2005.

Description: This one-and-a-half storey frame structure is built on a concrete foundation with a full cellar. The house has wood vertical siding and stone finish on the foundation. The house has an “L” shape with a projecting front bay and a wrap-around porch from the front façade to the south elevation. The detached garage is a storey-and-a-half, with some loft storage space.

The house is set back from the roadway providing an open space to the roadway. Mature trees add to the streetscape and presence of this property.

Heritage Attributes:

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- The residential structure is compatible in its scale, form, and materials.
- Its setback from the roadway and open space maintain the Village character.
- The property has an historical association with #7053 Pond Street, formerly known as the Apple Tree Inn.

Statement of Significance

The property at 7057 Pond Street has an historical association with the Gooderham, Silverthorn and Cheyne families. Although the structure is of the recent past, built 2003, it is compatible in its size, form and materials with the Village.



Former coach house for the Apple Tree Inn, demolished c. 1990



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Address:	7061 Pond Street
Date of Construction:	Vacant lot
Historical Background:	In 2001 the property at 7053 Pond Street, known as the Apple Tree Inn, was subdivided into three lots. The Inn was retained on one lot and two additional residential lots, #7057 and #7061 were created. The property at 7061 Pond Street, at the northern end of the former lot, has remained vacant as it always has been throughout the history of the Village. The property is not known to have ever had a structure at this location.
Description:	The lot at #7061 is retained by the same owner of #7057. Although this is a vacant lot, the owners have extended the garden of #7057 into this lot which provides for a seamless green open space well maintained as a picturesque garden.
Heritage Attributes:	<ul style="list-style-type: none">• The property has an historical association with 7053 Pond Street, formerly known as the Apple Tree Inn• The property has remained vacant since the early settlement of the Village and remains a green open space
Statement of Significance	<p>The property at 7057 Pond Street has an historical association with the Gooderham, Silverthorn and Cheyne families. The vacant lot remains without a structure as a maintained green open space.</p>

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Address: 7067 Pond Street

Date of Construction: c.1860

Historical Background: It was generally believed in 1980, when Meadowvale Village was first designated as a Heritage Conservation District, that this double workers cottage was constructed by Francis Silverthorn in 1840. However, with the recent discovery of the 1856 Bristow Survey Plan of Subdivision found at the Land Registry Office in Brampton, it is clear from the map the structure did not exist in 1856. It is now believed that the building was constructed in the 1860s and likely by Gooderham and Worts as they owned the mill from 1861 to 1884. Another curiosity of this structure is that it was constructed directly on the road allowance that was surveyed between Lots 11 and 22 on the north side and Lots 12 and 21 on the south side in 1856. If the structure existed in 1856, it would have been clearly indicated and a road allowance not included in the survey. This probably suggests that, at the time of the construction, the surveyed road allowance was abandoned and never intended to be utilised, therefore allowing the double workers' houses to be constructed where it stands today.

The purpose of the double workers cottage was to house mill workers and their families. One familiar story still told in the Village today is that both, at one time, each side housed up to eight single men. The early years of the Gooderham and Worts ownership of the mill was the biggest boom period the Village had ever witnessed. As the Commercial and Bell hotels were not sufficient to house all the new workers coming to the Village, housing needed to be built quickly. Double worker's cottages were

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the common and preferred method of quick construction used at the time. It is quite possible this structure was built by James Gooderham for the benefit of workers who were employed at his grist mill.

For a number of years between the 1880 and 1906, the Sibbald family owned both this double workers cottage and the double workers' cottage next door, located at what is now 7079 Pond Street. This double workers' cottage at 7067 Pond Street used to extend all the way back up to Second Line West. This was severed in about 1980 to allow the first infill in the HCD in 1981 at 7068 Second Line West.

The Sibbalds owned an extensive amount of land in this part of the Village. They owned Lots 12-21 and 48-53. The Sibbalds were a local business family who ran the store for a time and Francis Sibbald was responsible for building the first wooden bridge across the Credit River along Old Derry Road. This bridge was washed out by ice flows and replaced with an iron bridge in 1893.

The semi-detached structure remained two residential units until the 1980s when it was converted into a one family residence. In 1989, the roofline was raised by three feet and extensive alterations took place, including an addition built at the rear of the property. The dormers on the front façade were also altered in appearance and it was revealed during this extensive work that the structure was of stacked plank on plank construction.

Description:

This one-and-a-half storey residential building was constructed in the stacked plank manner, built as a semi-detached structure for two separate families. The exterior has traditional rough cast stucco. Circa 1989 the house was fully renovated by raising the roofline about three feet higher and adding a significant addition to the rear. The house was converted during the renovation to a single family home. The reconstructed house retained the appearance of two dormers on the front façade and small covered porches over each of the two front entrances based upon historical documentation.

The location of the house close to the street makes it highly visible on the front and south facades, significantly contributing to the streetscape.

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Heritage Attributes:

- Its shape, form and style, and materials, although altered from the original, with stacked plank construction and stucco finish.
- Its historic association with the mill operation as it provided modest housing for the mill workers
- Its location on the lot being highly visible to the front, south and north facades

Statement of Significance:

The property and structure at 7067 Pond Street has historical significance in its association with the local mill operations whereby the structure was built in the mid nineteenth century as a semi-detached modest residence for the mill workers. The structure has architectural significance in that the original front portion of the structure is built of stacked plank construction and has retained its nineteenth century character. The context is significant in its location with a shallow setback to Pond Street, high visible and contributing to the streetscape with open green space to the south, north and west of the building.



The house on the right is 7067 Pond Street, c. 1900.

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7067 Pond Street prior to the renovation/rebuild, c. 1980. Note the plank construction on the exposed corner.

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Address: 7079 Pond Street

Date of Construction: c. 1860

Historical Background: This double workers' cottage was constructed at about the same time as the double worker's cottages next door at 7067 Old Mill Lane. This structure at 7079 Old Mill Lane may have been constructed first, as it does not sit on the planned road allowance as #7067 does.

Like 7067 Old Mill Lane, this structure was likely built by Gooderham and Worts as they owned the mill from 1861 to 1884. The purpose of the double workers cottage was to house mill workers and their families. It was quite common for mill owners to construct these residences to entice workers to come to the area without having the added task of building a home once they arrived. This land had been owned by the Gooderham family once Francis Silverthorn left Meadowvale Village. So, it is quite possible this structure was built by James Gooderham for the benefit of workers who were employed at his grist mill.

For a number of years between the 1880 and 1906, the Sibbald family owned both this double workers cottage and the double worker's cottage next door. This property at 7079 Pond Street used to extend back to Second Line West. The rear portion was severed in about 2005 to create a new lot and allow the infill at 7080 Second Line West where the Village's last working blacksmith shop remained.

The Sibbalds owned an extensive amount of land in this part of the Village. They owned Lots 12-21 and 48-53. The Sibbalds were a local business family who ran the store for a time and Francis Sibbald was responsible for building the last wooden bridge across

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the Credit River along Old Derry Road. This bridge was washed out by ice flows and replaced with an iron bridge in 1893.

In the 1990s the semi-detached residence was converted into a single family house. The building underwent more alterations in 2003 when the roofline was raised and an extensive addition built at the rear of the property. The original garage/drive shed was also replaced in about 2008.

Description:

This house was built as a semi-detached home for two families. It has been converted to a single family residence. The original front portion of the existing home is a one-and-a-half storey building of stacked plank construction with a rough cast stucco exterior. Circa 2003 the house was fully renovated, the wall height below the roofline raised about one foot, and a significant addition placed to the rear. A few years later a former garage was removed and a new garage built.

The original portion of the home has retained the semi-detached elements of two entrances, each flanked by a single window. Historically this home did not have dormers or porches. This simplicity was repeated in the renovation of 2003.

Heritage Attributes:

- The traditional shape, form and style of the house from the street in its simplicity, stacked plank construction and stucco finish
- Its historic association with the mill operation, providing modest housing to mill workers and association to the Gooderham and Sibbald families
- Its original location on the lot, close to the road and highly visible to the streetscape

Statement of Significance:

The structure at 7079 Pond Street has historical significance in its association with the local mills whereby the semi-detached residential structure was built in the mid nineteenth century to provide housing to the local mill workers. Its 20th century historical association is with the village blacksmith who lived here from the 1940s to the 1980s. The original front portion of the structure has architectural significance as it is built of stacked plank construction in a modest style, shape and form, with a stucco finish. The context is significant to its original location on the lot and high visibility from Pond Street, contributing to the streetscape.

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The second house from the left is 7067 Pond Street, c.1900.



