
W.E. OUGHTED & ASSOCIATES INC.

Heritage Impact Assessment



1249 Mississauga Road

January 2021

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Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc., as a requirement for obtaining a heritage permit for the alterations and additions to the existing dwelling at 1249 Mississauga Road. 1249 Mississauga Road is a part of the Credit River Corridor Cultural Landscape and the Mississauga Road Scenic Route within the City of Mississauga Cultural Landscape Inventory.

Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.¹

The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the

¹ Landplan Collaborative Ltd. Cultural Landscape Inventory, January 2005

sands and boulder till off the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from The Physiography of Southern Ontario)²

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (June 2017). A site inspection was undertaken by W.E. Oughtred & Associates on December 22, 2020, to assess and document the property and its relationship to the neighbourhood.

² Landplan Collaborative Ltd. Cultural Landscape Inventory, January 2005

Location and Site Description

1249 Mississauga Road is located south of the QEW, on the east of Mississauga Road.

Municipal Address: 1249 Mississauga Road

Legal Description: Part of Lot 2, Registered Plan A-10

Lot Area: 4778.56 sm

General Location: South of the QEW, east side of Mississauga Road

Mississauga Ward: 2

Mississauga neighbourhood: Lorne Park

Zoning: R1-3, Residential and G1, Greenbelt

FIGURE 1: LOCATION MAP

Subject property

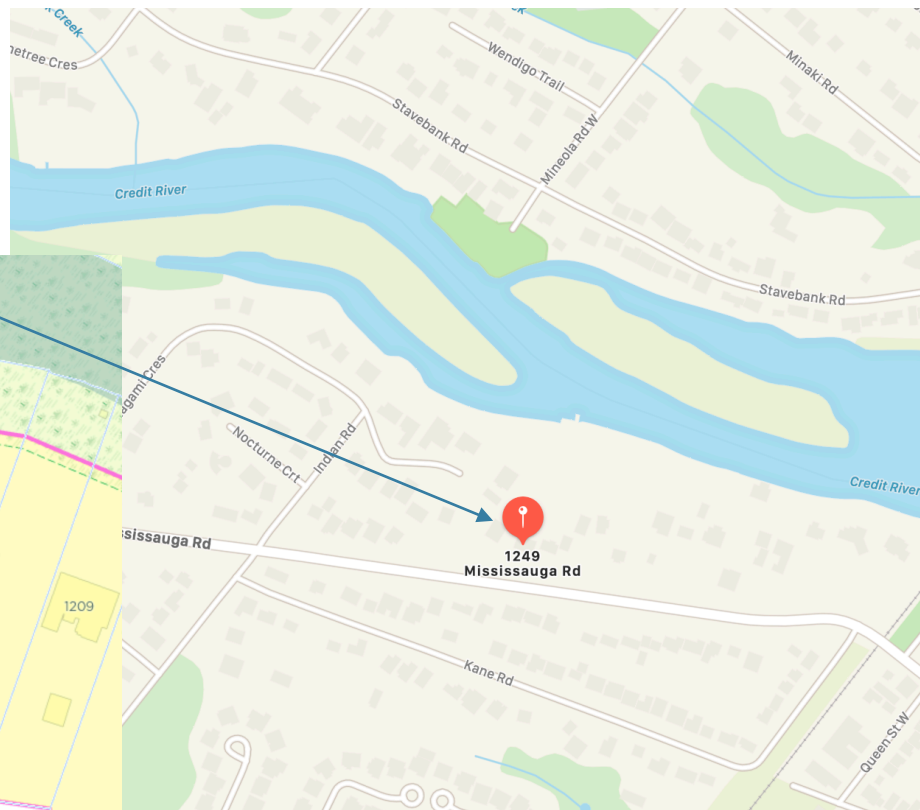
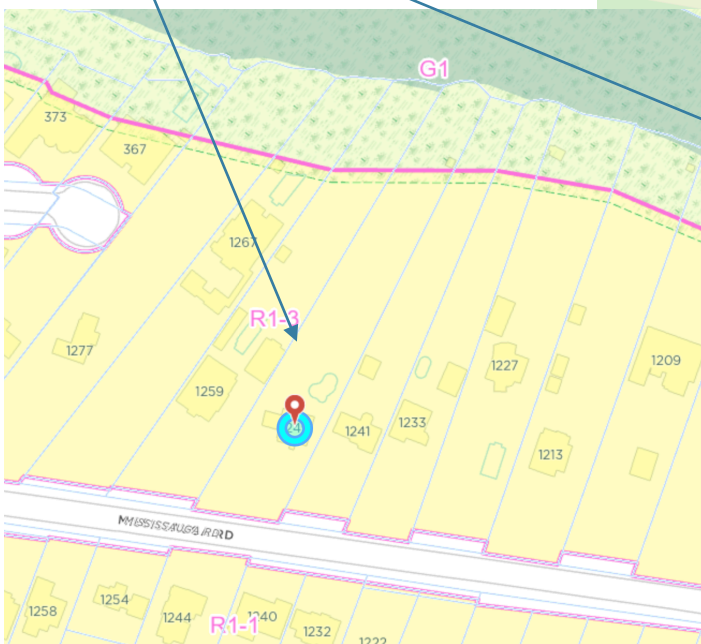


FIGURE 2: DETAILED LOCATION MAP (LEFT)

The property is an irregularly shaped lot, wider at the front, narrowing at the back at the Credit River. It has a frontage of 35.41m on Mississauga Road and reduces to a width of 22.46m at the river. The subject property contains a single family detached dwelling, two sheds, a treehouse, a gazebo, and stairs to a dock at the river. Landscaping features include an in-ground pool, stairs and a dock. The gazebo, dock and stairs are located within the greenbelt zone.

A copy of the topographic survey is included below.

