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ONTARIO HERITAGE TRUST

MAY 19 2016

RECEIVED

Ron Sanderson  
Manager, Realty Services  
Facilities and Property Management Division  
Mississauga ON L5B 3C1

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

May 17, 2016

Re: Notice of By-law Enactment to Amend By-Law 521-77 - Timothy Street House  
located at 41 Mill Street (Ward 11)  
Office of the City Clerk File: CS.08.MIL

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I am enclosing, for your retention, a copy of By-Law 0086-2016 passed by Mississauga City Council on May 11, 2016 amending By-Law 521-77 designating the property located at 41 Mill Street as being of architectural and historic interest under the *Ontario Heritage Act*.

Sincerely,

per 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 0086-2016

cc (by email): Councillor George Carlson, Ward 11  
Paul Mitcham, Commissioner of Community Services  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Margaret Beck, 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) - Registrar, Ontario Heritage Trust, 10 Adelaide Street East,  
Toronto ON M5C 1J3



**CERTIFIED A TRUE COPY**

*Diana Rusnov*  
DIANA RUSNOV DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER ... 0086-2616

A by-law to amend By-law No. 521-77 being a By-Law "to designate 'Timothy Street House', 41 Mill Street of architectural value and of historic interest"

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "Heritage Act") authorizes the Council of a municipality to enact and amend by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS By-law No. 521-77 designated the property known as the "Timothy House" located at 41 Mill Street in the city of Mississauga (the "Property") as being of architectural value and of historic interest;

AND WHEREAS Council of The Corporation of the City of Mississauga, through Resolution No. 0285-2015, approved the enactment of a by-law to amend By-law No. 521-77 for the purpose of reflecting the Property's historical/associative, physical/design and contextual value;

AND WHEREAS in accordance with the Heritage Act, a notice of intention to amend By-law No. 521-77 was published and served and no notice of objection to such amendment was received by the Clerk of The Corporation of the City of Mississauga;

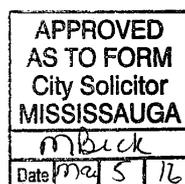
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That By-law No. 521-77, being a By-Law "to designate 'Timothy Street House', 41 Mill Street of architectural value and of historic interest" is hereby amended by replacing Schedules "A" and "B" attached thereto with Schedules "A" and "B" attached to this By-law.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of 41 Mill Street in the city of Mississauga (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 as described in Schedule 'A' attached hereto in the proper land registry office.
5. That Schedules 'A' and 'B' form an integral part of this By-law.

ENACTED AND PASSED this 11 day of May, 2016.

*Bonnie Crombie*  
MAYOR

*Crystal Green*  
CLERK



SCHEDULE 'A' TO BY-LAW 0086-2016

Summary: Part of Lots 3 and 4, Concession 4, West of Hurontario Street

(To be designated under the Ontario Heritage Act)

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

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 part of Lots 3 and 4, Concession 4, West of Hurontario Street, designated as Parts 1, 2 and 3, Plan 43R-36786.



Alnashir Deraj  
Ontario Land Surveyor

Timothy Street House property, 41 Mill Street

Property Address

The Timothy Street House property is located at 41 Mill Street in Mississauga, on the southeasterly side, at the easterly limit of Mill Street, West of Credit River, in the former Village of Streetsville.

Statement of Cultural Heritage Value or Interest

The Timothy Street House property has historical and associative value as it has direct association with Mr. Timothy Street, the founder of Streetsville.

Further, the property yields, or has the potential to yield, information that contributes to an understanding of the founding of the Village of Streetsville. The arrival of the predominantly British immigrants (including United Empire Loyalist Refugees who were fleeing the United States) with their cultural norms greatly influenced the development of the area.

The brick and frame dwelling was built circa 1825 by Timothy Street, the founder of Streetsville. In 1818, the British Crown and the Mississaugas signed Treaty 19 which opened up over 600,000 acres of land to settlement in the area today known as the Region of Peel. Timothy Street and his partner Richard Bristol, a Surveyor, were granted permission to survey northern Toronto Township. Timothy Street financed the survey. As partial payment for their services, Street and Bristol both received multiple land grants. Street's grants amounted to over 4,500 acres and were located throughout both Peel and Halton Regions. One of these land grants was along the Credit River, including much of the future Streetsville village site. In 1821, Street built a grist mill along the Credit River, followed a year later by a lumber and saw mill. He later added a tannery and distillery. By 1825, when Street permanently located to the area, a brick home was built at the foot of Mill Street. The structure is thought to be the last remaining house from that period in Streetsville, as well as the oldest surviving brick house in Peel. Records show that not long after Timothy Street permanently settled his family in Toronto Township, other settlers began to refer to both the community and his mills by Street's name. His presence is known to have drawn fellow merchants, tradesmen and settlers to the village. In 1829, the village officially became known as Streetsville when the village's first post office opened. Historically and associatively, the structure is significant and is all that remains from Street's milling complex.

