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ONTARIO HERITAGE TRUST

JUL 28 2015

RECEIVED

VIA REGISTERED MAIL

915 North Service Road
Mississauga ON L4Y 1A3

City of Mississauga
Corporate Services Department
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

✓ VIA REGULAR MAIL
Calvin Ostner, Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

July 24, 2015

Re: Notice of Intention to Designate 915 North Service Road, Ward 1
Reference: HAC-0042-2015
Office of the City Clerk File: CS.08.NOR

The Heritage Advisory Committee (HAC), at its meeting on July 21, 2015, considered a Corporate Report dated June 2, 2015 regarding the above noted matter and recommended the following:

HAC-0042-2015

1. That the property at 915 North Service Road be designated under the Ontario Heritage Act for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

In accordance with the requirements of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to designate the above-noted property and a copy of the abbreviated Notice of Intention that will appear in the Mississauga News on Thursday, July 30, 2015. In addition, I am enclosing a copy of the above-noted Corporate Report for your information.

For more information, please contact the Paula Wubbenhorst, Senior Heritage Coordinator, at 905-615-3200, ext. 5385 or paula.wubbenhorst@mississauga.ca. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on Monday, August 31, 2015** to the following address: The City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Sincerely,

Mumtaz Alikhan
Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext. 5425
mumtaz.alikhan@mississauga.ca

**Re: Notice of Intention to Designate
915 North Service Road, Ward 1
Reference: HAC-0033-2015,
Office of the City Clerk File: CS.08.NOR**

cc (by email): Councillor Jim Tovey, Ward 1
Paul Mitcham, Commissioner of Community Services
Crystal Greer, Director of Legislative Services and City Clerk
Diana Rusnov, Manager of Legislative Services and Deputy Clerk
Raj Kehar, Legal Counsel
Paul Damaso, Acting Director, Culture Division
Mark Warrack, Acting Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator
Cecilia Nin Hernandez, Heritage Coordinator
Elaine Eigl, Heritage Coordinator

Encls: A. Notice of Intention to Designate the Property
B. Abbreviated Notice of Intention to Designate the Property for
The Mississauga News
C. Corporate Report dated June 2, 2015

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 915 NORTH SERVICE 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. O.18, as amended.

Description of Property

The property known as 915 North Service Road is located on the North Side of North Service Road on Concession 1, Part of lot 9 in the City of Mississauga. It is located in the vicinity of Westfield Drive and North Service Road.

The property contains a single family house, a detached garage and a shed. The single family dwelling - the William Hedge farmhouse - is most easily identified by its one and half storey form, side gabled roof with two dormers, and buff limestone cladding extending to the top of the windows on the second floor. The front entrance faces south, it has two bay windows on the ground floor (south and west side), a front porch with thick stone columns. The house is well set back on the lot.

Statement of Cultural Heritage Value

The William Hedge Farmhouse's cultural heritage value lies in it being a rare example of the Craftsman Bungalow style within the City of Mississauga with buff, rough cut (rusticated) limestone cladding sourced in the vicinity of the municipality. It has interior features telling of the era including cabinetry and millwork, plumbing and heating fixtures. Built in 1928, its architectural form, style and detailing reflect the design work of a local architect: Port Credit born and raised, Dixie Cox Cotton.

The Cultural Heritage Value also lies in its historic association with this architect. He was the grandson of area pioneer Robert Cotton and the nephew of Dr. Dixie Beaumont Cotton, after whom the village of Dixie was named. Dixie Cox Cotton was active in the community: he was maintenance Engineer for the St. Lawrence Starch Co. (a major locally based Canadian Industry) for over twenty years and is attributed for the design of various buildings in the community, reflecting the mainstream architectural design ideas of the time. These were based on references to vernacular and classical architecture within the British Empire, high quality craftsmanship and design, and integration of the arts and architecture as expressed in the Craftsman Bungalow, Edwardian, and Institutional and Commercial Period Revival buildings. Design ideas were carried into interior elements of the house displaying attention to detail in interior design and craftsmanship such as stonework and millwork. The house therefore demonstrates his work, the work of a significant architect to the community. The William Hedge house also has the potential to yield information to the understanding of a community. The farmhouse was built prior to the existence of the Queen Elizabeth Way as a highway, and was retained by the family within the Applewood subdivision of 1953, maintaining its orientation of its original frontage on Queen Elizabeth Highway, known as Middle Road at the time the house was designed.