FIGURE 3: TOPOGRAPHIC SURVEY

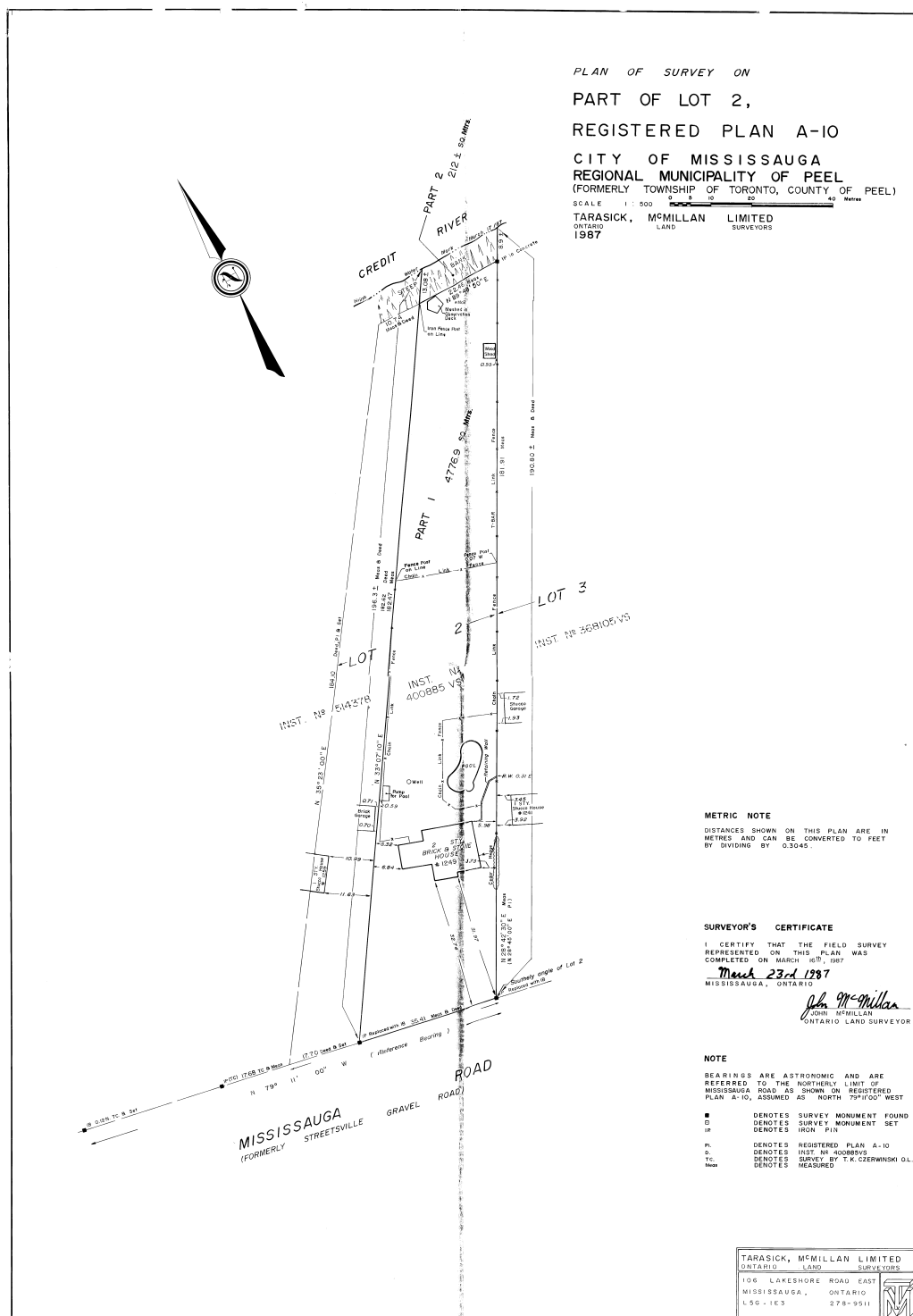


TABLE 1: TITLE CHAIN

A summary of the title chain from the Crown to the current owners was undertaken by Stephen Nott Conveyancing Services.

DATE	GRANTOR	GRANTEE
	Lot 7, Range 1, CIR	
July 11, 1854	The Crown	James Cotton
November 17, 1865	Frederick W. Jarvis	Bank of Upper Canada
September 6, 1869	Upper Bank of Canada	John Crickmore
September 20, 1869	John Crickmore	Wm. B. Hunter
September 20, 1869	Wm. B. Hunter	Peel General Mfg. Co.
February 2, 1887	Peel General Mfg. Co	James R. Shaw
February 12, 1887	James R. Shaw	John Madigan Jr.
July 31, 1909	John Madigan Estate	Enoch Thompson Ltd.
	Lot 8 Range 1, CIR	
July 11, 1854	The Crown	James Cotton
December 1, 1857	James Cotton	Rose E. Anderson
October 19, 1863	Frederick W. Jarvis	Timothy Madigan
October 19, 1863	Charles E. Anderson	Timothy Madigan
July 31, 1909	Timothy Madigan Estate	Enoch Thompson Ltd.
	Plan A10 (Part Lot 2)	
May 6, 1916	Enoch Thompson Ltd.	Hazel I. Eaton
May 3, 1938	Hazel I. Eaton	James Delworth
May 16, 1938	James Delworth	Clyde E. Shumaker
October 28, 1947	Clyde E. Shumaker	Clyde E. & Lucy T. Shumaker
March 31, 1953	Clyde E. & Lucy T. Shumaker	Douglas A. & Anne Watson
June 30, 1976	Douglas A. & Anne Watson	Bryce R. Taylor

DATE	GRANTOR	GRANTEE
July 27, 1987	Bryce R. Taylor	Timothy C. Tickner
August 18, 1988	Timothy C. Tickner	Timothy C. & Jean Tickner
July 31, 1989	Timothy C. & Jean Tickner	Achim Griesel
March 29, 1994	Achim Griesel	David Amato & Nancy Delle Donne
June 13, 1996	David Amato & Nancy Delle Donne	Nancy Amato
December 3, 2007	Nancy Amato	Davide Amato & Nancy Amato
November 30, 2010	Davide Amato & Nancy Amato	Miriam Gordon
November 18, 2020	Miriam Gordon	Current owners

The most notable property owner was from 1916 - 1938 when the property was owned by Hazel I. (Ireland) Eaton. Enoch Thompson Ltd. sold the property to Hazel I. Eaton for \$2,613.75 in 1916.



According to Wikipedia Hazel was married to Robert Young (R.Y.) Eaton and together they had five children. All of the Eaton children are deceased. The family is buried at Mount Pleasant Cemetery in Toronto.

