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Corporate Services Department
Office of the City Clerk

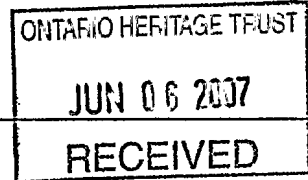
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City of Mississauga
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

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May 30, 2007

██████████
1609375 Ontario Ltd.
10 Hurontario Street
Mississauga, ON L5G 3G7

REGISTERED MAIL

af

Dear Mr. Blair:

Re: Heritage Designation – 84 High Street East
References: GC-0431-2005 and GC-0002-2007
File: CS.08.High Street East (84) (W1)

I have attached for your retention, a copy of By-law 0206-2007 regarding the heritage designation of ~~863 Sangster Avenue~~ which was passed by Council on May 23, 2007.

Yours truly, 84 High Street East

A handwritten signature in cursive script, reading "Kevin Arjoon".

Kevin Arjoon
Committee Coordinator
905-615-3200 ext. 5425

Attachment

cc: Ontario Heritage Trust, 10 Adelaide Street East, Toronto,
Ontario M5C 1J3 (REGISTERED MAIL) (w/attachment)
Mr. Chris Barnett, Davis & Company, LLP, 1 First Canadian Place, Suite 5600, Box 367,
100 King Street West, Toronto, ON M5X 1E2 (w/attachment)
Mr. Paul Mitcham, Commissioner of Community Services (w/attachment)
Mr. Mark Warrack, Heritage Coordinator, Community Services (w/attachment)
Ms. Denise Mahoney, Supervisor, Administration and Cemeteries (w/attachment)
Mr. Art Leonard, Building Section, Planning & Development (w/attachment)
Councillor Carmen Corbasson, Ward 1 (w/attachment)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER O.20.6-2007

A By-law to designate the Charles
Hamilton House located at 84 High Street
East as being of historical, architectural
and contextual significance

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Notice of Intention to designate the Charles Hamilton House located at 84 High Street East, being Part of 1 on Registered Plan 43R-31484 in the City of Mississauga, has been duly published and served, and an objection to the proposed heritage designation was received by the Clerk of The Corporation of the City of Mississauga by way of letter dated August 10, 2005 from Chris Barnett, Davis & Company LLP, on behalf of the registered owner, 1609375 Ontario Limited;

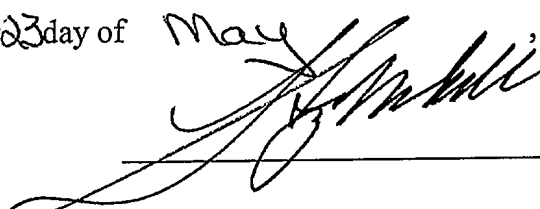
AND WHEREAS City Council at its meeting on January 17, 2007 adopted GC-0002-2007 to receive the Conservation Review Board's decision dated July 6, 2006 for information and support GC-0431-2005 to designate 84 High Street East under Part IV of the *Ontario Heritage Act* for reasons of its historical, architectural and contextual significance;

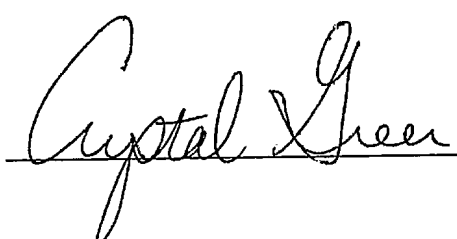
NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, located at 84 High Street East, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended.
2. That the reasons for designating the property known as the Charles Hamilton House located at 84 High Street East, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule "B".
3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules "A" and "B" form an integral part of this by-law.
5. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 84 High Street East in the proper land registry office.

ENACTED AND PASSED this 23 day of May, 2007.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<u>MEM</u>
Date <u>10</u> <u>05</u> <u>07</u>


MAYOR


CLERK

SCHEDULE 'A' TO BY-LAW 0206-2007

Description: Part of Lot 1, North Side of High Street, East of the Credit River, Plan PC-2
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 8, in the vicinity of Hurontario Street and Lakeshore Road
East)

In the City of Mississauga, Regional Municipality of Peel, (formerly Village of Port Credit, County of Peel), Province of Ontario and being composed of part of Lot 1, North Side of High Street, East of the Credit River, Plan PC-2, designated as Part 1 on a Plan of Survey deposited in the Land Registry Office for the Land Titles Division of Peel Region (No: 43) as Plan 43R-31484.