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Address:	7085 Pond Street
Date of Construction:	c. 1860-1880
Historical Background:	This property sits on land once owned by Francis Silverthorn and William Gooderham. It is a very modest worker's style cottage that has seen very few changes in the last 50-70 years.
Description:	<p>A modest one-and-a-half storey structure of stacked plank construction. Originally the house was finished in stucco but now has a combination of wood siding and Insulbrick (fibre board panels with tar shingle finish in a brick pattern). The once open front porch has been enclosed. There is small rear addition. To the rear of the house and set by the north boundary is a detached garage built circa 2005. The house has had little alteration and therefore is one of the better examples of traditional housing within the Village from the mid nineteenth century.</p> <p>The house is located near the street at the front of the lot, which continues through to Second Line West. The location of the building on the original lot size is traditional in its setback and highly visible from the streetscape.</p>
Heritage Attributes:	<ul style="list-style-type: none">• Its original style, shape, form, height, massing and size, built of stacked plank construction representing one of the few remaining traditional nineteenth century homes within the Village• Its original location at the front of the property being highly visible and contributing to the streetscape.

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- The context of the residential structure at the front of the property with open green space through to Second Line West

Statement of Significance:

The property and residential structure at 7085 Pond Street has historical significance as it represents one of the original properties and residential buildings from the mid nineteenth century Village development. It has architectural significance in its stacked plank construction, size, shape, height, massing and form, representative of the modest residential buildings within the historic Village. The context is significant as it remains on its original foundation, close to the roadway and highly visible to the streetscape.



The house on the left is 7085 Pond Street, c.1900. Note the shallow open porch supported by simple bracketed wood posts.

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7085 Pond Street as it appeared in 1990.

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Address: 7091 Pond Street

Date of Construction: 1939

Historical Background: A previous structure, described as “barn-like” once stood on this property approximately where the garage sits today. (Ref. Rosemary & Terry Wilson, September 2012) The extant structure was built in 1939 by the current owner’s grandfather.

Shortly after the Village was designated, the current owner acquired this property and began to construct a series of outbuildings that he calls “Miniature Meadowvale Village”. Each building, on a much smaller scale, represents key buildings from Meadowvale Village’s past which include the blacksmith, Silverthorn Mill, Church and the train station.

The Miniature Meadowvale Village was the 2011 Doors Open winner as favourite site for all of Ontario. Hundreds of people from school classes to professional groups are given tours every year.

Description: This is a residential L-shaped one-and-a-half storey frame structure finished in board and batten. The roof is a gambrel shape with a wide dormer over the three bay façade. On the front façade is a deep porch supported by wood posts with decorative brackets. The raised foundation is made of concrete block.

The house has a slight setback from Pond Street and the lot continues through to Second Line West. The mature trees and open space at the front of the lot add to the Village character streetscape.

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The current property owner has built to the rear of the house numerous outbuildings which replicate, at a reduced scale, lost or demolished buildings that once stood in the Village. The ‘Miniature Village’ is made available to the public on special occasions at the permission and invitation of the property owner.

Heritage Attributes:

- The style, shape, form, massing, materials and size of the structure which is compatible with traditional building styles and residential building sizes from the 19th century
- The location of the house on the lot, open front landscaping with mature trees
- The retention of the traditional lot from Pond Street through to Second Line West
- The ‘Miniature Village’ as a commemoration and memory of the lost buildings from within the Village

Statement of Significance:

The residential structure at 7091 Pond Street has an historical association with Henry Brown and has been under the current family ownership for many years. It has architectural relevance in that it is compatible with the size, scale, form and materials of the historic residential structures within the Village HCD. The created “Miniature Village” has significant interpretive value as it expresses the history, context and materials of the Village as it was in the nineteenth century through its expression of building design, use and materials. The context has significance in its contribution to the streetscape, location on the lot and retention of the original lot size from Pond Street through to Second Line West.

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Address: 7099 Pond Street

Date of Construction: 1978

Historical Background: During the 1940s to the 1970s this site was the location of greenhouses which were sold chrysanthemums to the Dale Estate in Brampton. The lot was later sold to build the extant structure.

This is good example of a 1970s ranch style residence that was quite common in subdivisions built in this period. This property has a good form in terms of its shape and size that is complimentary to the older structures around it. The property has changed little since its construction and sits on land once owned by Francis Silverthorn and William Gooderham.

Description: A one storey frame structure of late twentieth century construction with a brick finished exterior. The house has a five bay façade with a central recessed entry. There is a small uncovered porch at the front entrance. The house, although contemporary in its modest design, is in scale with traditional housing within the historic context of the Village.

The house is located with a slight set-back from Pond Street. The front yard is open and allows views of the house from the streetscape. The lot retains its original configuration which continues through to Second Line West.

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Heritage Attributes:

- Its scale, size, shape, massing and form are compatible with the historic and traditional residential buildings within the HCD
- The location of the building on the lot provides for an open green space to the front and rear yards
- The lot size is traditional in its configuration of extending from Pond Street through to Second Line West

Statement of Significance:

The property at 7099 Pond Street does not have historical significance. The residential structure is compatible in its one-storey size, shape, massing and form to the Village character. The context is significant in the location of the building on the lot which provides for open green space to the front and rear yards.

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Address: 7105 Pond Street

Date of Construction: 1940

Historical Background: This home was constructed in 1940 and remains in the same family today.

The rear of the property also contains some small outbuildings which represent several of Meadowvale Village historic landmarks, including a replica of the Women's Institute Library. For many years, the current owner has loaned books from this small red library at the back of the property, once a week, to Village residents.

Description: A one-and-half storey frame house with a brick finish on a concrete block foundation. A deep open porch covers the ground floor of the front façade supported by wooden posts with decorative brackets. The roof cladding is metal. There are three small dormers on the front façade, each with decorative trim on the bargeboard. To the rear of the house there is a detached garage. The size, shape and form of the house are traditional and compatible with the older 19th century residential buildings within the Village.

The house is oriented to Pond Street with a generous setback from the road. The open front yard is separated from the street with a traditional picket fence and arbour/gate.

To the rear of the house are a number of outbuildings which have been constructed at a reduced scale to resemble lost historic

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buildings from within the Village. The owner does allow viewing and visitation to the miniature buildings on special occasions or by appointment.

Heritage Attributes:

- Its scale, size, shape, form, massing and materials which are compatible with the 19th century residential buildings within the HCD.
- Its location on the lot providing views to and from the house both onto Pond Street and Second Line West and open green space at both the front and rear yards
- The retention of the traditional lot size from Pond Street through to Second Line West

Statement of Significance:

The structure and property at 7105 Pond Street has historical significance as it has had continuous ownership within the current family ownership since 1940. The residential structure in its size, shape, form, massing and materials is compatible to the Village character. The outbuildings which commemorate some of the earlier Village structures of the nineteenth and early twentieth century have significant interpretive value. The context of the location of the house on the property is significant as it provides for open green space to both the front and rear yards and retains the traditional lot from Pond Street through to Second Line West.

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Address: 7135 Pond Street

Date of Construction: 1998

Historical Background: The original house that stood at this location was constructed in approximately 1900 and had a long association with the owners of the grist mill in Meadowvale.

The first person of interest to show up in this property's land title abstract was Edwin Thurston who was an artist based in Meadowvale. He was born in the United States in 1867 and came to Canada with his wife Gertrude in 1895 to settle in Meadowvale. Thurston did not reach the heights of fame like A. J. Casson or Fred Haines, but was still known in the Village as a local portrait artist.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This property was considered particularly rural as it was the most northerly property located in the Village. Unfortunately the original house was lost to fire in 1994 which burned so hot the sparks threatened other houses around it. This property became available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7135 Pond Street was the first of the three lots to be

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developed. The stone entrance gates are the only feature that remains of the original 19th century use of the property.

Description:

This is a frame structure, one-and-a-half storeys, with board and batten wood siding. A covered porch supported by wooden posts with decorative brackets covers the ground floor of the front façade. The rectangular shaped dwelling has a hip roof, with three small dormers on the front façade.

The house has a generous setback from Pond Street with a gravel drive between the original stone entranceway. The property is open to the road with high visibility from Pond Street and visibility through a heavily treed rear yard onto Second Line West.

Heritage Attributes:

- The size, scale and materials of this residence are in keeping with the Village HCD character
- The location of the residence on the lot with open views of a green yard to Pond Street and open green space to the rear through to Second Line West
- The original stone gates/entry feature located at the front of the property define the front of the property and retains an original 19th century streetscape

Statement of Significance:

The property at 7135 Pond Street has historical significance as it was once part of a larger property at this location at the end of Pond Street. The structure is compatible with the Village character in its size, shape and materials. The context is significant in that it provides for a green open space to the front and rear yards and retains the original stone gate/entry features which contribute to the streetscape.

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Stone entry feature and original house on the property. The historic house was destroyed in a fire in 1994. (Historic Images Gallery)



The house as it appeared in approximately 1990.

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Address: 7143 Pond Street

Date of Construction: 2000

Historical Background: This property became available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7143 Pond Street was the second of the three lots to be developed. Prior to the lot being severed there had been a late 19th century home on the property, once owned by artist Edwin Thurston, was destroyed in a fire.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This was the second residence to have been developed after the original lot was subdivided into three lots in 1995.

Description: This is a two storey frame structure, rectangular in shape with a hip roof and two dormers over the front façade. The residence is finished in board and batten. A porch covers the ground floor entrance supported by wood posts with decorative brackets. There is a double garage attached by a covered breezeway.