Hazel Eaton (second from left) with her older daughter, Margaret (left) and younger son, Erksine (second from right) circa 1931. Photo courtesy of T.E. Martin on findagrave.com

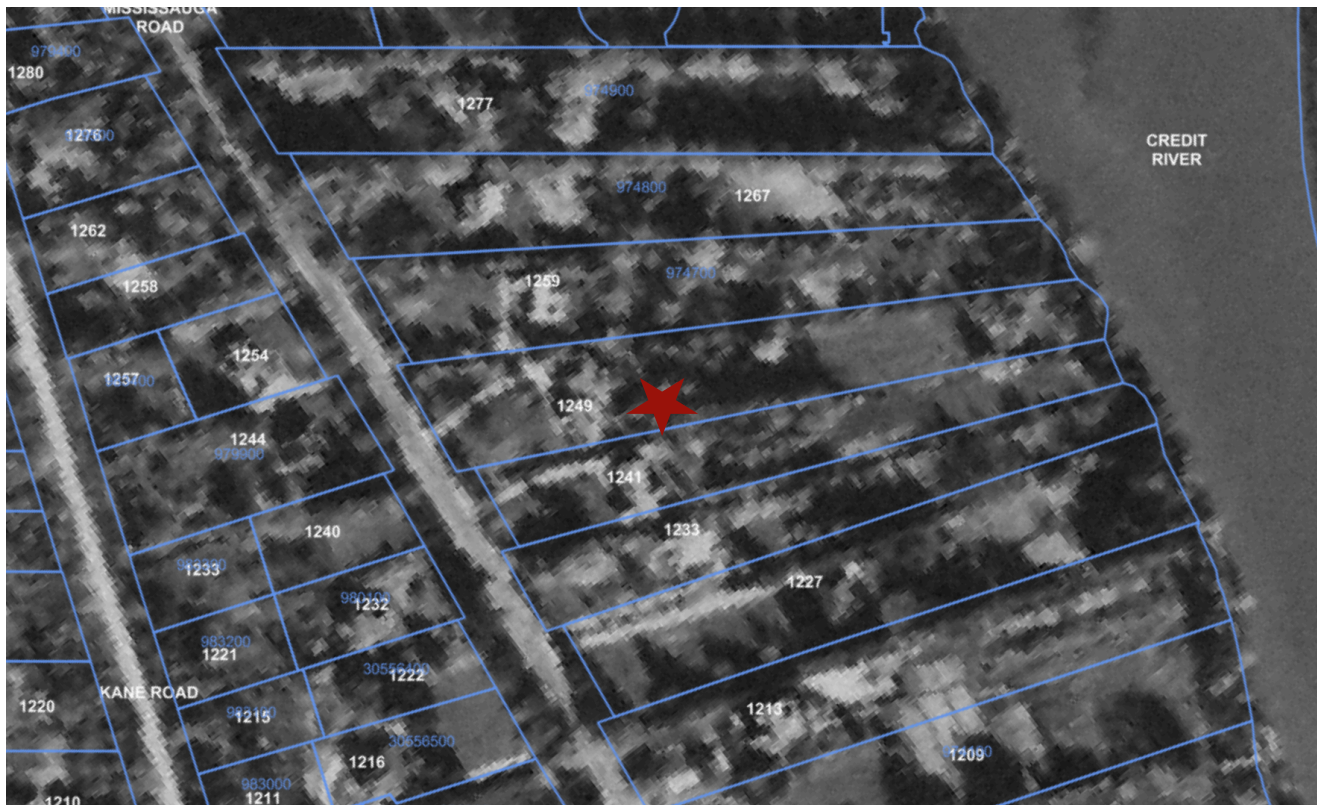
R.Y. Eaton was born in 1875 to John and Margaret (nee Herbison) Eaton. He was related to the Eaton's department store founder, as they shared the same grandfather, John Eaton Sr. He took over control of the department stores when his cousin Sir John Craig Eaton died of pneumonia in 1922. Sir John's children were too young to run the company, so he filled in until one of the children reached an appropriate age to take over. He proved to be an extremely capable president and he expanded the company tenfold.³

Sir John Craig Eaton, was the son of Timothy Eaton, founder of Eaton's.

Timothy Eaton's nephew, Robert Young (R.Y.) Eaton, took over the firm after John Craig's death, from influenza, in 1922. The expansion included purchasing the Montréal retail firm Goodwin's Limited. Through the decade, department stores were opened in Red Deer, Lethbridge, Medicine Hat, Edmonton and Calgary, Alberta; Saskatoon and Prince Albert, Saskatchewan; Hamilton and Port Arthur, Ontario; and Halifax, Nova Scotia. The company further grew after purchasing a small chain of retail stores, Canadian Department Stores, giving the company a presence throughout Ontario, including Chatham, Belleville, and Huntsville....Further, the detailed public examination of Eaton's books revealed that while the company was cutting jobs and wages, directors were collectively making millions in wages, bonuses and pensions. The public criticism had a long-term impact on company president R.Y. Eaton, who became critical of departments that reported profits above two per cent while he led the company through the 1930s and 1940s.⁴ The exact years that R.Y. Eaton ran Eaton's are unknown, however, the Canadian Encyclopedia notes that John Craig's son, John David Eaton, was running the company in 1948.

³ [Wikipedia](#)

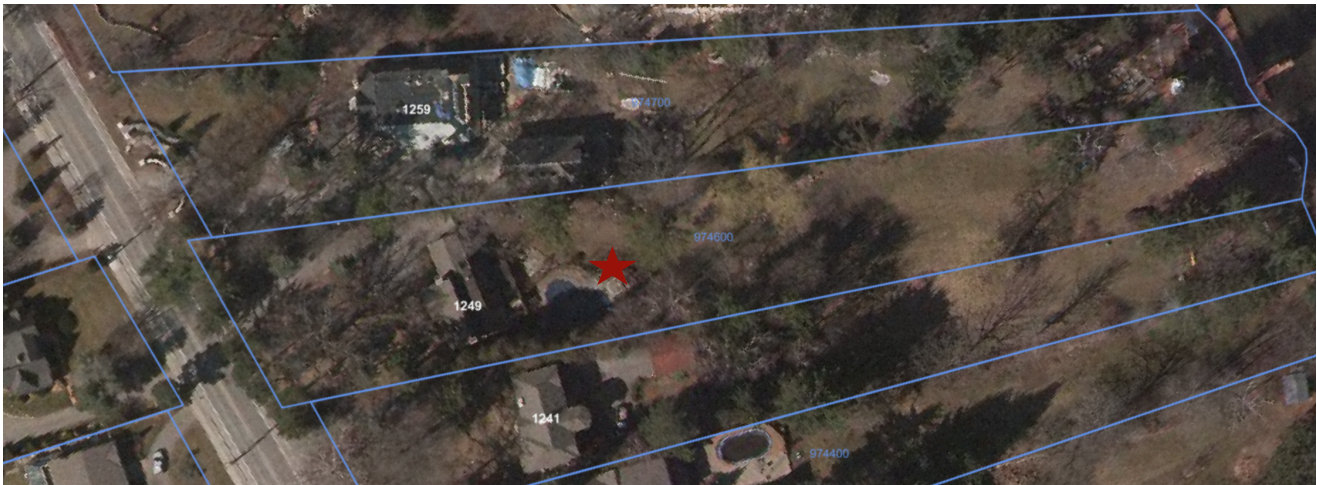
⁴ thecanadianencyclopedia.ca

FIGURE 5: 1954 AERIAL PHOTOGRAPHY

This image indicates that the dwelling was existing in 1954. The property is marked with a red star in all aerial photos.

