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MISSISSAUGA

ONTARIO HERITAGE TRUST

OCT 22 2015

RECEIVED

VIA REGISTERED MAIL  
Mr. Greg Reeves  
Pyramid Power Properties Ltd.  
2851 Brighton Road  
Oakville, ON L6H 6C9

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

October 20, 2015

Re: Scruton House, 307 Queen Street South  
Passing of Heritage Designation By-law 0253-2015  
Clerk's File: CS.08.QUE

I am enclosing for your retention a copy of By-law 0253-2015 passed by Mississauga City Council on October 14, 2015 designating the property located at 307 Queen Street South as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Sincerely,



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

Encl: By-law 0253-2015 dated October 14, 2015

cc (by email): Councillor George Carlson, Ward 11  
Paul Mitcham, Commissioner of Community Services  
Raj Kehar, Legal Counsel  
Paul Damaso, Acting Director, Culture Division  
Mark Warrack, Acting Manager, Culture and Heritage Planning  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Paula Wubbenhorst, Senior Heritage Coordinator  
Cecilia Nin Hernandez, Heritage Coordinator  
(by mail) Elaine Eigl, Heritage Coordinator  
✓ Registrar, Ontario Heritage Trust, Heritage Programs & Operation,  
10 Adelaide Street East, Toronto, ON, M5C 1J3

OCT 22 2015



CERTIFIED A TRUE COPY

 DAVID MARTIN ACTING DEPUTY CLERK  
 CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0253-2015

A By-law to designate the Scruton House  
 located at 307 Queen Street South  
 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 the recommendations of a report titled "Proposed Heritage Designation and Alteration, Scruton House, 307 Queen Street South (Ward 11)" was approved by Council under Recommendation GC-0256-2015 on April 29, 2015;

AND WHEREAS Notice of Intention to designate the Scruton House located at 307 Queen Street South, 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 ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Scruton House located at what is municipally known as 307 Queen Street South, 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 Scruton House located at 307 Queen Street South, 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 307 Queen Street South as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 14 day of October, 2015.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
<i>Haseen Raji</i>			
Date	Sept	30	15

*Bonnie Crombie*  
 MAYOR

*Crystal Green*  
 CLERK

SCHEDULE 'A' TO BY-LAW 0253-2015

Summary: All of Lot 14, Plan STR-3  
(To be designated under the Ontario Heritage Act)

(Ward 11, City Zone 38W, in the vicinity of Queen Street South and Church Street)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of all of Lot 14, Plan STR-3.



DESIGNATION STATEMENT  
Scruton House, 307 Queen Street South

Description of Property

The property located at 307 Queen Street South in the historic village of Streetsville, known as the Scruton House, is the site of a dwelling comprised of two distinct parts. The one-storey section, thought to be the earliest part of the house, was built in a style of construction which differs from that of the one-and-a-half-storey section. The one-storey section, at the rear of the structure, is believed to have been built sometime in the second quarter of the nineteenth century. It was built in the stacked plank method. The one-and-a-half-storey portion of the dwelling, which fronts onto Queen Street South, was built in the horizontal plank method. It is believed to have been constructed later, possibly around the time Scruton purchased the property. Architecturally, the structure is a Gothic Revival style dwelling which is often identified as an "Ontario Cottage". It is situated on the east side of Queen Street South, adjacent to the former 'Scotch Burying Ground', now Streetsville Memorial Cemetery. Today, the property lies just south of the main commercial core of the village, in an area which is a mix of residential and commercial properties.

Statement of Cultural Heritage Value or Interest

307 Queen Street South has physical/design value as a representative example of a modest vernacular Gothic Revival style dwelling. The building displays a moderate degree of craftsmanship and artistic merit.

307 Queen Street South has historical/associative value because of its association with Timothy Street, the namesake of the village, who purchased all 200 acres of the original Crown Grant in 1822. The earliest section of the existing dwelling was likely constructed during his tenure. Further, the property has historical/associative value because of its association with John and Louis Scruton, long-time residents and prominent local businessmen, who contributed to the prosperity of mid-nineteenth century Streetsville. Moreover, the property yields information that contributes to an understanding of nineteenth-century settlement culture in Toronto Township. The stacked plank construction method, used to build the early nineteenth century section of the dwelling, was often found in mill towns with their abundance of old growth forest. Physically, the one-and-a-half storey Gothic Revival dwelling was constructed in a style which reflects the architectural preferences of the early English, Scottish and Irish immigrants who settled the area. Further, the later construction of the one-and-a-half storey section of the building is indicative of the increasing prosperity of the land owner. Typically, initial settlement dwellings were modest and quickly constructed. These were augmented or replaced by more spacious and often ornate 'second generation' dwellings. Such is the case on the subject property.