Description of Heritage Attributes

The property at 915 North Service Road has cultural heritage value as it satisfies the criteria for Determining Cultural Heritage Value or Interest set out in Regulation 9/06 of the Ontario Heritage Act. The following are the key exterior and interior attributes as a rare example of the Craftsman Bungalow style within the City of Mississauga and as a reflection of the work by D.C. Cotton, architect:

1. The property has design and physical value in its architectural value as a rare example of the Craftsman Bungalow style within the City of Mississauga. The house features recognizable design characteristics of the style, including:
 - a. 1 and half storey massing
 - b. almost square plan, with protruding bay windows on the south and west wall, protruding stout stone chimney on the west wall
 - c. relatively low floor to ceiling heights
 - d. low-slung gabled roof with dormers
 - e. front porch with thick stone columns
 - f. rusticated buff limestone exterior building material, laid in a split course bond, mortar joints that accentuate the bond pattern of the wall.
 - g. "punched" style masonry openings for windows, with segmental arch, key stone and straight cut voussours
 - h. exterior stone extends to the top of the 2nd floor window level and in all facades of the original portion of the house
 - i. stone is sourced from Milton
 - j. wood three over one pane sash style windows arranged in a variety of compositions: singles, pairs or threes
 - k. interior layout with centre hall plan with staircase in main hall
 - l. original kitchen shaker style stained oak cabinetry, sink, plumbing fixtures and hardware of the style
 - m. stained wood millwork such as wainscoting, mission style balustrade
 - n. limestone fireplaces and built in book case found in the house designed in an integrated way with the fireplace wall
 - o. orientation of the house on the lot
2. The house has associative and historical value because:
 - a. It has direct associations with Dixie Cox Cotton, architect born and raised in Port Credit, who is native of Port Credit, Mississauga. He studied at the University of Toronto, and worked both in Toronto and his home town. He is a rare architect born and raised in the municipality known to the community that lived and produced work in the early 20th century in Mississauga, contributing to the building of the character of the municipality as we know it today.
 - b. The house has the potential to yield information that contributes to the understanding of a community and culture because the house was built on farmland which was subdivided into suburban lots in the early 1950s. The Hedge family farmhouse stood in the family's fruit farm originally run on the lands. The Hedge family presumably farmed the land since 1906. Hedge Drive in the subdivision was named after the family. The orientation of the house facing North Service Road as the front entrance is reflective of an earlier time, prior to the building of the Queen Elizabeth Way as a multilane highway in the 1950s. The incorporation of the William Hedge Farmhouse, within the 1953 subdivision and retention to today provides a tangible representation of the history of land use and urban design in the City of Mississauga and it can yield information as to the history of a community.
 - c. The house demonstrates the work of Dixie Cox Cotton, an architect who is significant to the community. Dixie Cox Cotton is attributed with having designed a number of buildings in the community and Toronto, reflecting the mainstream architectural design ideas of the time, which were based on references to vernacular and classical architecture within the British Empire, high quality craftsmanship and design, and integration of the arts and architecture as expressed in the Craftsman Bungalow, Edwardian, and Institutional and Commercial Period Revival buildings. The ideas reflected

in the execution of the interior of the house speak of innovations in middle class domestic architecture in order to achieve practicality while maintaining high quality craftsmanship. This is specially expressed in the kitchen cabinetry materiality and design, including the sink with interior plumbing (faucet) and millwork found throughout the house.

The physical/design attributes listed in point one are also the materialization of the historical and associative value. In addition to these attributes, the following lend the property its historical/associative value:

- Orientation of the front entrance towards North Service Road
- Siting within a large lot that is distinctive from the neighbouring properties

Notice of Objection

Notice of objection to the designation may be served on the City no later than 4:30 p.m. on Monday August 31, 2015 via the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Abbreviated Version for The Mississauga News

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT **915 North Service 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. O.18, as amended.

Description of Property

The property located at 915 North Service Road, which includes a Craftsman Bungalow house designed by Dixie Cox Cotton, is being designated for its physical/design value and its historical/associative value, as per Regulation 9/06 of the *Ontario Heritage Act*, R.S.O. 1990.

For more information or to receive a copy of the Designation Statement, please contact the Senior Heritage Coordinator at 905-615-3200, ext. 5385. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on Monday, August 31, 2015** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.