FIGURE 6: 2012 AERIAL PHOTOGRAPHY

The 2012 aerial image is provided as a progressive reference only. The area is completely developed, with some older homes being replaced with newer ones. Both homes to the north, 1259 and 1267 are new builds within the last 10 years.



The City of Mississauga does not have any records of permits, aside from the pool permit, noted below. A Freedom of Information request was submitted to the City in hopes of obtaining records from the 1983 permit, however, it was confirmed that they had been destroyed as per City policy.

App Number	App Date	Address	Description	Scope	Type Description	Issue Date	Status
POOL 10-148	2010-08-25	1249 MISSISSAUGA RD		INGROUN D POOL	DETACHED DWELLING	2010-08-26	COMPLETE D -ALL INSP SIGNED OFF

Existing Site Conditions

The single family detached dwelling situated on the property is a two storey home with a walk-out basement. The dwelling has a stone and stucco exterior. The roof is asphalt shingles. The windows and doors are all relatively new, within the last 15 years.

Contained within the property boundaries are several out buildings including a pool equipment shed, a detached shed, a two-storey treehouse, dock and several decks at the water.

Extensive renovations were undertaken on the dwelling in 1983 by the then owner, Bryce Taylor. In speaking with Dr. Taylor, he indicated that the entire rear of the dwelling was removed to 'bring the outdoors in' and to take advantage of the rear views. Renovations included relocating the kitchen to the basement, where a walk-out condition was created. A major portion of the main floor was removed to create an 'open to below' affect. See photo 1.



PHOTO 1: LOOKING OVER THE LOWER LEVEL FROM THE MAIN FLOOR.

Dr. Taylor also indicated that he purchased the property from Doug Watson, who was the owner of the property from 1953 to 1976. He further stated, that he felt that the home he purchased from the Watsons remained unaltered from its original condition. Thus, we can conclude that the home was in its as-built condition when Dr. Taylor purchased the home.

Dr. Taylor had this to say about the property in an email dated March 3, 2021.

The garage was definitely integrated into the house when I bought it in 1976. The whole structure of the north part of the house with the large unfinished and uninsulated room over the garage would suggest that it was part of the original construction.

The original kitchen was on the main walk-in floor, so the kitchen that we built in 1983 was a totally new kitchen on the new ground floor one story down and on the other (south) of the house. As I indicated, the cabinetry was done by Neff Kitchens.

Our first renovation was a rather simple interior project, consisting of a single large room over the garage. This was accessible via a door from the second bedroom (the one with a walkout onto a tiny veranda on the east side of the house). That was done by Bill Fehr in 1982, and because the work seemed adequate, he was hired to manage the more ambitious construction in the following year.

The major renovation in 1983 consisted of taking out part of the initial first floor, and creating a two-story living space on the new ground floor at the east end of the building - this also involved extension of several feet to the East on that

lower story. As far as I could see on the May 2020 Internet pictures, the footplate was still the same as the one we created in 1983. Because of that extension, the slanted glass wall on the east side became the east wall of the master bedroom on the second floor, the east wall on the first floor (which consisted of a sitting room, fireplace and then a banister that looked out over the grand space to the north), and of course, the whole east wall of the lower floor.

Although there was extensive interior stucco work done as part of the renovation in the large space (carried out by Rocco Labriola), we made no changes to the outside of the house at all except on the east side, which of course was replaced by wood beams and glass.

I should mention that the swimming pool had been added along with appropriate fencing in approximately 1979 by Master Pools.

Dr. Taylor further indicated that there were numerous cosmetic changes completed that he could identify through the on-line photography. Those being; the updating of the kitchen cabinetry and the bathrooms. He noted that the configuration of the fixtures was the same. He indicated that the balusters changed to plexiglass, that the wood panelling from the existing office on the second floor had also been removed.

The conclusion that the home was built in the 1940's for Clyde Shumaker can be substantiated through review of the information available. That being that the home appears in aerial photography in 1954, the year after it was sold to the Watson's. Further, Clyde working at Goodyear would imply ownership of a vehicle and thus the need for a garage which the home had.

Shumaker owned the property from 1938 to 1947. Clyde was the personnel manager at the Toronto Goodyear Tire Plant. In 1910, Goodyear acquires its first subsidiary and plant outside of the US in Bowmanville ⁵. They expanded to Toronto in 1917.

An article, Little Story about a Goodyear Cameraman Lost in Canadian Wilds, in The Wingfoot Clan, Akron Edition, dated September 24, 1941 is quoted as “There he is said to have called the Goodyear factory in Toronto, advising Clyde Shumaker, personnel manager, of his predicament or plight or dilemma or what one might call it.” ⁶ The Wingfoot Clan is the employee newsletter of The Goodyear Tire & Rubber Company.

The Goodyear Tire and Rubber Company decided to locate its rapidly expanding Canadian Tire division in New Toronto and in 1917 built a factory on a 23-acre site on the north side of Lake Shore, between Ninth and Fourteenth streets. New Toronto’s council encouraged Goodyear to choose that site by promising an unlimited water supply. The new plant made tires for cars, trucks, logging and farm vehicles and industry. By 1927, they were manufacturing 50 per cent of all automobile tires in Canada.

Goodyear typically had three shifts and 1,300 employees, although this increased to 2,800 during the Second World War. The company was known as a supportive employer and good corporate citizen.

The plant had its own cafeteria, bowling alleys, police, internal newspaper and baseball team. Forty-seven Goodyear employees were killed in Second World War and Goodyear donated a camp to the Boy Scouts in their memory. Employees were encouraged to participate in community events and were recognized by Goodyear with “Spirit Awards”.⁷

Coming through the available editions of the Wingfoot Clan on-line, no additional references were found to Clyde or his family, although the paper regularly updated marriages, and births and deaths. Further, the headstone for Clyde simply states his name

⁵Corporate Goodyear

⁶ The WingFoot Clan, Volume 30, No. 26, September 24, 1941.

⁷ toronto.com

and date of birth and death, as opposed to including any family details, ie father, husband, brother, etc. Clyde had no children and was pre-deceased by his two brothers. There was no available information on his wife, or whether or not they remained married till his death. Lucy Shumaker passed away in 1974. A very brief timeline of Clyde Shumaker's life is outlined below with relevant dates.