Heritage Attributes:

- The overall size and scale of the residence with board and batten finish and open front porch

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- The location of the building on the lot with an open green yard to Pond Street and rear yard open to Second Line West

Statement of Significance:

The property has historical significance in that this lot was once part of a larger parcel at the end of Pond Street. The structure is compatible in its materials and open front porch. The context has significance in that the location of the structure provides for open green space at the front and rear yards.



A photograph of the original house which stood approximately in the same location as 7143 Pond Street. The historic home was destroyed in a fire in 1994. (Historic Images Gallery)

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Address: 7155 Pond Street

Date of Construction: 2000

Historical Background: This property became available for new construction within the Village circa 1995 when a single large lot at the end of Pond Street was divided into three properties. #7155 Pond Street was the third of the three lots to be developed. Prior to the lot being severed there had been a late 19th century home on the property once owned by artist Edwin Thurston and which was destroyed in a fire in 1994.

Thurston lived in the house from 1907 and sold the property in 1917 to William Brett, the owner of the grist mill. Brett lived here until 1940 and rented the house out for another nine years before selling in 1949.

This was the third and last residence to be developed after the original lot was subdivided into three lots in 1995.

Description: This is a single storey frame structure with a gable over the front entrance. The building has a stucco finish. The roofline extends on the front façade to cover a porch area supported by four wooden posts.

The house is set back from Pond Street with an open area that allows views from the street to the house. Views to the house are also available from the rear as it opens onto Second Line West.

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Directly north of the house is a channelized waterway lined on both sides by three levels of armour stone and a bottom layer of river rock that runs from Pond Street to Second Line West.

There is a single car detached garage to the north of the channelled waterway.

Heritage Attributes:

- The size, materials, massing and one storey level of this structure are compatible with the Village HCD character
- The location of the structure on the lot with open views to Pond Street and Second Line West

Statement of Significance:

The property at 7155 Pond Street has historical significance as it was created by a severed from a former large lot at the end of Pond Street. The one storey residential structure is compatible in its size, massing and scale to the Village HCD. The context of the house on the lot with open rear, side and front yards is significant.



Armour stone channelled waterway from Pond Street through to Second Line West

Meadowvale Village Heritage Conservation District – List of Properties



Address: 6970 Second Line West

Date of Construction: 1872

Historical Background: The Schoolhouse is built on lands originally owned by John Simpson. Prior to this school being built, a former one roomed public schoolhouse was located on Barberry Lane at Second Line West. In addition to this first public school, Charles H. (Holly) Gooderham had a private school exclusively for the use of his own children where the governesses were the teachers. The location of this school is currently unknown, but has been substantiated by the Tweedsmuir Histories at the Region of Peel Archives. The early schoolhouse on Barberry Lane was converted to a residence and was eventually destroyed in a fire in the 1970s and remained vacant land until the existing house was constructed in 1990.

In 1872 the original schoolhouse had become too small to accommodate the Village's school children so a new location needed to be found to build a new school. The School Trustees, who included Holly Gooderham, Thomas Graham, Matthew Laidlaw and Thomas Elliott, went in search of appropriate land to construct a bigger school. It has been commonly believed that John Simpson donated the land to build the new school. However, land registry titles for this property indicate the opposite is true. Simpson sold .2 hectares of property to the School Trustees for \$200 to build the new school. This was a sizeable amount of money for vacant land in 1872.

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The new school was completed in time for the new school year to begin in the Fall of 1872. William True was the first teacher at this school on Second Line West. It remained the Village school until the early 1960s when a newer public school was built further east along Old Derry Road to accommodate the growing population boom in the area.

Since the early 1960's the Old Schoolhouse has been the Meadowvale Village Community Hall, thus continuing its purpose as a community building.

One interesting item that had been housed in the Village Hall for over 60 years was the painting by Fred Haines "Indians on the Credit." From about 1909 to the late 1960s the painting hung above the stage area at the front of the room. Haines had gifted the painting to the school and requested that it remain there so long as the building served a community purpose. The painting is now on display on the second floor outside Council Chambers at Mississauga's City Hall.

Description:

This one room schoolhouse was built in 1872 to replace an earlier one room school located on Barberry Lane. It is a frame structure with vertical board-and-batten siding, gable ends, cornice returns. The ends of the battens are finished in a scallop pattern under the eaves. On the north and south elevation are large wood, multipaned windows, original in aperture, but not detail. The north side has four windows and seven on the south façade. The school ceased to function as a school in the early 1960s and became a community facility which it continues today. Its location within the Village and associated open space has always been a focal point in the Village.

Heritage Attributes:

- The location, size, shape, massing and form of the schoolhouse that reflects its public use
- The wood board and batten materials and wood windows
- Its location within the lot with high visibility to Second Line West and the open green yards to the north and south

Statement of Significance:

The village Schoolhouse, located at 6970 Second Line West, also known as the Meadowvale Village Hall, has historical significance as it was the only local public school from 1872 to circa

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1959. The historical significance continued as the schoolhouse was converted to the Village Hall, used by the community to the present. The structure has architectural significance as it is distinct within the Village HCD and is representative of a one room schoolhouse of the late nineteenth century. Its context is significant as the location has been host to community events for over 100 years with its open green space around the building and high visibility to the streetscape.



Mural by Fred Haines painted on canvas and was originally installed (c.1909) on the wall above the front blackboard. It is now installed in Mississauga City Hall. (PAMA)



Meadowvale Village Hall when it functioned as the one room schoolhouse, c. 1910. Note the cupola for the school bell at the top and twin chimneys for the woodstoves. (PAMA)



Class photo, c. 1905. This photo was taken at the rear (west side) of the building. (PAMA)

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Address: 6995 Second Line West

Date of Construction: c. 1910

Historical Background: This property, like the Gooderham Mansion, sits on the east side of Second Line West, placing the property in the 3rd Concession. These are the only two properties within the HCD boundary that are a part of Concession 3. This property had once formed the parcel of land owned by the Brown family, who settled in the area in 1822. They owned lands that now extend into the municipality of Brampton and the homestead for this land is the house standing at what is now 6970 Vicar Gate Drive in Mississauga. Henry Brown, the mill owner from 1895 to 1911, was a direct descendant of the Brown settlers. When Henry died in 1911, his widow Lillie and their daughter Grace, left Meadowvale to take up residence at the Brown family homestead.

Little is known about this specific property except that an application to add a southern addition was approved by the City in 1984. Otherwise, this property has retained many of its original features.

The current owners have lived here since 1974.

Description: The building is a one-and-a-half storey frame structure with gable ends. The front façade, fronting onto Old Derry Road, has 3 bays, with two small dormers in the roofline. Over the front entrance is a small pediment supported by shallow brackets and pilasters providing a Neoclassical style element to the structure's front

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façade. The finish is horizontal siding. To the rear of the house is a detached garage accessed from Second Line West.

The house is situated with a generous setback from Old Derry Road and Second Line West thereby having a large front and side yards which make the house highly visible from the street at this corner location. The scale, size, shape, form and style of the building is complementary to the earlier buildings within the Village and the historical context. There are a number of mature trees which add to the aesthetic and green element of this property.

Heritage Attributes:

- The size, shape, form and style of the residential structure is compatible with the nineteenth century buildings of the Village
- The property is the only property in the southeast quadrant of Old Derry Road and Second Line West included in the Meadowvale Village Heritage Conservation District
- The location of the house on the lot with significant setbacks and open yards provide high visibility and open green space on this corner lot supporting the former rural character
- The framing of the structure by mature trees on the front yard provide a landscape in keeping with the Village character

Statement of Significance:

The property at 6995 Second Line West is the only property in the southeast quadrant of Second Line West and Old Derry Road included in the Meadowvale Village Heritage Conservation District. The shape, size, form and style of the residential structure is compatible with nineteenth century residential buildings of the HCD. Its location on the lot with generous setbacks and open green space provide a landscape that reflects the once rural nature of the Village.

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6995 Second Line West as it appeared in 1990

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Address: 7004 Second Line West

Date of Construction: c.1850

Historical Background: This structure is shown on the Bristow Survey of 1856 and is, therefore, one of the oldest properties in the Village. This property has changed little over the years, retaining its original shape, size and form and is an important link to the modest residences that defined Meadowvale Village during its industrial growth period of the mid nineteenth century.

Description: The modest one-and-a-half storey structure is made of stacked plank construction, with horizontal narrow wood siding and gable ends and cornice returns. The building rests on a field stone foundation. The original windows retain their aperture but the windows have been replaced. The front façade onto Second Line West has three bays, with only two windows, one over the other, on the south façade. The north façade has three windows, two on the upper floor and a single window to the right side on the lower level. The roof is finished in wood shingles. At the rear is a small one storey frame addition that provides an entryway into the rear of the structure.

The house is situated on the corner of the lot with a shallow setback to Old Derry Road and Second Line West. This allows for clear visibility of the house as it serves as an entryway into the Village from the east approach.

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On the northwest corner of the property is an original one-and-a-half storey outbuilding with a gambrel roof. The date is unknown but it remains as one of very few remaining outbuildings in the Village. The building is clad on the ground level with board and batten.

