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



Leading today for tomorrow

FAX: 905-615-4181
www.mississauga.ca

September 20, 2007

RECEIVED

SEP 21 2007

Dear [REDACTED]:

Re: Fresh Notice of Intention to Designate – 2025 Mississauga Road
Reference: Council Resolution 0185-2007
File: CS.08.Mississauga (2025) (W8)

Pursuant to the letter dated September 7, 2007 from [REDACTED] and in accordance with the requirements of the *Ontario Heritage Act*, as amended, the City of Mississauga is enclosing a copy of a Fresh Notice of Intention to designate the property located at 2025 Mississauga Road and a copy of the abbreviated version of the Fresh Notice of Intention that will be published in the Mississauga News on Wednesday, September 26, 2007.

For further information, please contact the Heritage Coordinator, Community Services at 905-615-3200 ext. 5070. **Notice of objection to the designation may be served on the City Clerk no later than 4:30 pm on Friday October 26, 2007.**

Yours truly,

A handwritten signature in cursive script that reads "Kevin Arjoon".

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

cc: Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario
M5C 1J3 (REGISTERED MAIL) (w/encl)
Ms. K. Yerxa, O'Connor Macleod Hanna LLP, Barristers and Solicitors, 700 Kerr
Street, Oakville Ontario L6K 3W5 (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 K. Mahoney, Ward 8
File (w/encl)

FRESH NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 2025 MISSISSAUGA ROAD IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended.

Description of Property – Bickell Estate Service Building, 2025 Mississauga Road
The Bickell Estate Service Building is located on the northeast side of Mississauga Road, north of the Queen Elizabeth Way. It includes a multi-vehicle garage with living quarters originally intended for the service staff, and heating system for both this structure and the main house.

Statement of Cultural Heritage Value or Interest

The Bickell Estate Service Building has cultural heritage value as a rare and unique example of the early twentieth century Spanish Eclectic style in Mississauga. The Service Building was designed to compliment the main house, located to the southeast, also in the Spanish Eclectic style. These two structures are the only examples of this style in Mississauga.

The Bickell Estate Service Building has cultural heritage value because it displays a high degree of craftsmanship and artistic merit. Exterior and interior detailing, demonstrate skill and artistic expression. The design, massing and materials of this building, all of high quality, signify the importance of integrating a secondary building within the context of the overall estate design.

The Bickell Estate Service Building's cultural heritage value lies in its association with John Paris Bickell. Bickell was significant in the early twentieth century not only to the local community but also nationally. He was known as "Canada's richest bachelor" and is legendary for becoming a millionaire by age thirty. He made his initial money in the brokering and, shortly thereafter, the mining business. He was President of McIntyre Porcupine Mines. He supplied aircraft during World War II with England's Ministry of Aircraft Production, and was President and Chairman of Victory Aircraft in Malton. He helped finance the St. Pat's hockey club, forerunner to the Maple Leafs, and Maple Leaf Gardens. Bickell has been inducted into both the Mining and Hockey Halls of Fame. He founded Camp Bickell and the McIntyre Community Building, Timmins, an arena for miners. He sat on many boards and was an active philanthropist, funding such organizations as the Art Gallery of Toronto (now Ontario). At his request, the Bickell Foundation was established upon his death. Half of its funds support the Hospital for Sick Children, while the remainder fund a variety of causes including mining scholarships and artistic endeavours.

The Bickell Estate Service Building's cultural heritage value lies in its association with its former owners mining financier Allen Elias Rosen and developer Bruce McLaughlin. McLaughlin was an important developer in Mississauga's history. He developed much of Mississauga's "City Centre," including Square One Shopping Centre.

The Bickell Estate Service Building has cultural heritage value as it yields information that contributes to an understanding of domestic and related services that were the product of 1920s and mining prosperity, as well as to the adjacent Mississauga (sic) Golf & Country Club culture. The Bickell Estate Service Building is a product of the wealth and romanticism that have come to epitomize and exceed the extravagance related to the “roaring twenties.” More specifically, the Service Building yields information that contributes to an understanding of the respectful domestic service quarters and opulent vehicle service and storage area that were part of an elaborate 1920s lifestyle.

The Bickell Estate Service Building’s cultural heritage value lies in its association with its architect Murray Brown. Brown is a notable architect that designed a variety of structures. These include Postal Station K in Toronto and many Famous Players theatres, including Port Hope’s Capital Theatre.

The Bickell Estate Service Building’s cultural heritage value lies in its presumed association with its artist Alexander Scott Carter. Carter is a well-known heraldic artist. His artistry ornaments sites across the province, including many notable works at the University of Toronto.