YEAR	ACTIVITY
1886	Clyde Shumaker born in Ohio
1916	Clyde Shumaker marries Lucy Bercaw, incidentally they have no children
1917	Goodyear Toronto Factory built
1918	Clyde Shumaker starts working for Goodyear
1922	Clyde Shumaker moves to Canada
1927	Toronto Factory is making 50% of all tires in Canada
1938	Shumaker purchased property at 1249 Mississauga Road
1939-45	WWII - Goodyear employs 2800 people during this time, Clyde is Personnel Manager at the Toronto Plant
1947	Shumaker marries Lucy? And transfers property ownership to both names
1953	Shumaker sells property and returns to the US (?)
1972	Clyde Shumaker passes away, buried in Michigan

The home is a storey and a half cottage, with an attached garage, in a Tudor Style. A fireplace flanks each exterior end of the home. The main floor exterior is stone with areas above covered in stucco. The article below from House Beautiful typifies the house on Mississauga Road. Further, it represents the things we know about Clyde Shumaker; originally from the midwest, a prominent wealthy individual based on his job title at Goodyear, it makes sense that this is the type of house he would have had built.

You don't have to be a design expert to spot a Tudor house. Their distinct appearance that makes them easily recognizable and unique among their more symmetrical, lighter colonial neighbors. These homes come in all sizes, and while smaller versions might have a quaint storybook appearance to them, larger Tudors more often embody the romantic ideal of an English country manor. That charming, old-world feel has appealed to many Americans over the last century and a half. As an architectural trend, Tudor style homes originated in the United States in the mid-19th century and continued to grow in popularity until World War II. The Tudor style movement is technically a revival of "English domestic architecture, specifically Medieval and post-Medieval styles from 1600-1700," says Peter Pennoyer, FAIA, of Peter Pennoyer Architects. Because these homes mimicked a style designed to weather colder climates with lots of rain and snow, they were best suited for the northern half of the United States, though they're popular in other areas of the country as well. "These houses, with their myriad materials, solid masonry, elaborate forms, and decorations were expensive to build and mostly appeared in wealthy suburbs," Peter says. They were even nicknamed "Stockbroker's Tudors" in reference to owners who gained their wealth during the booming 1920s. Tudor homes are recognizable by several distinguishable features: They have a steeply pitched roof, often with multiple overlapping, front-facing gables (the triangular portion of the roof) of varying heights. The majority of their exteriors are brick, but they're accented (often in those triangular gables) with decorative half-timbering: essentially a mock frame of thin boards with stucco or stone filling in the spaces between the boards. The windows used in Tudor houses are also a unique nod to medieval architecture. Windows are tall and narrow with multiple panes—sometimes rectangular, sometimes diamond-shaped. Large groupings of windows are common, and occasionally there are picturesque floating bay windows called oriel windows on the first or second story. Though often not in the center of the

house, the front door is still a significant architectural feature on Tudor homes. They typically have a round arch at the top and tend to be bordered by a contrasting stone that stands out against the brick walls. Finally, Tudor chimneys are another notable element where the details stand out: They often have decorative chimney pots, a stone or metal extension at the top of the brick chimney. Tudor homes were typically designed with an interior that complemented the exterior in terms of design style. The asymmetry of the front facade of the house also enhanced the interior layout, Peter notes. It "offered great flexibility to the architect in terms of interior planning," he says. "The plan was not dictated by strict symmetry on the facades, allowing diversity in room heights, window placement, angled wings, etc." Interiors are often heavily accented in dark wood as well—from ceiling beams to intricate wall paneling, Tudor homes can feel as much like an English manor on the inside as they look on the outside. According to Peter, innovative masonry veneer techniques developed in the early 1900s made brick and stone homes more affordable to build, but the intricacies of Tudors still were quite expensive for the average home builder. This led to the style fizzling out after World War II, when the country turned to focusing on new, affordable housing developments that could be built quickly. During the height of the colonial revival period (1910-1940), "this style comprised 25 percent of the suburban houses built," Peter says, so that's where you'll primarily see Tudor style homes today. The unique style is still an appealing option for some buyers to own a historic home, though it isn't a common style among newly built homes.⁸

⁸ <https://www.housebeautiful.com/design-inspiration/a24516941/tudor-style-house/>

EXISTING EXTERIOR PHOTOS**PHOTO 2: FRONT
ELEVATION****PHOTO 3: FRONT DOOR DETAIL**

PHOTO 4: NORTH SIDE ELEVATION



PHOTO 5: STONE WORK DETAIL
ON FRONT OF DWELLING



PHOTO 6: REAR ELEVATION



PHOTO 9: LIVING ROOM & FIREPLACE

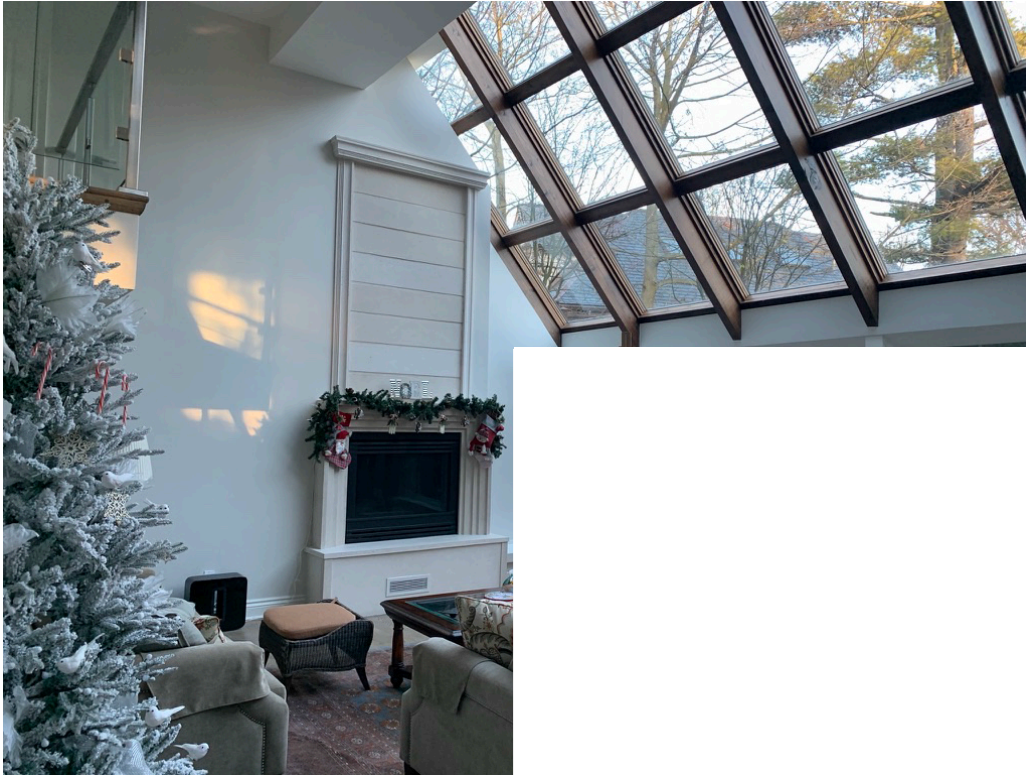


PHOTO 10: EXISTING OFFICE

This is situated on the main floor.





