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ONTARIO HERITAGE TRUST

JUL 10 2012

905-615-4181

July 9, 2012

VIA REGISTERED MAIL



VIA REGISTERED MAIL

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

RE: Heritage Designation By-Law – Briggs House, 913 Sangster Avenue, Ward 2
Office of the City Clerk's File: CS.08.SAN

We are enclosing herewith, for your retention, a copy of By-law 0139-2012 passed by Mississauga City Council on July 4, 2012 designating the property located at 913 Sangster Avenue (the Briggs House) as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Regards,

A handwritten signature in blue ink that reads "Julie J. Lavertu".

Julie Lavertu
Legislative Coordinator
Telephone: 905-615-3200, ext. 5471
Email: Julie.Lavertu@mississauga.ca

encl. By-law 0139-2012

cc (by email). Councillor Pat Mullin, Ward 2
Margaret Beck, Legal Counsel
Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Don McDiarmid, Ward 2 Resident
Paul Mitcham, Commissioner, Community Services
Paula Wubbenhorst, Acting Senior Heritage Coordinator



CERTIFIED A TRUE COPY

Crystal Green
CRYSTAL GREER CITY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0139-2012

A By-law to designate the Briggs House
located at 913 Sangster Avenue
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 Briggs House located at 913 Sangster Avenue, 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 Briggs House located at what is municipally known as 913 Sangster Avenue, 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 Briggs House located at 913 Sangster Avenue, 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 913 Sangster Avenue as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 4 day of July, 2012.

APPROVED AS TO FORM City Solicitor MISSISSAUGA <i>mbeck</i> Date <u>06</u> / <u>14</u> / <u>12</u>

Jim Torrey
ACTING MAYOR
Crystal Green
CLERK

SCHEDULE 'A' TO BY-LAW 0139-2012

Summary: Lot 4, Block G and Lot 6, Block G, Registered Plan B-88
(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 2, in the vicinity of Lakeshore Road West and Lorne Park Road)

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 all of Lot 4, Block G and all of Lot 6, Block G, Registered Plan B-88.



Alnashir Jeraj
Ontario Land Surveyor

DESIGNATION STATEMENT
Briggs House, 913 Sangster Avenue

Description of Property

The Briggs House is a two-storey dwelling, located at the north-east end of Sangster Avenue in Lorne Park Estates, Mississauga.

Statement of Cultural Heritage Value or Interest

The Briggs House has design/physical value as a rare remaining example of late nineteenth century resort architecture in Mississauga. The structure, built in the Queen Anne Revival style, which may have been designed by Edmund Burke, demonstrates a high degree of craftsmanship and artistic merit.

The Briggs House has historical/associative value because it has direct associations with John Graydon. Graydon was a prominent builder in Streetsville who is known to have built many of the original Lorne Park cottages.

The Briggs House has further historical/associative value because it has direct associations with Reverend William Briggs. Briggs was a Wesleyan Methodist Minister, who was the elected Book Steward, or business manager, for the Methodist Book and Publishing House, which later became Ryerson Press. Briggs was instrumental in developing the business from a small publishing house, bookstore and plant, which produced mainly religious literature and a small number of original titles per year, into a profitable enterprise which focused on the development of a secular list with Canadian authors and Canadian themes. As a result of his work, the reprinting of British, American and non-religious works rose dramatically. It was under Briggs' stewardship that the firm also entered the school textbook market and was active in commercial printing.

The Briggs House has historical/associative value as it has direct associations with the Toronto and Lorne Park Summer Resort Company, and it yields information that contributes to an understanding of the late nineteenth century summer resort community. The area was developed in the late 1880s as a pleasure ground for the Toronto elite. This community was the work of one of Canada's most historically significant architectural firms, Langley and Burke. The development included common element areas and structures such as bathing houses, boat houses and launches, and a train station, as well as privately owned cottages.

The Briggs House has contextual value because it defines, maintains and supports the character of the area. It remains to this day physically, functionally, visually and historically linked to its surroundings. The property's location within Lorne Park Estates, an area that was intentionally developed as a planned community, remains an early and rare example of city planning. Even as the area evolved into a permanent residential district with successive owners winterizing and altering their dwellings for year-round occupation, the Briggs House has remained mostly unaltered. Lorne Park Estates is an identified cultural landscape and today retains the sense of being a retreat within a larger city.

Description of Heritage Attributes

Key attributes of the Briggs House that reflect its design/physical value:

- the entire structure in and of itself, with its simple massing and form which are compatible with the other structures on the street
- its fine craftsmanship and artistic merit as a well-built and aesthetically pleasing building
- its expansive veranda and its shape, form and location relative to the house
- its asymmetrical fenestration
- its clustered, original wood windows, with simple brick headers and lintels
- its simple steep half-hipped gable jerkin head, or "monk's hood," roof

- its timber frame construction clad in brick
- its wood 'fish-scale' shingles and their arrangement, shape and form
- its rectangular, simple, symmetrical plan
- its tall chimney and its shape, form and location relative to the house
- its ground-hugging proportions and horizontal composition
- the variety of materials, textures and shapes
- its rear addition which is in keeping with the scale of the original structure yet remains secondary and complementary to it

Key attributes of the Briggs House that reflect its historical/associative value:

- its location in Lorne Park Estates
- the location and form of the entire property
- the location of the structure within the boundary of the lot, whereby an open space is maintained to the north and west of the building
- the structure's relationship to the surrounding mature trees and vegetation
- its fine craftsmanship and artistic merit as a well-built and aesthetically pleasing building

Key attributes of the Briggs House that reflect its contextual value:

- its location in Lorne Park Estates
- the shape and form of the lot
- the location of the structure within the boundary of the lot, whereby an open space is maintained to the north and west of the building
- the structure's connection to the surrounding mature trees and vegetation
- its visibility from Sangster Avenue
- its proximity to the common area park area and Lake Ontario further south of the property