Heritage Attributes:

- The size, shape, form, massing and materials of the modest stacked plank house.
- Its original materials, size, shape, form and style
- The location of the house on the property with shallow set-backs and clear visibility to the street on the south, east and north facades
- The open green yard to the south, west and north of the building
- The original one-and-a-half storey outbuilding and its location and relationship to the house finished in board and batten on the ground level.

Statement of Significance:

The property at 7004 Second Line West has historical significance as it is associated with the development of the Village from the mid nineteenth century. The residential structure has architectural significance in that it is representative of the stacked plank construction technique, a modest structure in its shape, form, massing, size and materials. The outbuilding has significance in that it is one of the last remaining outbuildings in the Village and is representative of this type of architecture in its shape, form, size, materials and relationship to the residence and streetscape. The house has contextual significance in that it is in its original location, highly visible from the intersection of Second Line West and Old Derry Road, an entry feature into the Village and significant contribution to the streetscape.



7004 Second Line West, south façade.

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7004 Second Line West, outbuilding.



7004 Second Line West as it appeared in 1990.

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Address: 7020 Second Line West

Date of Construction: c. 1890

Historical Background: This house was constructed at a time when First Street linked Second Line West through to Pond Street. As a result, the front of this property is oriented toward First Street and not Second Line West. First Street was closed in the 1970s after it had filled in with vegetation. There is little left now to indicate the existence of First Street.

This structure has undergone few alterations over the past 30 years. The garage was added in 1990.

Description: This is a two storey frame structure with a stucco finish, gable ends with cornice returns, with a large one storey addition to the north façade and wrap-around porch on the east façade.

This house is oriented to the south, as it once fronted onto a roadway called First Street, which has been closed for many years. The house is set back some distance from Second Line West, due to its original orientation to First Street. It now has a side view to Second Line West.

In 1990, a detached garage, with a shallow set back to Second Line West, was added to the property.

Heritage Attributes:

- The location of this house on the property reflecting the orientation to a closed road

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- The shape, form, style and materials of the original house

Statement of Significance:

The house at 7020 Second Line West has historical significance as it relates to the nineteenth century development of the Village. It has architectural significance in its modest style, shape, form and materials, representative of the local vernacular style. The context is significant as the building is oriented to the south, rather than Second Line West, as there was once a roadway on the south edge of the property. Its location on the lot and generous open green open space on the east contributes to the streetscape.

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Address: 7030 Second Line West

Date of Construction: Front façade: c. 1840, rear addition: 2005

Historical Background: The front portion of this structure dates to about 1840 and appears on the 1856 Bristow Survey commissioned by Francis Silverthorn. The addition to the back was added in 2005.

The original structure was part of a land parcel owned by Francis Silverthorn in the 1840s, then passed to the Gooderhams in the 1860s. It remained in the Gooderham family for the next 50 years as Archibald Gooderham married Mary Sibbald and she passed the property on to Catherine Sibbald, in 1910.

Description: The original one-and-a-half storey portion of this house, fronting onto Second Line West is made of stacked plank construction and finished in rough cast stucco. In 2005, the small modest plank house was moved back from the roadway about 10 feet. The porch had been almost entirely on the road right of way. It was removed and fully rebuilt once the house was removed from its original stone foundation and put on a new concrete foundation with a large addition to the rear in an L-shape. The addition is made in a conventional frame method. In addition to being moved back from the road, the front, original portion of the building had its roofline raised about one foot.

The rear of the house appears on two levels due to the sloping grade of the property, which allows for an at grade level for a walk out from the new basement level.

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Heritage Attributes:

- The original front portion of the building constructed in the stacked plank method with a rough cast exterior.
- The historic association of the property with the Silverthorn and Gooderham families
- The location of the building on the corner lot which provides for open views to the home from the east and north views along Second Line West and Barberry Lane.

Statement of Significance

The property at 7030 Second Line West, and the original structure on this lot, has an historical association with Francis Silverthorn and appears on the Bristow Survey of 1856. The original structure, of stacked plank construction, has had some alteration, including moving the structure slightly back from the east property line, but does date to the mid nineteenth century or earlier. The context of this property at the intersection of Barberry Lane and Second Line West makes it highly visible with its front, north and rear yards of green open space.



7030 Second Line West, north and west (rear) façade with the L-shape addition built in 2005.

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7030 Second Line West in 1978 before the 2005 alterations.



Former outbuilding located at 7030 Second Line West, 1990.

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Address: 7040 Second Line West

Date of Construction: 1990

Historical Background: This property was once the location of the first public, one room schoolhouse in the Village constructed in 1851. Francis Silverthorn once owned this property and gave the land to build the school. The school was used until a new school was built on Second Line West behind the church in 1871. The second school is now known as the Meadowvale Village Hall.

When the 1851 school was abandoned, the building was used for some time as a meeting place for the Meadowvale Band. Before the late nineteenth century it was converted to a residence and was used for residential purposes until destroyed in a fire circa 1974. The property remained vacant until the current house was built in 1990.

Although there is no documentation to substantiate, it is generally believed that the cobble stone pillars which stand on either side of both entrances into the property do not date to the time of the school, but were added much later when the property was a private residence.

Description: A storey-and-a-half frame structure, oriented to Second Line West, but with property entrances from Second Line and Barberry Lane. The entrances on both roadways are flanked by original cobble stone pillars which predate the current structure. The house is set back into a corner of the lot which provides for a good deal of

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naturalized open space at the corner of Second Line West and Barberry Road, as well as a generous open space to the north. This open space provides for a good deal of property between this and the next property to the north. The open space reinforces the character of the Village having modest buildings on large open lots.

Near the roadway is a small detached secondary building in a cottage style with a hip roof. The building has a stucco finish and large windows on the east and north façade. The small building is known as the Weaver's Cottage.

Heritage Attributes:

- The location of the house in the corner of the lot, very much near the original location of the 19th century structure on the property (the first public school in the Village)
- The cobble stone entrance gates on Second Line West and Barberry Lane
- The open space to the east and north of the structure and trees on the property that significantly contribute to the streetscape

Statement of Significance:

The property at 7040 Second Line West has historical significance relative to this being the location of the first public school built in the Village in 1851. The architectural style, form, shape and size is compatible with the Village character. The context of the residential building with its location approximately on the footprint of the first schoolhouse provides for a significant green open space to the east and north of the house, including the numerous mature trees. The building, known as the Weaver's Cottage, contributes to the streetscape in its location, size, form and materials.

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View of 7040 Second Line West from Second Line with the open space to the east and north of the house.



7040 Second Line West in 2012

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7040 Second Line West – the “Weaver’s Cottage”, a secondary building by the side of the road.

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Address: 7050 Second Line West

Date of Construction: c. 1860

Historical Background: This property was constructed shortly before George Gooderham arrived in Meadowvale Village in 1869. George Gooderham came to work the Gooderham farm located at what is now 7235 Second Line West for his uncle William Gooderham. In 1909, George Gooderham sold the farm to George (Harold) South, then moved into 7050 Second Line West with his daughters Jennie and Jessie. George was 86 when he died here in 1910, but his daughters continued to live on the property for the next several years.

In 1920, George Gooderham Jr. took up residence in the house after returning to Meadowvale Village after living in Alberta for several years. He eventually sold the property to William Archer and the Archers sold to George and Irene McKee in 1946. The McKees were one of the longest owners of this property and they had relocated to Meadowvale Village from Malton. The house has changed hands since and extensive additions were made to the property in 2007.

Description: A one-and-a-half storey residence with the original front portion of the house built of stacked plank construction on a stone foundation. The front façade has a three bay façade. The building is finished in horizontal wood siding. In 2003 the front porch was reconstructed and the front gable enlarged. In 2007 a significant addition to the rear was added and the porch extended to wraparound the north façade. The addition was designed to

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distinguish the original portion of the building from the addition in a sympathetic manner. The exterior cladding is the same throughout the building which helps unify the overall look of the building. The wood windows are done in a traditional six-over-six pattern.

There is a detached garage built of concrete block on the northeast corner of the lot.

Heritage Attributes:

- The original shape, form, materials and style of the front portion of the house built of stacked plank construction
- Its historical association with the Gooderham family
- The location of the house on the property with a shallow setback to Second Line West making it highly visible with open green space to the south and north

Statement of Significance:

The residence at 7050 Second Line West has historical association with the Gooderham family and significance in that the original portion of the structure is one of the remaining stacked plank modest residences built in the mid nineteenth century. The architecture has significance in that the original portion of the building is an example of the typical modest housing with late additions that are compatible with the Village character. The original location of the building on the lot and green open space to the south, east and north of the structure contributes to the streetscape and significant context.

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7050 Second Line West, view from the southeast. The indent in the wall between the “V” in the roofline indicates the distinction between the front original portion of the house and the rear addition.



7050 Second Line West in 1990 before the extensive alterations done in 2007.

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Front façade of 7050 Second Line West in 1990.



George and Catherine Gooderham shortly after their marriage in 1851. George resided at 7050 Second Line West from 1909 until his death in 1910 at the age of 86 with his daughters Jessie and Jennie.

