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ONTARIO HERITAGE TRUST

FEB 19 2016

VIA REGISTERED MAIL



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

February 16, 2016

Re: Notice of By-law Enactment
William Hedge Farmhouse, 915 North Service Road, Ward 1
Office of the City Clerk File: CS.08.NOR

I am enclosing, for your retention, a copy of By-Law 0021-2016 passed by Mississauga City Council on February 10, 2016 designating the property located at 915 North Service Road 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

Encl: By-law 0021-2016

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

✓ cc: (via Registered Mail) - Calvin Ostner, Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto ON M5C 1J3



CERTIFIED A TRUE COPY
[Signature]
DIANA RUSNOV DEPUTY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0021-2016

A By-law to designate the William Hedge Farmhouse
located at 915 North Service Road as being of cultural
heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, as amended ("Heritage Act") 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 Council for The Corporation of the City of Mississauga (the "City") approved the designation of the property known as the William Hedge Farmhouse located at 915 North Service Road in the city of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0196-2015;

AND WHEREAS in accordance with the requirements of the Heritage Act, a Notice of Intention to designate the Property was published and served and no notice of objection to its designation was 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 William Hedge Farmhouse, located at what is municipally known as 915 North Service Road in the city of Mississauga and legally described in Schedule 'A' attached hereto (the "Property"), is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, as amended.
2. That the reasons for designating the Property are duly set out in Schedule 'B' attached hereto.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the 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 the City Solicitor is hereby directed to register a copy of this By-law against the Property in the proper land registry office.
5. That Schedules 'A' and 'B' form an integral part of this By-law.

ENACTED AND PASSED this 10 day of February, 2016.

[Signature: Bonnie Crombie]

MAYOR

[Signature: Crystal Green]

CLERK

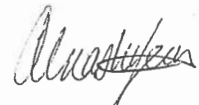
APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>[Signature: M. Beck]</i>
Date Feb 3 16

SCHEDULE 'A' TO BY-LAW 0021-2016

Summary: All of Block H, Registered Plan 481
Part of Lot 9, Concession 1, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 13, in the vicinity of Cawthra Road and North Service 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 Block H, Registered Plan 481 and Part of Lot 9, Concession 1, South of Dundas Street, of the said Township, as in Instrument R01073948.



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE "B"

Reasons for Identification

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 or Interest

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 voussouirs
- 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