The Timothy Street House property has contextual value as it is important in defining, maintaining and supporting the character of Streetsville. It remains physically, visually and historically linked to its surroundings. Further, the Timothy Street House property is a landmark.

Timothy Street, in constructing both his residence and commercial milling complex at this location, was a fundamental catalyst in the growth of the future village of Streetsville. Street's dwelling has stood for 190 years in its original location close to the banks of the Credit River, and as such, remains an important centerpiece and focal point within the context of the immediate neighbourhood. Further, the entire property contributes to and defines the area's early settlement pattern. Street's residence was ideally situated to overlook his milling complex at the foot of the aptly named Mill Street; and is close to the village's main thoroughfares. Contextually, the structure is significant in that it is all that remains from Street's milling complex.

The Timothy Street property was developed long before the early twentieth century practice of regrading and leveling every nuance of the natural topography, and artificially engineering the storm water drainage system. The property is defined by its original grading, large diameter mature trees, open areas of vegetation and a low volume building lot coverage. These attributes combine to create a rich and stimulating landscape, within which the house and its natural, and manicured, surroundings blend esthetically. Further, they create a historically important streetscape which is a valued aspect of the property and village character. These characteristics are significant and must be conserved. As such, infill on the property shall be discouraged to avoid negative impacts to the very quality and character that makes this property so significant.

Archaeological attributes are a significant element of the cultural heritage resources within and around the property. There is high potential for both pre-contact and historical archaeological resources within, and around, the Timothy Street property. These include, but are not limited to, the remnants of Street's milling complex, including any subterranean ruins, mill race and tail race,

and other archaeological resources. They shall be conserved.

41 Mill Street is visible from both Main Street and the Streetsville Memorial Park trail system. The structure's distinctive saltbox form and its location within the surrounding mature woodlot set it apart from the surrounding neighbourhood dwellings. Its one-and-a-half-storey rectangular massing, and its brick, stucco and rabbeted shiplap covered façades all serve to define, maintain and support the area's historic character. The property is a landmark.

The Timothy Street house has physical and design value as a unique, representative and early example of a style and material, and it also displays a moderate degree of craftsmanship.

The one-and-a-half-storey dwelling was constructed in the American Colonial style of architecture, in what is known in the vernacular as the saltbox form. This style of building originated in New England. Street, who was born in Spencertown, New York in 1777, would have been well acquainted with this architectural style. Saltbox buildings are extremely rare in Mississauga. The saltbox shape is believed to be an architectural style that evolved organically. As more space was needed for a growing family, the addition of a lean-to was an economical way to enlarge the house. Of note is the building's exterior cladding, of which a variety of materials are used, including brick, stucco, and rabbeted shiplap siding. The use of so many different materials serves as a physical reminder of the structure's long evolution. Throughout its history, the house and property have retained much of its early nineteenth century residential character, and as such is a significant reminder of the village's early settlement days. Physically, the structure is significant in that it is all that remains from Street's milling complex.

#### Description of Heritage Attributes

1. Attributes of the Timothy Street House property that reflect its historical or associative value:

- its distinctive American Colonial, or Saltbox form, which was a popular architectural style in Street's native United States
- the structure's architectural style which contributes to an understanding of late eighteenth century colonial American culture
- its location within the village of Streetsville
- the structure's location within the remnant lot from Street's original crown grant
- the structure's proximity to the remnant mill race ruins of Street's mill complex
- the structure's proximity to and visibility from the Credit River
- the structure's proximity to and visibility from Main Street, which remains part of Streetsville's commercial core
- the structure's history as the last remaining house from the early settlement of the village
- the open, undisturbed, space surrounding the structure

2. Attributes of the Timothy Street House property that give it contextual value:

- as the location from which Street's milling activities served as a catalyst for the growth of the future Village of Streetsville
- defines Streetsville's early settlement pattern
- as the location upon which Street's residence has stood since 1825, still in its original location close to the banks of the Credit River and the Street mill complex
- the property remains an important centerpiece and focal point within the context of the immediate neighbourhood
- its history as Street's residence which was ideally situated to overlook his milling complex and in close proximity to the village's main commercial thoroughfares;
- the property supports the character of the area as the sole remnant of Street's milling complex
- its location at the foot of Mill Street, and in close proximity to the Credit River
- its location on Mill Street within the historical commercial core of the early community
- its American Colonial, or Saltbox, architectural style which is unique in Mississauga
- its architectural style is representative, and an early example of a style and material which originated in mid-17<sup>th</sup> century New England
- its architectural style that displays a moderate degree of craftsmanship
- its location within the surrounding mature woodlot