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Address: 7059 Second Line West

Date of Construction: 1918

Historical Background: This parcel of land was once part of the Gooderham farm which extended down the full length of Second Line West from Old Derry Road to past the Derry Road by-pass. When the Gooderhams sold the property in 1909 it went to George (Harold) South who took over the Gooderham farmhouse at the end of Second Line West just south of the Derry Road by-pass. South severed off a parcel of the land and built the two storey Edwardian style house for himself in 1918. In the 1960s, the land was subdivided where the South's daughter and her husband built a one storey bungalow next to her parents.

The property is one of the largest lots remaining in the Village and the property, including the house, has changed little in the last few decades. Therefore, it is another fine example of a property that has retained its original cultural heritage attributes which can be directly linked back to both the practical and aesthetic design George South envisioned for his property.

Description: The two storey red brick house is the only Edwardian style structure in the Village HCD. The house has two bays on the front façade with a deep open porch across the front supported by wood columns on brick piers. The house remains fairly true to its original shape, form and design. Some windows have been replaced but in a traditional pattern, form and materials.

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The house is setback from Second Line West with a row of mature trees along the front property line and a very generous side yard on the south side and rear yard. The house has maintained a country farmhouse appearance with its mature landscaping and open space.

Heritage Attributes:

- The original shape, form, massing, design and materials of the Edwardian style of architecture.
- Its location and landscaping of mature trees and open green space on all sides

Statement of Significance:

The house and property at 7059 Second Line West has historical significance in its association with the South family and the early twentieth century development of the Village. The house has architectural significance in that it is the only Edwardian style residence within the Meadowvale Village HCD and is a good example of this style in its style, shape, massing, form and materials. The context is significant as the property and residence contribute to the streetscape and illustrate the Village pattern of building within a large lot creating open green space on all sides with the retention of mature trees.



7059 Second Line West in 2010.

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Address: 7068 Second Line West

Date of Construction: 1981

Historical Background: This house was built in 1981, shortly after the establishment of the Meadowvale Heritage Conservation District. This is the first infill to have been constructed in the Village after this designation status. The property was formerly the back half of the property located at 7067 Pond Street until it was divided and given its own address on Second Line West. Both 7068 Second Line West and 7067 Pond Street were not surveyed initially into residential lots. These two properties were finally realized once the road allowance for the Village, noted on the 1856 Bristow Survey, was never utilised.

Description: A one-and-a-half storey frame structure with a shallow setback to Second Line West. The front elevation of the house has two levels but, as it sits on the edge of a ridge, the rear has additional storeys below the front grade. The house is finished in board and batten with an open porch on the front façade supported by bracketed wood columns. The roof is finished in wood shingles. There is a detached garage connected by a narrow covered passageway.

Heritage Attributes:

- The style, shape, form and materials of the house are compatible with the heritage character of the HCD
- Its location and shallow set-back from the roadway make it highly visible with views to and from the building

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Statement of Significance:

The house at 7068 Second Line West has historical significance as it was the first residence to be designed and built as an infill project after the establishment of the Village as a heritage conservation district (est. 1981). Architecturally the house was designed to be compatible with the Village character in its size, shape, form, materials and context.

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Address: 7079 Second Line West

Date of Construction: c. 1960

Historical Background: This property was severed from the property directly to the south at 7059 Second Line West, which belonged to the George South family (built 1918). Prior to South owning this property, it was under Gooderham ownership. Harold South's daughter Francis, who had married Alex Copeland, led to the land severance and building of this mid twentieth century modern one level red brick structure.

Description: A one storey frame structure finished in red brick and stone accents. The house has a generous setback from Second Line West which lessens the impact of this house on the streetscape. There is a large open space between the house and the road and a very large open yard to the north.

Heritage Attributes:

- The modest scale and generous setback providing a great deal of open space between the house and road and large side yard retain the open character of the Village
- It historical association with the South and earlier Gooderham family

Statement of Significance:

The property at 7079 Second Line West has an historic association with the Gooderham and South families. The residential structure has a compatible architectural scale and form to the Village character. The context is significant in that the house location on the lot has retained an

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open green space to the west and north facades of the building to the roadway in keeping with the Village nineteenth century character of small, modest structures on large lots.

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Address: 7080 Second Line West

Date of Construction: House – built 2007

Blacksmith Shop - 1937

Historical Background: The Blacksmith Shop is associated with the property at 7067 Pond Street. The shop was built about 1937 by Ernie Martin. His property at 7079 Pond Street went through to Second Line West. Martin rented this property from the Sibbalds and eventually bought the property in 1946. Martin was the last blacksmith in the Village and he was able to serve the local population with a variety of blacksmithing skills. Mr. Martin was followed by his son

Meadowvale Village Heritage Conservation District – List of Properties

Howard who continued to use the shop, mostly for the repair and restoration of carriage parts. In 2005, the property was severed so that the Blacksmith Shop became a separate property fronting onto Second Line West. In 2007 the residential building was constructed and the Blacksmith Shop was retrofitted into a garage.

A cultural heritage easement between the property owner and the City was put in place to protect the conservation of the building.

Description:

The residential building is of new frame construction in 2007. It has a five bay façade with a central gable over the front entrance. The house is finished in horizontal wood siding, and the lower exposed foundation finished in red brick. An open front porch is across the front façade supported by simple wood posts.

The Blacksmith Shop is built of decorative cement block on a cement block foundation. As the shop and residence are built on the edge of a ridge, the lower portions, or cellar are accessible at grade level at the rear. The Blacksmith Shop was fully renovated in 2006 to convert it from a Blacksmith shop whereby the original hearth and work areas were removed and the building was converted to a garage. Wood shingles have been used on both the house and Blacksmith Shop.

Heritage Attributes:

- The Blacksmith Shop is on its original foundation and retains original exterior materials of patterned concrete block and a restored wood shingle roof.
- The historical importance of the Blacksmith Shop as the last surviving Blacksmith Shop in the HCD and within the city of Mississauga
- The residential structure has a style, scale and form compatible to the Village character

Statement of Significance:

The former Blacksmith Shop structure at 7080 Second Line West has an historical association as the only remaining building constructed as a blacksmith shop within the Village HCD. The structure has architectural significance in its retention of the original style, shape, form and materials built of patterned concrete block. The context is significant to the streetscape being highly visible from Second Line West, on its original foundation.

Meadowvale Village Heritage Conservation District – List of Properties



Blacksmith Shop – 7080 Second Line West



City Heritage Plaque on the Blacksmith shop

City of Mississauga



Meadowvale Village Heritage Conservation District – List of Properties

Address: 1101 Willow Lane

Date of Construction: 2000

Historical Background: This structure has an interesting history that spans across two countries over two centuries.

The present large two storey frame house was designed and constructed in 2000. The interior had been salvaged from a home dating to 1890 from Winnsboro, South Carolina. The wainscoting, flooring, interior staircase, base boards and crown mouldings were carefully removed from the original Victorian home, labelled and numbered, packed carefully and shipped to Meadowvale Village to be installed in the new home.

Two master carpenters lived on site for two years while they painstakingly hand crafted every piece of detailing inside and outside the home.

Also included in this work was the full restoration of the Gooderham-Southern House, which is currently being used as a pool house on the property.

The original stacked plank on plank cottage was built in about 1850 by William Gooderham for one of his sons who had been a farmer in the region. Over the years, many additions had been added to the house, obscuring its original modest Neo-classical design. The restoration involved removing all the additions and stripping it back to its original design. The cottage was removed from its original location and set further back to accommodate the

Meadowvale Village Heritage Conservation District – List of Properties

construction of the new house. Today the cottage has been re-stuccoed and painted a medium Wedgewood blue.

The original barns belonging to the Gooderham family have also been retained and excellently maintained.

The five properties along Willow Lane were the area's first Crown Grants in 1821 and deeded to John Beatty, the man responsible for leading 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

Description:

There are several buildings on this property. The original house built in the mid nineteenth century is a modest structure, one-and-a-half storeys, three bays, with a small gable on the front façade and gable ends. The wood windows have a two-over-two pattern. The building is constructed of stacked planks with a stucco finish. This building, once moved a short distance of about 10 metres, is located just to the rear and east of the main house.

The main house is a large two storey frame structure in the Italiante style. As stated above, the house is of new construction but with 19th century materials. The house has an irregular plan, the front façade having a projected wing and covered porch that wraps around to the east façade. The porch is supported by wood columns with decorative brackets. There are double brackets under the eaves. Directly over the front entrance there is a stacked porch with a walk-out on the second floor. The projected wing on the front façade has a bay window with double two-over-two wood windows, with a similar double window directly above on the second floor, also two-over-two. This house has horizontal wood siding and wood shingles. There is a good deal of detailed decorative wood work on the house typical of the Italiante style.

There are two outbuildings on the property. Both are located on their original foundations, just east of the house. One is a single storey, probably used more as a drive shed. It is finished in board and batten with wood shingles. There is a decorative bargeboard on the gable ends.

The second outbuilding, to the rear of the property, is larger than the first, with one-and-a-half storeys, having a small gable on the front façade with an arched two-over-two window in the gable.

