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Corporate Services Department
Legislative Services Division
Office of the City Clerk

City of Mississauga
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MISSISSAUGA ON L5B 3C1

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ONTARIO HERITAGE TRUST

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October 20, 2011

VIA REGISTERED MAIL

Lighttower Commercial Inc.
250 Lesmill Road
Toronto, ON M3B 2T5

VIA REGISTERED MAIL

Jim Leonard
Registrar, Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, ON M5C 1J3

RE: Heritage Designation – Hill Estate Gatehouse/Dudgeon Cottage
305 Lakeshore Road West, Ward 1
Clerk's File: CS.08.LAK

We are enclosing herewith, for your retention, a copy of By-law 0260-2011 passed by Mississauga City Council on October 12, 2011 designating the property located at 305 Lakeshore Road West as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Regards,

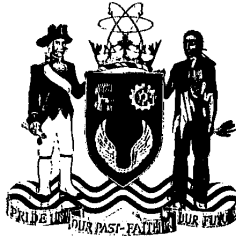
A handwritten signature in cursive script that reads "Julie Lavertu".

Julie Lavertu

Legislative Coordinator
Phone: 905-615-3200, ext. 5471
E-Mail: Julie.Lavertu@mississauga.ca

Encl.

cc. Councillor Jim Tovey, Ward 1 (w/enclosure)
Paul Mitcham, Commissioner of Community Services (w/enclosure)
Susan Burt, Director, Culture (w/enclosure)
Elaine Egl, Heritage Coordinator (w/enclosure)
Darshana Sachania, Legal Counsel (w/enclosure)
Paula Wubbenhorst, Acting Senior Heritage Coordinator (w/enclosure)



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0260-2011.

A By-law to designate the Hill Estate Gatehouse/Dudgeon Cottage
located at 305 Lakeshore Road West
as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.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 Hill Estate Gatehouse/
Dudgeon Cottage located at 305 Lakeshore Road West, 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;

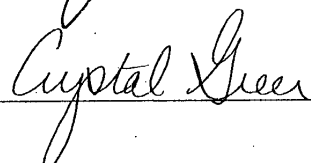
NOW THEREFORE the Council of The Corporation of the City of Mississauga
hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Hill Estate Gatehouse/Dudgeon Cottage located at what is municipally known as 305 Lakeshore Road West, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the property known as the Hill Estate Gatehouse/Dudgeon Cottage located at 305 Lakeshore Road West, 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 305 Lakeshore Road West as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 12 day of October, 2011.




MAYOR

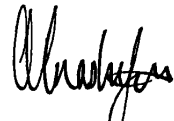

CLERK

SCHEDULE 'A' TO BY-LAW 0260-2011

Summary: Part of Block B, Registered Plan H-22
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 8, in the vicinity of Lakeshore Road West and Pine Avenue South)

Legal Description: 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 Block B, Registered Plan H-22, designated as Part 2, Plan 43R-34111.



Alnashir Jeraj
Ontario Land Surveyor

DESIGNATION STATEMENT

Hill Estate Gatehouse/Dudgeon Cottage, 305 Lakeshore Road West

Description of Property

The Hill Estate Gatehouse/Dudgeon Cottage is located on the south side of Lakeshore Road West, west of Mississauga Road South, at the intersection of Lakeshore Road West and Pine Avenue South. It is a small, one-storey, red brick cottage ornamented with a pattern of extruding slag brickwork.

Statement of Cultural Heritage Value or Interest

The Hill Estate Gatehouse/Dudgeon Cottage, located at 305 Lakeshore Road West, is listed on the City of Mississauga's Heritage Registry and is recommended for designation under the terms of the *Ontario Heritage Act* for its design or physical value, its historical or associative value and its contextual value, as per Regulation 09/06.

This building is a rare surviving example of an estate gatehouse, built in the early decades of the 20th Century, at a time when the west end of Port Credit was largely comprised of wealthy estates. As such, it serves to yield an understanding of a culture that no longer exists in present day Mississauga.

Architecturally, the building is constructed using bricks of a basalt-like appearance which gives the building "texture and interest". It is possible that these unusual bricks were made in the former Port Credit brickyard, which was adjacent to the subject property. With its protruding slag bricks, convex glass, architectural detailing reminiscent of the Arts & Crafts movement and its roofline of multiple planes intersecting at angles which result in the formation of multiple valleys, the building is certainly unique in the City of Mississauga.

The structure is highly visible from Lakeshore Road West, with clear views to and from the front façade. It retains its residential feel, and is free from overt commercial signage.

The current community has placed historical and contextual value in the property as its evolution contributes to the understanding of the history of Port Credit, and has placed associative value in the historic property owners, which include Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend James Dudgeon.

For many long-time residents, the building was associated with the adjacent bus loop for the Toronto Transit Commission (TTC) Route 74, which terminated at Pine Avenue. While the building was never owned by the TTC, Marjorie Dudgeon, who lived in the cottage and operated a piano studio, invited transit riders to wait in the building on cold winter mornings.

The building is highly visible to the public sector and community as it has a shallow set-back from Lakeshore Road West. It is the first and only single family residential type structure immediately west of the vacant industrial lands which provides for a prominent landmark.

As the surrounding property is currently being developed, it is recommended that every effort be made to include the building at 305 Lakeshore Road West in any future development on this site.

Description of Heritage Attributes

Key exterior attributes that embody the design or physical value of 305 Lakeshore Road West include:

- Its single storey, residential style, massing and overall size
- Its red brick with basalt-like brick accents which are random over the exterior

- Its windows with convex glass, wooden rails, stiles and muntin bars
- Its square bay window
- Its roofline with exposed rafter tails
- Its Tudor-like façade elements under the gable end eaves, composed of beams and stucco render
- Its unusual rounded-brick exterior window sills
- Its wooden front entrance door, composed of six panes in the upper third of the door, over a solid base of two slightly inset panels and iron hardware

Key attributes that reflect the historical or associative value to the local community of 305 Lakeshore Road West include:

- Its identification as a gatehouse, which contributes to an understanding of the now demolished estate house
- Its reminder of the development history of the Port Credit community and the continuing evolution of the surrounding area
- Its direct associations with Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend James Dudgeon
- Its association with the former bus loop Route 74

Key attributes that illustrate the contextual value of 305 Lakeshore Road West include:

- It is considered a landmark in the community
- Its visibility and shallow set-back from Lakeshore Road West
- Its unusual brick patterning of basalt-like brick that distinguishes it from other brick structures
- Its residential character as a contrast to what has become a very commercial area along Lakeshore Road West