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Corporate Services Department
Office of the City Clerk

City of Mississauga
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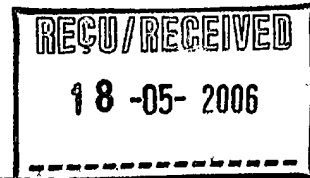
Peel

✓

May 16, 2006

[Redacted address block]

REGISTERED MAIL



Dear [Redacted name]

Re: Heritage Designation - 300 Queen Street South
Reference: HAC-0003-2006/GC-0070-2006
File: CS.08.Queen Street South (300) (W6)

I enclose for your retention, a copy of By-law 0150-2006, a by-law to designate the property located at 300 Queen Street South, Mississauga, Ontario which was passed by Council on April 26, 2006.

Denise Peternell
Committee Coordinator
905-615-3200 ext. 5423

cc: Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario
M5C 1J3 (REGISTERED MAIL) (w/encl)
Mr. P. Mitcham, Commissioner of Community Services (w/encl)
Mr. M. Warrack, Heritage Coordinator, Community Services (w/encl)
Mr. A. Leonard, Building Section, Planning & Development (w/encl)
Councillor G. Carlson, Ward 6 (w/encl)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0150-2006

A By-law to designate the property located at 300 Queen Street South 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 so designate the property located at 300 Queen Street South, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;


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 300 Queen Street South, 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 located at 300 Queen Street South 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 300 Queen Street South in the proper land registry office.

ENACTED AND PASSED this 26 day of April, 2006.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
MEM
Date 07/04/06


MAYOR

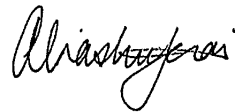

CLERK

SCHEDULE 'A' TO BY-LAW 0180-2006

Description: Part of Lot 3, Concession 5 West of Hurontario Street
(To be designated under the Ontario Heritage Act)

(Ward 6, City Zone 39E, in the vicinity of Queen Street South and Thomas Street)

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 3, Concession 5 West of Hurontario Street, of the said Township, designated as Part 4 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-20707.



Alnashir Jeraj
Ontario Land Surveyor

STATEMENT OF THE REASONS FOR DESIGNATION

"William Taylor House", 300 Queen Street South

The property known as 300 Queen Street South 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.

Historical Significance:

The early land records indicate that the subject property was bought from the Crown by William Cawthra. The property was later purchased in 1882 by John Guardhouse, a local builder. When the property was sold to William Kerr in 1887 the deed mentions a house on the property. The actual date of construction is unknown but is suspected to have been between 1884 and 1887. In 1889 the property was purchased by William Taylor, who continued to live in the house until his death in 1920.

William Taylor was a local saddler in a business he established in 1871. Taylor was known as an active member of the community having had the positions of local police magistrate, Councillor, Reeve and Treasurer of the School Board.

Architectural Significance:

The subject house is a typical vernacular red brick one-and-a-half storey three bay home, mid-pitched roof, in the simple Gothic style, or centre-gable farmhouse. The house has an original small T-shape or tail to the rear which has had further additions over time. The later additions are finished in a vertical board and batten with both a shed roof and flat roof over one portion.

The original windows in the main structure of the house are a two-over-two pattern, double hung sash windows. The windows have wooden sills and arched radiating voussoirs crowning the aperture. The original windows on the ground floor and in the front façade gable have an additional raised keystone effect, three bricks wide, that adds an elegance and detail to the otherwise unadorned building. The second storey windows on the north and south facades are single one-over-one design, the pane size equals that of the ground floor windows, thereby maintaining a balance and symmetry. The interior window surrounds, sills and sashes have been mostly restored to original condition and will therefore be conserved.

The main, or front door, oriented to Queen Street South, has a narrow single side light on each side of the door and a single arched transom over the door. The arch of the transom matches the angle of the window apertures.

There are currently no decorative motifs (i.e. verge board or bargeboard) in the gable ends, front gable or porch. These elements may have been removed, or never existed, but it is difficult to tell now that the eaves and soffit are covered in aluminum siding. The front porch has been recently replaced and is very plain and simple in its design and proportions, yet very much in keeping with the scale of the building. The porch supports have been chamfered and detailed toward their base which adds some interest and finishing detail appropriate to the age and overall style of the house.

Contextual Significance:

The subject property is one lot removed to the south of Princess Street, fronting onto Queen Street South. The property is centered across from the Pioneer Cemetery, once associated with the Presbyterian Church on the east side of Queen Street South, adjacent to the cemetery. The subject property has an equal set back to the house directly to the south and is in keeping with the traditional set back of the property to the north.

All of the properties surrounding the subject lands are listed on the City's Heritage Inventory and are compatible in their overall size and proportions. This portion of Queen Street South is noted as a cultural landscape whereby it forms the core of the Streetsville village centre and is in an area of now mixed use for commercial and residential purposes. Other than the church and cemetery the surrounding buildings were once all residential and have maintained their character dating back to the late nineteenth century. There is a uniformity of scale and set backs that provide for a village character typical of many small towns in Ontario.