Meadowvale Village Heritage Conservation District – List of Properties

This barn-like structure is finished in board and batten and wood shingles. The gable has decorative bargeboard in the same pattern as the drive shed.

Heritage Attributes:

- The original stacked plank house in its modest form, shape, size and materials
- The original two outbuildings, located east of the house on their original foundations, finished in board and batten, decorative barge board on the gable ends
- The open yard and mature trees that provide views to and from the house and outbuildings to Willow Lane
- The tree lined walkway from Willow Lane aligned to the front door of the house

Statement of Significance:

The property at 1101 Willow Lane has an historic association with the early development of Meadowvale Village in the nineteenth century and association with the Gooderham family. The small, modest structure of stacked plank construction, located to the rear of the large main house, has architectural significance as the original house on the property. It represents the architectural style, shape, form, size and materials of the mid nineteenth century. The context has significance with the relationship of buildings from one to another within a large open green space and mature trees, highly visible from Willow Lane which contributes to the streetscape and Village character.



1101 Willow Lane. The small blue house in the background is the original home on the property built of stacked plank construction.

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1101 Willow Lane, out buildings (photo: Heritage Mississauga)



(photo: Candiana Room)

Historically known as the Gooderham-Southern House, it stood on the site of the current residence. In 2000 this stacked plank construction building was fully restored back to the original 1850s cottage by having its various later additions removed. This photo dates to 1990.

Meadowvale Village Heritage Conservation District – List of Properties



Address: 1115 Willow Lane

Date of Construction: 2003

Historical Background: The five properties along Willow Lane were the area's first Crown Grants awarded in 1821 to John Beatty, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

By the latter half of the nineteenth century, this property was part of a larger parcel, which was owned by the Trevorrow family. This property was severed in the 1940s and sometime within the following decade, a small, one storey bungalow was constructed on this property. There is no evidence or knowledge of a previous structure on this property. At the rear of the property, at the time the HCD designation was adopted, there were the remnants of a concrete block structure. Although there is no evidence now of this structure, as it was removed in the process of constructing the new residence, it is rumoured to have been the site of John Orr's early twentieth century blacksmith shop.

The current house and detached rear garage were constructed in 2003.

Description: This is a one-and-a-half storey frame structure built on a concrete foundation. The house is raised about one metre on a high foundation built to meet flood control regulations as directed by the Credit Valley Conservation. The rear of this property does not

Meadowvale Village Heritage Conservation District – List of Properties

abut the Credit River but it is close enough to be susceptible to flooding should the level of the river significantly rise.

The front elevation has five bays. The ground floor covered porch is the width of the house, supported by wooden posts with minimal decorative brackets. The base of the porch is supported by brick piers. There is a central gable with a simple six-over-six window on the front façade. The house has gable ends and is finished in horizontal wood siding.

To the rear of the house is a detached one-and-a-half storey double garage.

The house is located close to Willow Lane, which allows for a spacious open green rear yard.

Heritage Attributes:

- The size, shape, form, massing and materials of the house are compatible with historic pattern and character of the Village HCD

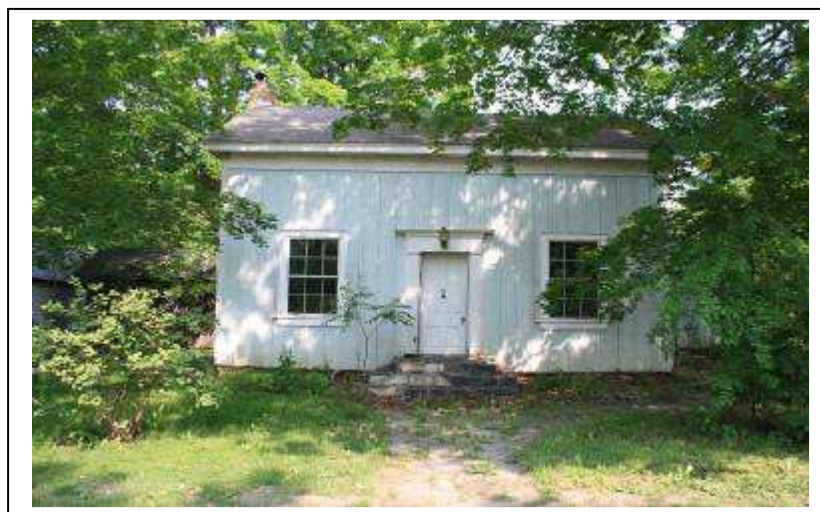
Statement of Significance:

The property at 1115 Willow Lane does not have an historical association but the structure does contribute to the Village character in its architectural style, size, shape, massing, form and materials. The context of the building on the lot with a generous open green rear yard contributes to the streetscape.



Former house at 1115 Willow Lane demolished circa 2001. Date of photo unknown.

Meadowvale Village Heritage Conservation District – List of Properties



Address: 1125 Willow Lane

Date of Construction: c. 1819

Historical Background: This is reputed to be the oldest structure in Meadowvale Village. The five properties along Willow Lane were the area's first Crown Grants deeded in 1821 to John Beatty, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village. It was on this site that John Beatty decided to begin clearing the virgin pine forests to construct his home and begin farming the land.

John Beatty was born in Ireland and arrived in Meadowvale in April 1819 with his wife Sarah Sproule and their six children: John Jr., James, Joseph, Elizabeth, Margaret and Mary plus 14 other United Empire Loyalist families. On April 22, 1819, Beatty petitioned the Crown Council for a land grant. He was awarded 200 acres on Lot 11 of Concession 3 in 1821. By 1835, Beatty had amassed over 1550 acres in Toronto Township and a further 400 acres in Albion. He became a fairly wealthy man by selling off portions of his lands over the years to enable him to live a comfortable life and pursue his true calling as a Methodist preacher.

The oldest part of the house, dating to approximately 1819, is not the front facing facade but rather the back portion not visible from the main street. The Neoclassical, three bay, one and a half storey front façade dates to about 1840.

Meadowvale Village Heritage Conservation District – List of Properties

John Beatty was a staunch Wesleyan Methodist and his property became the centre of influence for religious ceremonies in the area as early as 1820. In 1821, the first recorded quarterly Methodist meeting was held in his home at what is now 1125 Willow Lane. Over 100 people attended that meeting from as far away as the Streetsville area and Brampton. Beatty quickly became regarded as a competent orator and enthusiastic preacher. By 1827, his reputation had reached the town of York (now Toronto) to which he travelled once a month to give free sermons to Methodist citizens there.

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

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

Other significant history of this property includes its being the location of the James and Hugh Johnston's Mammoth Works Foundry operating in the mid nineteenth century. This foundry was quite unlike any foundry in Ontario as it made high quality farming implements for sale across the eastern half of North America. The Stillman Cheese Factory also operated on this site from 1896 until 1908.

The early development of Meadowvale Village and, in particular, the Methodist Church is due in large part to the pioneering spirit and efforts of John Beatty.

Meadowvale Village Heritage Conservation District – List of Properties

Description:

This is a modest one-and-a-half storey house built in sections over a long period of time. All portions of the house are completed in frame construction. The rear of the property abuts the Credit River.

The front façade of the house is of Neoclassical design with three bays, the front entrance framed with wooden surround and a narrow cornice. The wood windows are a six-over-six pattern. The house has gable ends with cornice returns and an extension to the rear east side of the house. The current exterior finish is in board and batten. It is most likely that the house was traditionally finished in horizontal clapboard. The house rests on a shallow stone foundation. There is an external chimney on the west façade that was added some time in the twentieth century. By adding the chimney, a ground floor and upper window were removed.

The house has had renovations over its long period, but retained a modest scale, size, shape and form. The house is located a short set-back from Willow Lane and is therefore highly visible from the street, allowing views on both sides of the house through the open property to the Credit River behind. On the south side of Willow Lane is the remnant tail race from the mill.

There is an outbuilding to the east of the house with a minimal setback to the east property line. This storey-and-a-half frame structure is built on a concrete slab at grade and was built and used as an artist's studio space by the last property owner.

Heritage Attributes:

- The significant historic association of the house and property with James Beatty, founder and first European settler of Meadowvale Village
- The shape, form, style, massing and materials of the house, reflective of early settlement and modest accommodation
- The original location of the house and its relationship to the road, Willow Lane, and the Credit River, to the rear of the property and to the former mill tail race directly to the south of the property
- The open views from the road to the Credit River and open green space around the house forming an open yard to the river

Statement of Significance:

Meadowvale Village Heritage Conservation District – List of Properties

The property and structure at 2025 Willow Lane has significant historic association with Meadowvale Village as it was under the ownership of the founding first property owner and resident, James Beatty, in 1819, within the Village HCD. The house structure has significance in its size, shape, form, massing, materials and style, as it contains the earliest European Settlement residence in Meadowvale Village. The location of the residential structure on the lot has contextual significance as it has a shallow setback to Willow Lane, providing a significant streetscape to the structure's south, east and west facades and a large open green space to the rear toward the Credit River.