Alnashir Jeraj
Ontario Land Surveyor

STATEMENT OF REASONS FOR DESIGNATION
"The Charles Hamilton House", 84 High Street East

The property known as 84 High Street East be designated as being of cultural heritage value pursuant to Part IV of the Ontario Heritage Act, for reasons of its historical, architectural and contextual significance.

Description of Property

The Charles Hamilton House is a two-and-a-half storey dwelling, located on the north side of High Street East, Port Credit.

Statement of Cultural Heritage Value or Interest

The Charles Hamilton House's cultural heritage value lies in it being one of few remaining Bungalow style dwellings of its scale in Mississauga and the only known surviving structure designed by Chadwick and Beckett in Mississauga. Typical of the Bungalow style, it features a broad, gently pitched roof, deep overhanging eaves, an extensive porch and a variety of building materials. Lawrence Park architects Chadwick and Beckett designed the house, which was likely built in 1912.

The Charles Hamilton House's cultural heritage value also lies in its association with Charles Hamilton, Port Credit's Post Master from 1894 to 1921. Hamilton was a central figure and community leader in Port Credit. He ran Port Credit's leading general store, served as Councillor from 1926 to 1927, was instrumental to the success of the Port Credit Band, served as warden and board member of Port Credit's Trinity Anglican Church, and was involved in the public library and local service lodge.

The Charles Hamilton House's cultural heritage value also lies in its association with Port Credit's history as a tourist destination. Hamilton used his house as a tourist home (bed 'n breakfast).

The Charles Hamilton House is also of cultural heritage value because it is a Port Credit landmark that is critical to defining the character of the immediate area. The house is visible from a main and historic thoroughfare of not only Port Credit but Mississauga as well, Hurontario Street. Central amongst other early twentieth century single family dwellings, the structure is critical to defining the historic character of the area. Moreover, it is the companion piece to the W.T. Gray House, its only neighbour on the north side of High Street between Ann Street and Hurontario Street. The Hamilton House complements the W.T. Gray House, at 90 High Street East, in style. According to the Gray family, this was Hamilton's intention. The Hamilton House is physically, functionally and historically linked to Port Credit by its location, proximity to the core, as the residence of one of its foremost citizens and downtown merchants, and as part of its tourist history.

Description of Heritage Attributes

Key attributes of the Charles Hamilton House that reflect its value as a Bungalow style dwelling designed by Chadwick and Beckett:

- the footprint of the house as it relates to the property at large
- its mature trees, including the mature spruce in its full shape
- the entire structure in and of itself, including all of its conglomerate parts
- its broad, gently pitched roof that covers the porch and extends beyond the house walls
- the proportions and exact form of the roof and gables
- the shingled gables
- its deep overhanging eaves
- the exposed purlins under the eaves, including their shape and form
- its extensive front porch

STATEMENT OF REASONS FOR DESIGNATION
"The Charles Hamilton House", 84 High Street East

- all exposed natural Credit Valley stone with its aged patina, including ground floor, porch walls, porch columns and chimney
- the arches that span the space between the porch columns
- the stone ledge that caps the buttresses and porch walls
- the voussoirs and keystone above the openings
- the stuccoed upper walls
- the arrangement and form of the Tudor half timbering
- the shed dormers and their shape and form
- the varying size of the windows proportionate to the structure
- the wooden window surrounds
- the stone plinths below the windows
- the large three-flue stone chimney on the east side
- the wide stairway that accesses the front porch

Key attributes of the Charles Hamilton House that reflect its association with Charles Hamilton:

- its location in Port Credit, near to the village core in which he was active
- the extensive front and side lawn on which his funeral was held

Key attributes of the Charles Hamilton House that reflect its association with Port Credit tourism:

- its location in Port Credit and its proximity to Lakeshore Road and Hurontario, both historic thoroughfares

Key attributes of the Charles Hamilton House that reflect its contextual value:

- its location on High Street, in the midst of a historical neighbourhood and occupying the west half of the north side of the High Street block between Ann Street and Hurontario Street
- its scale and massing that are compatible with the other structures in the neighbourhood
- its full visibility from Hurontario Street
- its original massing and layout on the lot that reflects the historic pattern of the neighbourhood