**PHOTOS 11 & 12:
EXISTING DEN**

This is located at entry level on the main floor. The photo above is the street facing view, the photo at right, faces the rear yard.



FIGURE 10: PROPOSED SITE PLAN



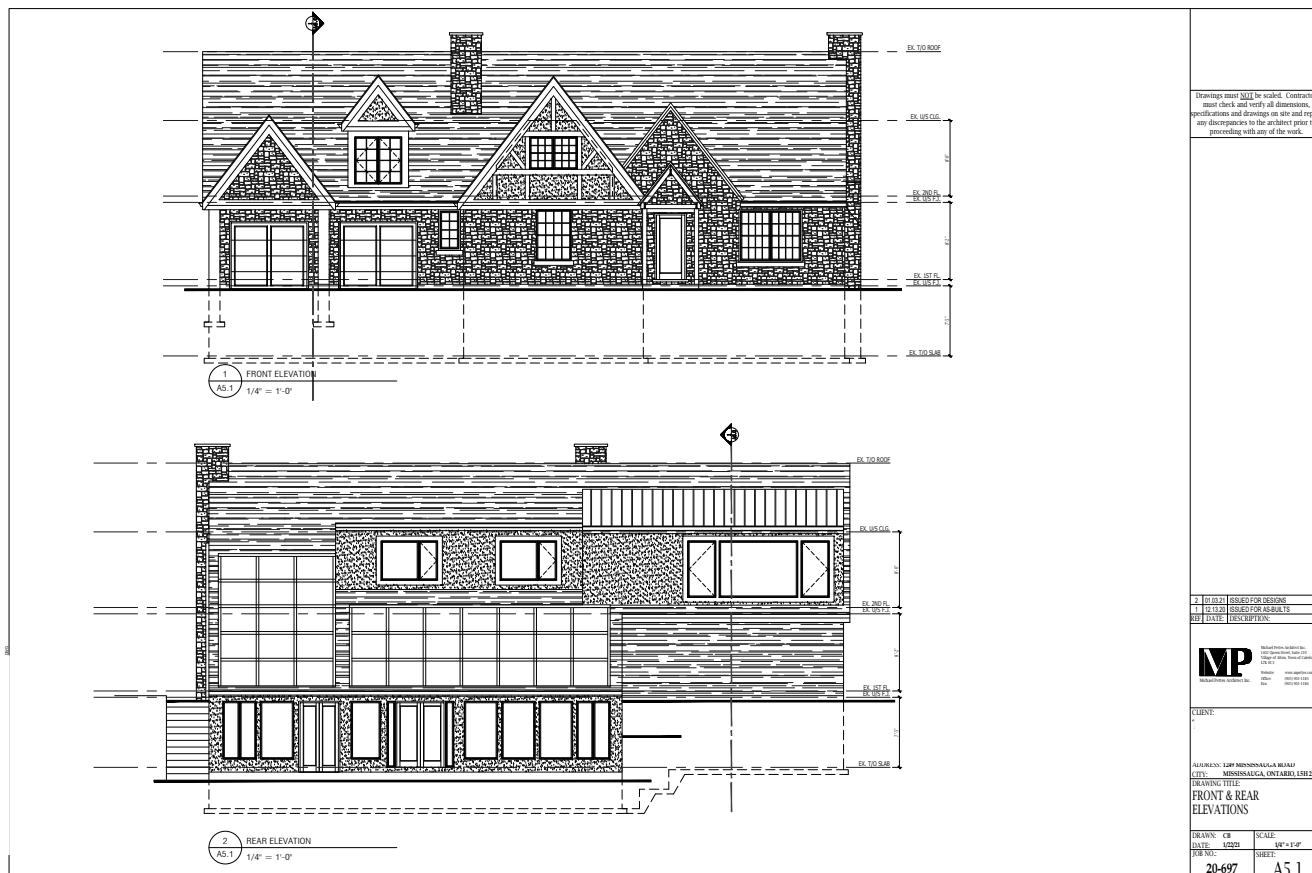


FIGURE 11: FRONT & REAR ELEVATION

The proposal is the expansion and re-orientation of the garage to face Mississauga Road, as opposed to its current side entrance. Further, the second floor master suite and bathrooms will be reconfigured to be more functional. There are currently several steps down to access the master bedroom, and those too will be removed so that there is flush threshold to the bedroom.