- its location on the remnant of Street's original crown grant
- it helps to define the historic character of the area as it is physically unique relative to the surrounding structures
- its one-and-a-half-storey rectangular massing, and its brick, stucco and rabbeted shiplap covered façades which all serve to define, maintain and support the area's historic character
- its visibility from both Main Street and the Streetsville Memorial Park trail system
- its placement on the lot relevant to the remnant ruins of Street's mill complex, to the Credit River; and, to Main Street which remains part of Streetsville's commercial core
- the property, as an important centerpiece and focal point within the context of the immediate neighbourhood, is a landmark

3. Attributes of the Timothy Street House property that reflect its physical/design value:

- the structure's distinctive Saltbox form which is both rare and unique in Streetsville
- the structure's one-and-a-half-storey and one-storey massing
- the structure's representative Saltbox-style roof, with its medium pitch roof on the front portion of the building, and its steep pitch roof which sweeps close to the ground on the rear portion of the building
- the structure's one-and-a-half-storey rectangular, brick and stucco front portion
- the structure's one-storey rectangular, rabbeted shiplap clad rear portion which, on the south-west corner, projects out slightly beyond the front portion of the structure
- the structure's underlying symmetrical composition
- the structure's relatively shallow rubble stone foundation, and its relationship to the first floor living space, which should be maintained in order to retain the structure's historical context relative to the ground level
- the structure's façade material which include red brick laid in common bond; original/early stucco; and, rabbeted shiplap siding
- the structure's side gable walls with their simple, unadorned eave returns and frieze boards
- the structure's two internally bracketed red brick chimneys
- the structure's symmetrical five-bay red brick front façade
- the structure's formal front entryway with its period wooden door topped with a radiating red brick voussoir
- the structure's front entryway's six-pane transom light and the two flanking, fixed, four-pane sidelight windows
- the structure's inset carved multi-paneled wood front door set in a simple molded wood surround
- the structure's inset carved wood panels below the fixed sidelights
- the front door's early hardware, including its box lock and interior dead bolts
- the structure's simple wood screen door
- the structure's double hung wood windows, in a one-over-one; two-over-two & six-over-nine configuration
- the structure's single-pane wood storm windows
- the structure's flat roof dormer, on the historic front façade, centrally located over the front entryway
- the structure's windows topped with radiating red brick voussoirs
- the structure's stone window sills
- the structure's rabbeted shiplap cladding and massing of the enclosed informal Dutch Door entryway, which leads into the kitchen
- the structure's overall patina, which is indicative of the structure's great age
- the driveway's pervious stable surface
- the structure's location within the remnant lot of Street's original land grant
- the structure's placement on the lot relevant to the remnant ruins of Street's mill complex
- the property and structure's adjacency to the Credit River
- the property and structure's proximity to Main Street which remains part of Streetsville's commercial core
- the property and structure's views and vistas both to and from the neighboring properties
- the property's rural village-like streetscape, with its open, undisturbed, space

- the property's lack of contemporary 'privacy fencing' which would impede its significant views and vistas
- the mature woodlot surrounding the dwelling
- the property's various trees, as identified in the 10 December 2014 report from Urban Forest Innovations Inc., entitled Existing Tree Conditions Arborist Report. The trees are labelled on the attached site plan, dated 8 May 2015. See Schedule B. These trees were identified as being in good condition; as being both native and non-native species, and are considered to be significant and/or rare. They are tree:
  - #3. White Spruce, 42 dbh, in good condition, native species
  - #5. Horse Chestnut 65 dbh, in good condition, non-native species
  - #19. Norway Spruce, 63 dbh, in good condition, non-native species
  - #23. Norway Maple, 51 dbh, mostly in good condition, non-native species
  - #24. Norway Spruce, 39 dbh
- the property's high potential for both pre-contact and historical archaeological resources within, and adjacent to, the property. Specifically, but not limited to, the remnants of Street's milling complex, including any subterranean ruins, mill race and tail race, and other archaeological resources, which shall be protected and conserved

4. Internal heritage attributes:

- its stone fireplaces
- its period window and door hardware
- its period baseboards
- its period window and door mouldings
- its Dutch Door style kitchen door and hardware, including, but not limited to, the Dutch door bolt
- its period floors, joist and beams