307 Queen Street South has significant contextual value in defining, maintaining and supporting the character of the area. This is due to its residential character and proximity to remnants of Streetsville's early history, including both the village's historic thoroughfare and nineteenth-century St. Andrew's Presbyterian Church and Scotch Burying Ground. Similarly, the structure remains physically, functionally and historically linked to its surroundings.

Description of Heritage Attributes

Key attributes that reflect the physical/design value of the entire property:

- The vernacular Ontario Cottage style of construction, with its Gothic Revival architectural features
- The shape, form and materials of the dwelling, which, as an integral part of Streetsville's portfolio of heritage buildings, represents a period landscape of a small early Ontario village

DESIGNATION STATEMENT  
Scruton House, 307 Queen Street South

Key attributes that reflect the physical/design value of the one-and-a-half-storey section of the property:

- Its symmetrical, modestly unadorned, 3-bay west façade, fronting onto Queen Street South, including its material, shape, form
- Its setback from Queen Street South
- Its early/original roughcast stucco exterior finish over wood lath which covers the early/original vertical wood siding
  - Note: Recently, the roughcast stucco finish has been removed. Future consideration must be given to the restoration of the historic roughcast stucco finish, applied in an approved nineteenth century method
- Its west façade's projecting frontispiece, or porch, which houses the main entry way, topped by a gable roof
- Its decorative brackets, including their material, shape, form and location
- Its wood pilasters bracketing the front door, their material, shape, form and location
- Its decorative wood bargeboard
- Its gable roof, including its shape and form
- Its tall symmetrical brick chimneys including their material, shape, form and location
- Its wood front door with its arched four-over-four window, with its wood muntin bars, and its early hardware, including its material, shape, form and location
- Its entry way's fixed casement wood windows (north and south façades), and their four-pane, wood muntin bar configuration, including their material, shape, form and location
- Its second floor arched gothic window aperture, topped by a louvered wood shutter, including its material, shape, form and location
- Its second floor three-by-three, hinged 'casement' style wood window, with wood muntin bars, above the main entry way, including its material, shape, form and location
- Its two-over-two and six-over-six double hung wood windows, with wood muntin bars, including their material, shape, form and location
- Its six-over-six double hung wood window, with wood muntin bars and half-moon decorative wood header, including its material, shape, form and location within the south wall
- Its wooden sills

Key attributes that reflect the physical/design value of the one-storey stacked-plank section of the property:

- Its modest, unadorned façades, including their material, shape, form and location on the property
- Its underlying stacked plank walls
- Its wooden sills
- Its two-over-two and six-over-six double hung wood windows, with wood muntin bars, including their material, shape, form and location
- Its gable roof with return eaves

Key attributes that reflect the historical/associative value of the entire property:

- Its location within a residential character area in the village of Streetsville
- Its proximity to the commercial core of Streetsville, where the Scruton family carried out their various business ventures
- Its adjacency to the Streetsville Memorial Cemetery, formerly the Scotch Burying Ground, where the Scruton family likely carried out their various business ventures
- Its location on land once owned by Timothy Street, the namesake of the village



DESIGNATION STATEMENT  
Scruton House, 307 Queen Street South

- Its one-storey massing and one-and-a-half storey massing, which are indicative of the transition from the earliest settlement dwellings and the next generation settlement dwellings
- Its various early to mid-nineteenth century construction methods, including stacked-plank and horizontal plank walls; and its traditional stucco exterior
- Its proximity to Queen Street South, with its minimal open space between the projecting frontispiece and the public right-of-way
- Its Gothic Revival architecture features; including, but not limited to the front gable and decorative bargeboard; the arched Gothic window in the gable with its louvered shutter; the open porch over the main entrance with decorative brackets; and, the wooden pilasters around the front door

Key attributes that reflect the contextual value of the entire property:

- Its location on Queen Street South within the core of the community which retains the distinct scale and character of a rural farming town
- Its residential character, including its large lot, mature trees, the dwelling's relatively modest massing relative to the size of the property, and the dwelling's proximity to the street front, all of which serve to characterize the south end transitional approach to the commercial core of the village
- The views of the dwelling from Queen Street South, the Streetsville Memorial Cemetery, and to a lesser degree from Church Street which forms the eastern boundary of the property
- The role it plays as part of the village's portfolio of heritage buildings, with their consistent scale and period "small village" landscape elements, all of which helps to identify Streetsville as a significant cultural landscape