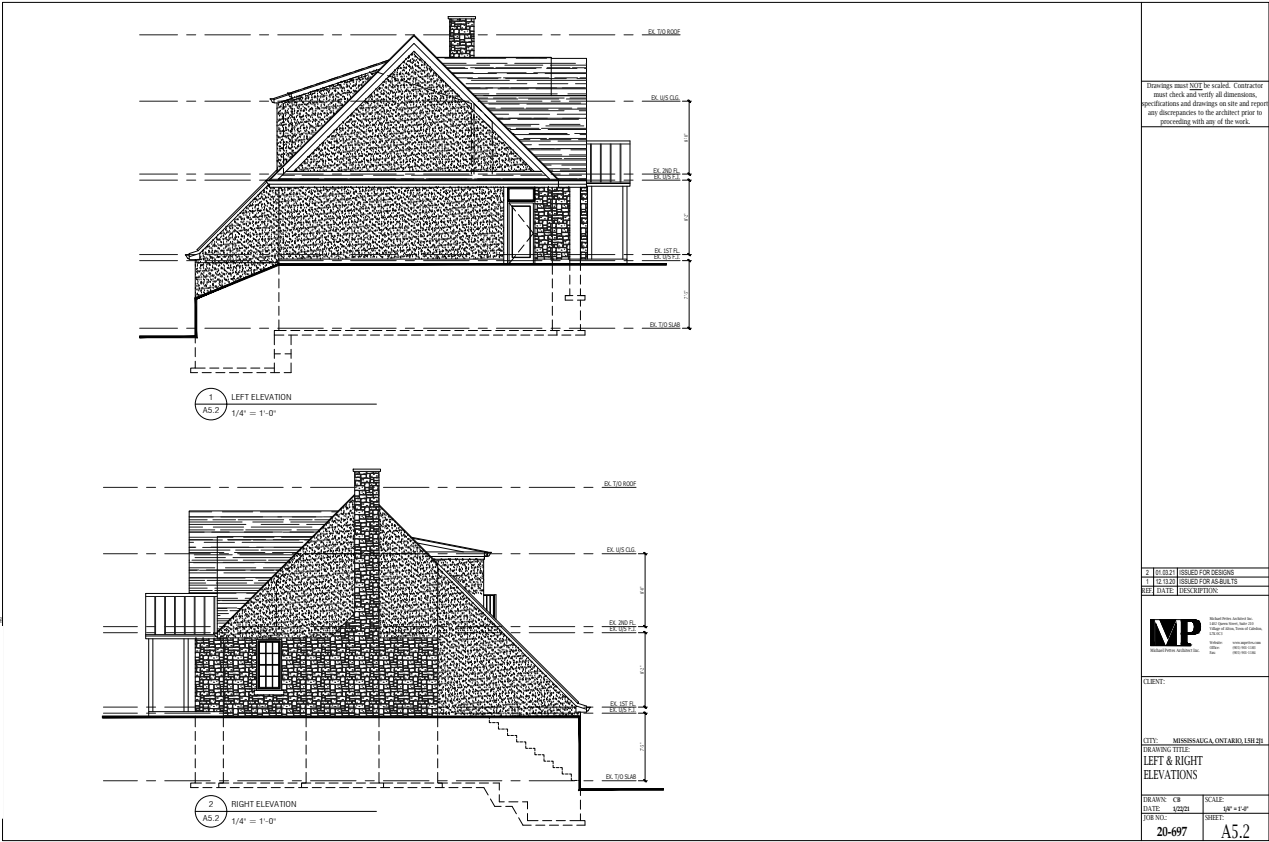
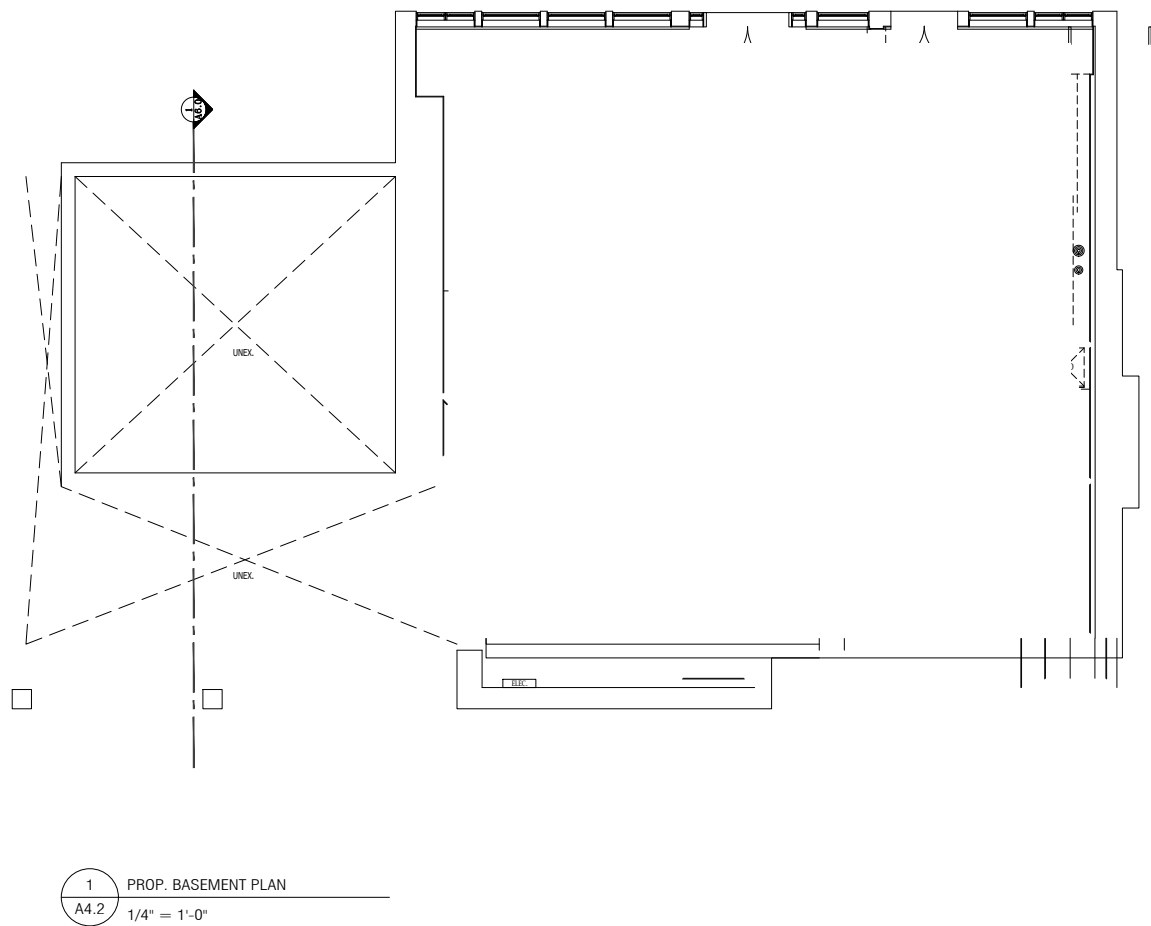


