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City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

FAX: (416) 896-5220



September 29, 1993

REGISTERED MAIL

Mr. P. Bailey
Gaspar Developments Ltd.
Suite 300, 100 Allstate Parkway
Markham, ON L3R 6H3

Re: "Mason-Gaspar House", 2171 Derry Road West
File: CS.08.Mason-Gaspar

I enclose for your retention, a copy of By-law 426-93, a by-law to designate the "Mason-Gaspar House", located at 2171 Derry Road West.

Yours truly,

A handwritten signature in cursive script, appearing to read "D. Peternell".

Denise Peternell
Committee Coordinator
896-5423

cc: Ontario Heritage Foundation, 77 Bloor Street West, 7th Floor
Toronto, Ontario M7A 2R9 (REGISTERED MAIL)
Mr. T. Mokrzycki, Commissioner, Planning & Building
Mr. A. Leonard, Building Section, Planning & Development
Councillor P. Saito, Ward 9



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *426-93*

A by-law to designate the "Mason-Gaspar House"
located at 2171 Derry Road West, as being of
architectural significance

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18,
authorizes the Council of a municipality to enact by-laws to designate real property
including all the buildings and structures thereon, to be of historic or architectural value
or interest; and

WHEREAS Notice of Intention to so designate the "Mason-Gaspar House"
located at 2171 Derry 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
Council of the Corporation of the City of Mississauga.

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, more particularly described in Schedule 'B' hereto,
known as the "Mason-Gaspar House" located at 2171 Derry Road West, be
designated as being of architectural significance under Part IV of The
Ontario Heritage Act, R.S.O. 1990, c. 0.18.
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 the City Solicitor is hereby directed to register a copy of this by-law
against the subject property.

ENACTED AND PASSED this *15th* day of *September*, 1993.

Pat Mills
ACTING MAYOR

Matthew Prue
DEPUTY CLERK

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA			
MTB			
Date	93	09	09

SCHEDULE "A" TO BY-LAW NO. 426-93

SHORT STATEMENT OF THE REASONS FOR
THE DESIGNATION

The Mason-Gaspar House, 2171 Derry Road West, has been recommended for heritage designation for reasons of its architectural significance. The two-storey red brick structure, built circa 1870 upon a stone foundation, is designed in the Ontario Gothic style, a "T" plan with gable ends. The brick is of fine quality, with a smooth finish, rarely found in Mississauga. The mortar joints, well executed in a fine bead are quite thin, and coloured to match the brick.

The windows are of either one-over-one segmented arched sash windows or two-over-two semicircular or Romanesque arched sash windows. There are also three 16-pane fixed windows enclosing a wooden porch on the west side of the house. Fine brick detailing expresses the arch of each window. A doorway, once on the north facade of the structure, has been bricked in and replaced with a window. On the west facade there is a first storey bay window, which includes three sash windows, a wooden cornice with paired brackets, and a flat mansard style roof. Also of note is the projecting frontispiece on the front (south) facade, creating a high and prominent gable end. The four symmetrical one-over-one windows have brick detailed headers above and brick detailing below the sill.

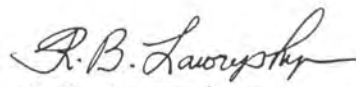
There is a veranda, of wood construction, which fills the "L" of the front facade. The chamfered posts support a gentle sloping roof, with a spindle frieze on two sides of the porch, and eave brackets at each post. The main entrance has a transom of etched glass.

The structure's interior is worthy of preservation. The public areas of the house, the front hall, parlour (on the west side), dining room (on the east side), and upstairs hall, have been well preserved and represent fine craftsmanship from the mid to late 19th century. The original floor plan, detailed and well crafted baseboards and window trim, and ceiling mouldings have remained unaltered. The front hall has an unusual turned wooden newel post at the base of an elegant rising stairway, to a spacious upper hall, with a matching platform newel supporting the upper banister and spindles.

SCHEDULE B TO BY-LAW 426-93

Description: Part of Lot 11, Concession 10 New Survey
(to be designated under the Ontario Heritage
Act).

In the City of Mississauga, Regional Municipality of Peel
(formerly Township of Trafalgar, County of Halton), Province
of Ontario and being composed of that part of Lot 11 in
Concession 10, New Survey of the said Township, designated as
Part 1 on a plan of survey deposited in the Land Registry
Office for the Land Titles Division of Peel (No. 43) as Plan
43R-19932.


R.B. Lawryshyn
Ontario Land Surveyor

August 6, 1993

RBL/lis