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



Leading today for tomorrow

FAX: (905) 615-4181

REGISTERED MAIL

October 19, 2001

[REDACTED]
1723 Birchwood Drive
Mississauga, Ontario L5J 1T7

Dear [REDACTED]:

Re: 1723 Birchwood Drive, Mississauga, Ontario
File: CS.08.Birchwood Drive (1723)

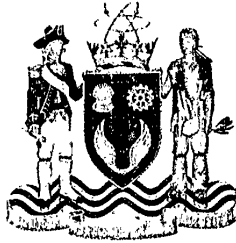
I enclose for your retention, a copy of By-law 0514-2001, a by-law to designate the property located at 1723 Birchwood Drive, Mississauga, Ontario.

Yours truly,

Denise Peternell
Committee Coordinator
905-896-5423

cc: Ontario Heritage Foundation, 10
M5C 1J3 (REGISTERED MAIL) (w/encl)
Mr. P. Mitcham, Commissioner of Community Services (w/encl)
Mr. M. Warrack, Community Services (w/encl)
Mr. A. Leonard, Building Section, Planning & Development (w/encl)
Councillor P. Mullin, Ward 2
File (w/encl)

scan designation



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0514.2001

A by-law to designate the property located at 1723 Birchwood Drive
as being of architectural, historic 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 architectural value or interest;

AND WHEREAS Notice of Intention to so designate the property located at 1723
Birchwood Drive, 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;

AND WHEREAS the reasons for the said designation are set out as Schedule 'A'
hereto;

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

1. That the real property located at 1723 Birchwood Drive, City of Mississauga, and
legally described in Schedule 'B' attached hereto, is hereby designated as being of
historic value under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18,
as amended.
2. 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
Foundation, and to cause notice of this by-law to be published in a newspaper
having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the Office of the City Solicitor is hereby directed to register a copy of this
by-law against the property located at 1723 Birchwood Drive in the proper land
registry office.

ENACTED AND PASSED this 10th day of October, 2001.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
MEM
Date <u>02</u> / <u>10</u> / <u>01</u>

ACTING

MAYOR

George Cash

John M. ...
CLERK

SCHEDULE "A" TO BY-LAW NO. 0514-2001

STATEMENT OF THE REASONS FOR DESIGNATION

1723 Birchwood Drive - The Sayers/Larson Residence

The Sayers/Larson Residence, 1723 Birchwood Drive, has been designated under the terms and conditions of the Ontario Heritage Act for reasons of its historical, architectural and contextual significance.

The subject property has a close relationship with the heritage site known as Benares. Benares was owned by the Harris family since 1835, which included the lands at 1723 Birchwood Drive. The subject parcel of land was severed from the Harris farm in 1910 and given to Beverly Sayers and his wife, Annie Sayers (ne Harris). In 1920 an attempt was made to divide the property into ten acre parcels that would be available for sale to soldiers returning from World War One. The Sayers' log house was the first to be built, but there was not much of a market interest. In 1923 they sold the three storey brick house, which they built in 1911, just south of the subject property and decided to move into the log home having fashioned a particular fondness for the house during its construction. The house has remained in the family to this date.

The original storey-and-a-half log home was built to be a fairly simple structure. The interior space had a kitchen, living/dining area, bathroom and three bedrooms all on the main floor. The second floor was only meant to be an attic space, but was soon converted by the Sayers family to a bedroom at the north and south end, a play room in the middle, and storage cupboards along the eaves. This upper floor was converted in 1987 to a single bedroom at the north end, sitting room or study, and a bathroom with shower only at the south end. When the Sayers moved into the house they had the floors upgraded to an oak finish on the main floor and in the two bedrooms on the second floor.

The log building was constructed by local craftsmen, "Dad" Denison and his son Babe. They were local builders from the Lorne Park area.

The log residence is the only remaining saddle notched, round log residence in Mississauga. The house was built in 1922 of pine logs from the property. The rounded logs have been stained and the chinking repaired in the 1987 renovation. The interior walls are rough plaster, redone in 1987, but completed to match the original intent when the structure was built. The original structure was forty feet by forty feet, with a gable roof and a shallow dormer on the west side. An east dormer of the same size and proportions was added to the east side of the roof when the house was modified and updated in 1987. The roof, raised about one foot, was returned to its original cedar shingles during the 1987 renovation.

The roofline on the west facade extends out and is supported by four original stone columns (built of Credit River stone) approximately eight feet high. The veranda roof covers a patio of flagstone with stone steps of two risers to enter the house by means of the single door (to the kitchen) or a french door (each door having ten panes), which leads directly into the living room.

Between the two doors are two matching original windows of eight pane casement design. The window alteration included an angled aperture on the interior to provide more light and a feeling of larger windows without enlarging the actual window opening within the log walls. This was also necessary as the added insulation created three more inches on the interior.

SCHEDULE "A" TO BY-LAW NO. 0514.2001

STATEMENT OF THE REASONS FOR DESIGNATION

1723 Birchwood Drive - The Sayers/Larson Residence

Interior features of note are located in the living room and include the original Credit River stone fireplace with log mantel, central to the house, as well as the original floor to ceiling bookshelves on either side of the fireplace, exposed log rafters and underside of the flooring from above, finished in a dark stain to match the mantel and exterior of the log structure. Glass doors were added to the fireplace in the 1987 renovation due to the fact that there was no damper.

The original stair access to the second floor was from the kitchen. This was changed to a stairway being built at the end of the living/dining room during the 1987 renovation.

All the doors on the main part of the house are original as well as the eight pane windows on the ground floor. (Only the bay window and upper windows were replaced in 1987). On the south facade is a french door (each door having ten panes) that is covered by a gabled roof supported by posts that attach to the roof at the exterior gable end and are angled to the base of the door. To the left of the french door is a bay window which was created in the 1987 renovation replacing an earlier window of three smaller casements, each with six panes. (The original casement original has been incorporated, along with one smaller window, into the garage, built in 1987.) The width of this window was not altered from the original, but it was lengthened to allow more light into the living room.

In 1987, a one storey addition, with full basement, was added to the north end of the house. From this addition there is an enclosed breeze way that connects to the garage. The addition has been finished in a board and batten that is very complimentary to the log structure. All windows and doors are in proportion to the original structure that provide a symmetry and flow from the log building.

Also original to the property is a screened, square gazebo, built of logs and wood shingles, to the south east of the house in 1929.


The context of the subject property is significant to maintaining the character of this log home. There are a number of mature trees on the property which consist of oak, pine, maple and cedar. Most of these trees were planted shortly after completion of the house and have grown to mature size. The lush landscaping and perimeter trees create a cultural landscape that provide a rural-like character for the log building.

To the easterly direction of the property is Birchwood Creek, which provides a significant greenspace and buffer to any buildings or structures along this edge of the property. Birchwood Drive has a soft shoulder which also contributes to the more informal, naturalized character of this neighbourhood. It is interesting to note that the family has never known a name for Birchwood Creek. Beverly Sayers named the property "Birchwood Park" because of the many birch trees on the property. The creek has probably assumed the name after these many years, although many, if not all of the birch trees have now gone.

SCHEDULE 'B' TO BY-LAW 0574.2001

Description: Lot 68 and Part of Lot 69, Registered Plan 389
(To be designated under the Ontario Heritage Act.)
(Ward 2, City Zone 10, in the vicinity of Clarkson Road and Birchwood Drive)

In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of all of Lot 68 and part of Lot 69, designated as Part 3 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-16651, in accordance with a plan of subdivision registered in the said Registry Office as Plan 389.


G.T. Stidwill, P. Eng.
Ontario Land Surveyor