The Reverend Dr. John Beatty c. 1860. (PAMA)



1125 Willow Lane – detail of the upper east façade with cornice return and casement windows.

Meadowvale Village Heritage Conservation District – List of Properties



The Beatty House in 1990 – front and west façade.



1125 Willow Lane – front and west facades of the white house in the centre, c. 1910 (1147 Willow Lane on the left side) The outbuildings to the right of the white house have long been removed. The tail race from the mill is seen in the foreground.

Meadowvale Village Heritage Conservation District – List of Properties



Address: 1147 Willow Lane

Date of Construction: September 1899

Historical Background: On August 16, 1899, William Brigden purchased this vacant property for one dollar from Elizabeth Trevorrow, the daughter of William Trevorrow who purchased the Village cooperage plus the stave and chopping mills from Charles Horace (Holly) Gooderham in 1884. Shortly after purchase, Brigden apparently constructed the current two storey property with reclaimed wood siding that originated from the mill workers row houses called “Cooper’s Row” which stood between Lots 71 and 72 behind the present property on lands now owned by CVC. Brigden quickly sold the property in October 1899 for \$300.

In April 1904, Bertha Moorhouse Haines purchased the property with her husband, renowned Canadian landscape artist, Frederick Stanley Haines. They lived in this house with their daughter Dorothy until they moved back to Toronto in 1930.

There is a community legend that states the front steps to this house were salvaged from the former Gooderham General Store after it burned down in 1907. These steps were removed and

Meadowvale Village Heritage Conservation District – List of Properties

brought to this site in about 1910. If the legend is true, it would have been the Haines that undertook this.

Fred Haines was the president of the Ontario Society of Artists, a founding member of Canadian Society of Painters of Watercolour, a founding member of Canadian Society of Etchers and Printers, the curator of the Art Gallery of Ontario and a well loved and most respected principal of the Ontario College of Art (OCA). He was a contemporary and close colleague to the Group of Seven and even convinced his cousin, Franklin Carmichael, to pursue a career as an artist. Carmichael, with Haines' help, would become the youngest member of the Group of Seven in 1933. As a more established and successful colleague of the Group of Seven, Haines invited Carmichael, A.J. Casson, Arthur Lismer and A.Y. Jackson to teach at the OCA, much to the benefit of its students. His relationship with artist John W. Beatty at the OCA in the 1920s may also have played a role in the student painting excursions to Meadowvale in the summers of 1920, 1921 and 1922 which were organised by Beatty. Haines was instrumental in greatly increasing student enrolment at the OCA, introducing new courses of study, and establishing a much wider participation of artists in the community by promoting advertising and industrial design, something which had not been done prior to Haines.

While they lived in Meadowvale Village, the Haines's were considered a quiet family. On sunny afternoons, Fred Haines could quite often be seen setting up his easel along Willow Lane or along the Credit River behind his property to sketch and paint. A hand written Meadowvale Village General Store receipt shows that someone in the Haines household purchased a window pane. A window was added on the second floor's south side sometime after its construction and it may have been the Haines's who added it.

In terms of ownership of this property, the Haines family were the second longest occupants at just over 26 years. However, the longest resident of the property is the current owner who has owned this property since 1968.

Description:

The structure is a full two storey frame structure with horizontal wood siding and a front gable end. The original wood windows are of a two-over-two design with simple wood surrounds. The front elevation has two bays, the front entrance having a covered

Meadowvale Village Heritage Conservation District – List of Properties

porch with a gable end, supported by squared wood pillars. The house is 'L' shaped, with an enclosed veranda filling in the ground floor of the 'L' on the front elevation. There are four windows on the east elevation in a symmetrical pattern. There is a small one storey addition to the rear. A detached garage is located just behind the house at the east property line.

The house is located very near the front property line, close to Willow Lane. On the south side of Willow Lane is the remnant tail race from the mill that ran to the Credit River. There is a generous set back from the west property line which provides for a large open green space to the west of the property and views from Willow Lane to the Credit River behind. There have been few alterations and changes to this property since it was built.

Heritage Attributes:

- The historic association of the property with Canadian artist Frederick Haines
- The original size, shape, form, massing and materials of the structure
- The location of the house on the property and its proximity to Willow Lane and the direct access to the Credit River at the rear of the property
- The open green space of a yard to the west and rear of the house

Statement of Significance:

The property at 1147 Willow Lane has an historic association with Canadian artist Frederick Haines who owned and resided at the property in the early 20th century. The house has architectural significance in that it is representative of a vernacular design, shape, form, massing and materials. There is contextual significance in the shallow setback of the structure to Willow Lane, contributing to the streetscape and providing generous open green space in the yards to the west and rear of the building through to the Credit River.

Meadowvale Village Heritage Conservation District – List of Properties



West and front façade of 1147 Willow Lane during a flood. Date unknown.



1147 Willow Lane on the left, c.1910. In the foreground is the tail race from the mill which ran along Willow Lane out to the Credit River. (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



Painting – oil on canvas, by Fred Haines, “Indians on the Credit”, c. 1909. This painting, approximately 18 feet long, originally was hung over the blackboard, as a mural, at the front of the classroom in the Village school. It was removed when the school no longer functioned circa 1960. For many years it was located within the offices of the Credit Valley Conservation and is now located outside the second floor entry to the Council Chamber at the Mississauga Civic Centre. (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



Address: 1155 Willow Lane

Date of Construction: c. 1880

Historical Background: The five properties along Willow Lane were the first Crown Grants awarded in the area and deeded to John Beatty in 1821, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

This land had once belonged to the Tevorrow family in the 1880s and was eventually severed to create this lot in the 1890s along with the property at 1147 Willow Lane.

The most well known residents to have lived on this property were the Prebbles. George Prebble was known as a man of outstanding community spirit. He was a believer in maintaining the rural and modest appearance of the Village and advocated preserving the existing heritage of the Village in order to pass down to the following generations.

Prebble was most known for the pride he held in being a Meadowvale Village resident. On the land between the mill tail race and Willow Lane, he spelled out the name “Meadowvale Village” in stones painted white which had been taken from the Credit River. This was visible to all people who entered or left the Village along the west side of Old Derry Road. However, his most remembered project was the foot bridge across from his property which went over the tail race to Old Derry Road. Twice this foot

Meadowvale Village Heritage Conservation District – List of Properties

bridge had been washed out due to flooding, with the most severe flooding happening during Hurricane Hazel of 1954. The bridge had supposedly floated down the Credit and ended up on the Sanford Farm, where Bill Iverson recognised the bridge and brought it back to Prebble who fixed it up, replaced some necessary parts and reinstalled it in early 1955. Prebble reconfigured the foot bridge to be raised and lowered to endure future floodings of the tail race area. It is believed that the bridge was removed after the Prebbles left the property in the mid 1960s.

The west side and rear of the Prebble property contain the remnants of the Toronto-Guelph radial line, which operated between 1917 and 1932. The radial bridge and tracks were removed in 1936 and the elevated ridge left in place as well as the bridge abutments along the Credit River at the rear of the property. This was a popular, but short lived mode of transportation and was the means by which high school aged students from the Village went to Etobicoke, where the closest high school was situated. The rail line was eventually shut down due to having an extremely high accident record and it became expensive to run.

Description:

This is a full two storey residence with a stucco finish, believed to be of frame construction. The house has a three bay symmetrical façade, the front porch now enclosed. The wood windows are a simple one-over-one design.

The house has gable ends, with half timbering in the gable and a dormer on the front façade with a single window. The house is ‘L’ shaped with an extension to the rear. A single storey addition has been placed on the east façade.

This house is situated on the last property on Willow Lane. On the south side of Willow Lane is the remnant mill tail race. To the west of the property is the Credit River which curves around to the rear of the property. There is a generous open space to the east of the house. There is a detached garage set back from the house close to the east boundary.

Heritage Attributes:

- The original size, shape, massing and form of the house on the property and its original materials
- Historic association with the Prebble family

Meadowvale Village Heritage Conservation District – List of Properties

- The location of the house relative to Willow Lane, the remnant mill tail race and the Credit River
- The open green space and view of the house from Willow Lane
- The existing railway bed and bridge abutments along the entire west side of the property down to, and including, the Credit River

Statement of Significance:

The property at 1155 Willow Lane has historic significance in its association with the Prebble family and long term relationship to Willow Lane and Meadowvale Village. The house has architectural significance in that it is representative of the local vernacular style in its size, shape, massing, form and materials. It has contextual significance in its location at the terminus of Willow Lane, contribution to the streetscape being highly visible from the roadway and views across an open green yard to the Credit River.



1155 Willow Lane as it appeared in 1990.

Meadowvale Village Heritage Conservation District – List of Properties



1155 Willow Lane c.1925 – with the tail race from the mill in the foreground.



Foot bridge over the mill tail race in front of 1155 Willow Lane, c. 1950. At the far left of the photo is the remnant abutment for the electric railway. (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



The radial bridge immediately to the west of 1155 Willow Lane, over the mill tail race to the Credit River, c. 1925. (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



Address: Bridge - Old Derry Road at the Credit River

Date of Construction: 1949

Historical Background: A wooden bridge, 110 feet long, was built at this same location by Frank Sibbald in the 1870s. Sibbald used lumber from his steam powered sawmill located on the south side of Old Derry Road approximately where the former gas station sits today. In 1894 the wooden bridge was destroyed by an ice jam and was replaced with an iron bridge. The current bridge was constructed in 1949 and was dedicated by the Premier of Ontario, Thomas Laird Kennedy.