The Bickell Estate Service Building’s cultural heritage value lies in the fact that it contributes to defining, maintaining and supporting the character of the area, and is physically, functionally, visually and historically linked to its surroundings. It contributes to setting the lavish tone for the area and continues to maintain and support that character. It is linked to the Bickell Estate Associative Landscape, 2009 Mississauga Road, Residence, 1993 Mississauga Road, Mississauga Golf & Country Club and to the other wealthy estates located in and around this amenity.

Description of Heritage Attributes

Key attributes that reflect the Bickell Estate Service Building’s value as a rare and unique example of the early twentieth century Spanish Eclectic style in Mississauga:

- its red tile roofs
- its asymmetrical composition, including overall form, gable and window placement, as well as varied sizes and shapes of windows
- its red-tiled and/or elaborated chimney tops
- its low pitch roofs with minimal overhang
- its round arches, including windows and chimney tops
- its sconces and grills, including window and balcony/balconet grills
- its stucco walls
- its decorative light fixtures

Key attributes that reflect the Bickell Estate Service Building’s value as a display of a high degree of craftsmanship and artistic merit:

- its sculptural decoration including heraldic carvings, sculpted faces on the exposed roof rafter ends, decorative stone work/accents
- its doors, door and window surrounds, window headers and lintels and base mouldings

- its decorative brick headers over the windows
- its shutters
- its grillwork, including sconces, as well as balcony/balconet and window grills, brackets, decorative or otherwise
- the shape and form of the balcony
- its chimney detailing, including sculpted profiles and contrasting colours
- its stucco finish
- its terrazzo floor with its sunburst pattern
- the interior wood trim, including that around doors and windows
- its original lighting fixtures, doors, windows, hardware, casings and baseboards
- its red quarry tile flooring and window sills
- its fireplace with cast clay tiles with squirrel and elephant motif relief

Key attributes that reflect the Bickell Estate Service Building's association with John Paris Bickell:

- the generous storage and service space and solid construction for Bickell's vehicle collection
- its opulence and extravagance
- its lavish materials, including copper and stone, such as, but not limited to, copper eavestroughs, leaders and leader straps, as well as stone surround of the main door

Key attributes that reflect the Bickell Estate Service Building's value as a contributor to our understanding of the domestic support services afforded by 1920s and mining prosperity, as well as the culture of Mississauga Golf & Country Club area development:

- its opulence and extravagance
- its romantic style of architecture
- its playful details, including zigzag carving on garage door surrounds and whimsical decoration, including grillwork and carving
- its relationship to the other components of the former Bickell Estate
- its location adjacent to the Mississauga Golf & Country Club
- its hilltop placement and height that allows inhabitants to overlook the Mississauga Golf & Country Club

Key attributes that reflect the Bickell Estate Service Building's association with architect Murray Brown:

- its entire original design and detail, including form, massing, finishes and layout, which includes placement of structure on edge of steep valley and its relationship to the road

Key attributes that reflect the Bickell Estate Service Building's presumed association with heraldic artist Alexander Scott Carter:

- its decoration/ornamentation

Key attributes that reflect the Bickell Estate Service Building's contextual value:

- its location on Mississauga Road adjacent to the Mississauga Golf & Country Club and near other estates

- its setback from the road
- the mature trees and vegetation on the property
- its placement on the top of the bank overlooking the Credit River valley
- its relationship to extant structures and features of the former Bickell Estate

Objection

Notice of objection to the designation may be served on the City Clerk no later than 4:30 pm on Friday October 26, 2007, The Corporation of the City of Mississauga, 300 City Centre Drive, Mississauga ON L5B 3C1. Attention: Crystal Greer, City Clerk, crystal.greer@mississauga.ca.

FRESH NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 2025 MISSISSAUGA ROAD IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended.

Statement of Cultural Heritage Value or Interest: 2025 Mississauga Road
The Bickell Estate Service Building, which served the Bickell Estate Residence, has physical, historical and contextual value. It is a rare and unique example of the early twentieth century Spanish Eclectic style in Mississauga. It displays a high degree of craftsmanship and artistic merit. It is significant for its association with mining financier and philanthropist John Paris Bickell and architect Murray Brown, among others. It yields information that contributes to an understanding of the former Bickell Estate and the domestic service requirements that were part of an elaborate 1920s lifestyle.

For further information or to receive a copy of the Designation Statement, please contact the Heritage Coordinator, Community Services at 905-615-3200 ext. 5070. **Notice of objection to the designation may be served on the City Clerk no later than 4:30 pm on Friday October 26, 2007, The Corporation of the City of Mississauga, 300 City Centre Drive, Mississauga ON L5B 3C1. Attention: Crystal Greer, City Clerk crystal.greer@mississauga.ca.**