The bridge was refurbished in 2007, a project which included the refacing of the concrete support abutments being refaced. In this application, the original date stamp of the bridge's construction was lost.

Description: The iron structured bridge, spanning the east and west side of the Credit River, on Old Derry Road, was designed in the Pratt truss manner which provided a lighter, but strong bridge. This bridge design was particularly useful in colder climates with heavy winter snow loads. This was the most prevalent bridge design used over short length water courses between 1870 and 1960 throughout North America. The bridge proved its strength, having survived the power of Hurricane Hazel in 1954.

Heritage Attributes:

- Historic bridge, original materials and Parker Camelback (Pratt) Truss Bridge design

Meadowvale Village Heritage Conservation District – List of Properties

- Original location of the bridge over the Credit River as an entry point into the Village HCD
- Views and vistas both to and from the bridge provide an opportunity to experience the landscape within the Credit River floodplain and the meadow-like conditions which retain a rural character

Statement of Significance:

The bridge at Old Derry Road and the Credit River has historical significance as it is one of a series of bridges that has provided access to Meadowvale Village at this site since the 1870s. The bridge has architectural significance in its original design, style, and materials. The context is significant as it marks the entryway into the Meadowvale Village HCD from the west access on Old Derry Road and provides views and vistas of the Credit River floodplain and rural character.



Second bridge over the Credit River constructed in 1894. Photo: c. 1900 (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



Third bridge constructed in 1949. Photo taken c. 1955. In the refurbishment project of 2007, the concrete support abutments were refaced and the date stamp removed. (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties



Address: Road right-of-way, Streetscape and Public Realm

Date of Construction: N/A

Historical Background: Since the establishment of the earliest European settlement in Meadowvale Village in 1819, several roadways and public areas have been subject to construction and maintenance. The roads and streetscapes connect the properties and provide for the overall character of a community. The roadways have evolved and changed over time, which is evident when comparing what exists with photographs taken at the turn of the century.

Most of the industrial and commercial development of Meadowvale has disappeared. However much of this former industrial past is the reason Meadowvale has grown through the nineteenth and into the twentieth century. Elements of the industrial past, such as the mill, mill race and tail race, are now part of the public realm and environment.

In 1894, Albert Lambe coordinated and raised the funds necessary to put in the first concrete sidewalk on the south side of Old Derry Road. All of the necessary labour and materials were donated and came from as far away as Streetsville. At the same time, the group responsible to putting in the sidewalk also planted trees to create a shaded streetscape.

Meadowvale Village Heritage Conservation District – List of Properties



The first concrete sidewalk was installed on the south side of Old Derry Road in 1894. (PAMA)

Old Derry Road most likely has experienced the greatest amount of change, as it was the centre of the Village's nineteenth and early twentieth century commercial core. By 1920, Old Derry Road became the major axis for vehicular traffic in and out of the Village. Even the name, "Old Derry Road", is fairly recent. This portion of Derry Road West within the Village became "Old Derry Road" to distinguish it from the Derry Road West by-pass, opened in the mid 1990s to re-direct traffic to the north of the Village.

There was no organized street lighting in Meadowvale Village until December 31, 1963, when standard 'cobra' style light fixtures were introduced. Up to that date, there may have been individual property owners who had lighting by the street outside their residences or business. However, streetlights placed and managed by a public utility, or the City, is a more recent intervention.



Second Line West – the first house on the left is #7030, followed by #7050, c. 1905 (PAMA)

Meadowvale Village Heritage Conservation District – List of Properties

Description:

The roadways and streetscape of Meadowvale Village vary from one street to another, yet there are general characteristics that apply to all streets. With the exception of Old Derry Road, the paved streets are narrow in comparison to other residential areas of the city. For example there are no curbs or formalized shoulders to the roads on Meadowvale Village's side streets. In most areas of the Village the streets are also lined with mature trees, often forming a canopy from one side of the street to the other. The transition from public to private property is usually blurred in that one does not find fencing or specific demarcation of private property.

The public perception of space and streetscape is essential in maintaining the character of the Village where property owners have a common interest in the streetscape that binds them. These soft elements of the streetscape provide for a very pedestrian friendly environment, which encourages walking, biking, and the use of the roads as a common public space. The overall character is very green with a park-like setting.

Street signage has been kept to a minimum. There are required signs such as street names, speed posting and some directional signage. Village residents have added locally made wooden signs dotted around the community to remind visitors they are in Meadowvale Village.



Set between Old Derry Road and Willow Lane is the former mill tail race. Today this appears as a naturalized, wet lowland feature.

Meadowvale Village Heritage Conservation District – List of Properties

In reality, however, they are the remnants of a constructed tail race which exited from the grist mill which had been situated on the corner of Old Mill Lane and Old Derry Road. The water originally flowed into the mill by way of the mill race that lay to the west side of Old Mill Lane. The mill race was fed by the mill pond further north of the Village which had been dammed on the Credit River close to where the current Derry Road By-pass is situated. Once the mill had utilised this water flow, the water exited the mill via the tail race which flowed under the bridge on Willow Lane and out to the Credit River beyond the properties on this street.

Water still continues to flow down the tail race during the spring thaw or during times of heavy rains. Historically, there have been significant attempts to construct bridges across the tail race to reach Old Derry Road. The most memorable was the Prebble Bridge located on the south side of Willow Lane between the properties now known as 1147 and 1155 Willow Lane. For nearly 50 years, a wooden foot bridge stood here to allow people to cross the tail race. It had been washed out twice in its history, including during Hurricane Hazel in 1954, where it washed up 12 miles south along the Credit River onto farmland. George Prebble, the owner of 1155 Willow Lane, reconstructed the bridge in 1955, this time with a mechanism to allow the bridge to lift and lower in case of high water. This bridge was eventually removed in the 1960s. However, there are still likely some abutments still situated on either side of the tail race to indicate where the bridge stood.

At the end of the tail race, along the west side of 1155 Willow Lane, are the remnants of the Toronto-Guelph Radial Line. This radial line operated between 1917 and 1932. The existing remnants are significant heritage features as they have changed little since the railway was in operation. The original raised rail bed is intact as are the abutments on either side of the Credit River and along the tail race. Even the original telegraph poles that serviced the rail line still stand in the fields on the south side of Old Derry Road. The only features missing are the steel bridge across the tail race and Credit River, plus the rail lines and some wooden ties, which were dug up in 1935 to be used along other rail lines as replacement materials in the region. Therefore, the existing heritage features are a culturally significant remnant of early 20th century railway transportation in Mississauga.

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The mill tail race is a very significant historic feature of Meadowvale Village and an important reminder of both the area's history as a milling centre from 1845 to 1954 and as a location of early twentieth century rail transportation from 1917 to 1932.

All these features, both natural and man-made, should be protected and conserved to maintain the cultural and natural heritage attributes of the Village.

Heritage Attributes:

- Narrow paved streets of a rough or macadamized surface appearance
- Green open space uninterrupted from the paved edge of the road through to buildings and structures
- Soft shoulder on the roadways with no curbs or siding (with the exception of Old Derry Road) with green, grassed edges often leading to a shallow ditch
- Street trees on the public right-of-way, supplemented by mature trees and green space on private property
- Wooden utility poles
- Standard 'cobra' design street lighting which acknowledges modern lighting but does not draw attention to itself
- The former mill tail race which runs between Willow Lane and Old Derry Road from the mill ruins out to the Credit River
- The concrete abutments, remnants of the former electric rail line, and its associated berm, north of Old Derry Road, west of the termination of Willow Lane

Statement of Significance:

The public realm, which consists of roadways, creeks, park land and publicly owned lands reflect the development of Meadowvale Village from its early 19th century settlement through its development as a milling centre into the quieter 20th century community of today. The road pattern and lotting has not changed since the survey of 1856, which is reflected in the layout and pattern of its streets and laneways today. The narrow roadways and soft, often undefined shoulder, are a remnant of the Village in an earlier time and significant to its character as a pedestrian friendly environment.

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Old Mill Lane, 2012, looking north from Barberry Lane. The narrow paved road surface and generous open green space makes for a pleasant pedestrian friendly environment.



Old Derry Road looking west at the intersection of Second Line West.

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Historic photo of the mill tail race. On the left is 1101 Old Derry Road historically known as Mill Cottage. On the right of the mill tail race is Willow Lane, c. 1900. (PAMA).



The radial line bridge c. 1925 over the mill tail race. Old Derry Road is to the left. (PAMA)

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Remaining telegraph poles from the Toronto-Guelph Radial Line.



The mill tail race as it appears today.

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1125 and 1147 Willow Lane with the mill tail race in the foreground, c. 1900. (PAMA)



The Prebble bridge over the mill tail race in front of #1155 Willow Lane, c. 1950. (PAMA)