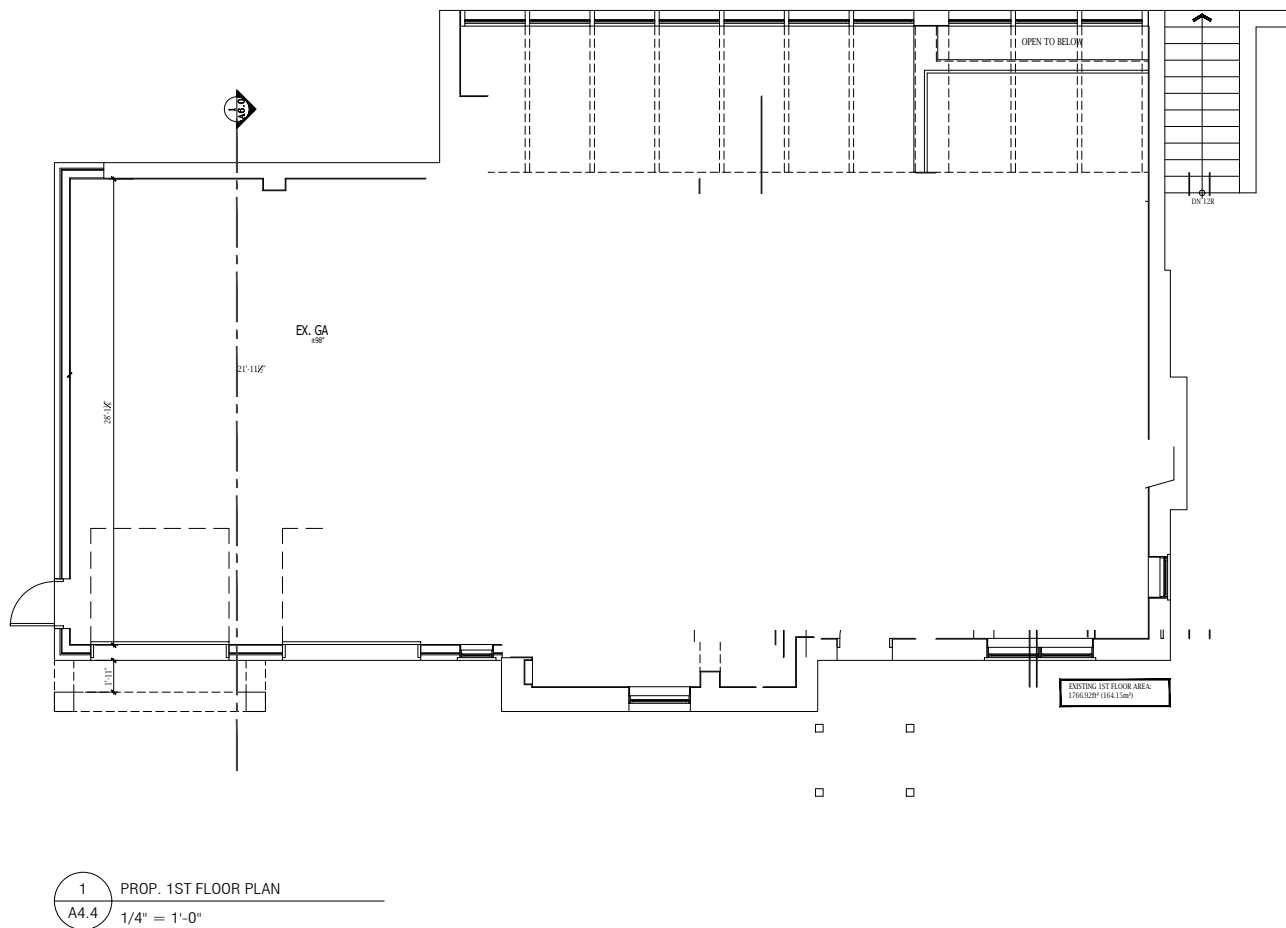
FIGURE 12: SIDE ELEVATIONS

FIGURE 13: PROPOSED BASEMENT PLAN



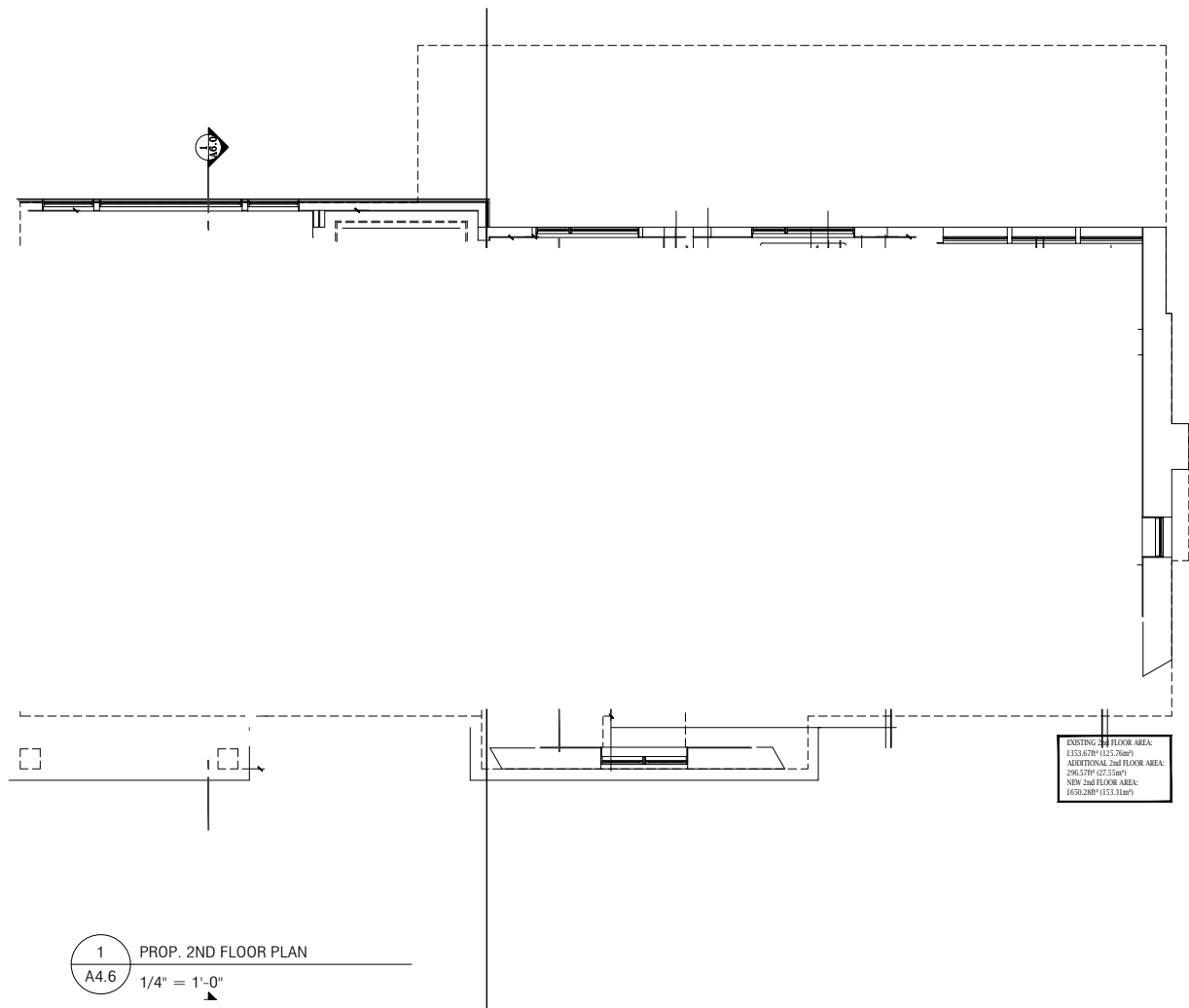
The proposal in the basement area is the increase of the foundation. It will be un-excavated and no additional living space.

FIGURE 14: PROPOSED MAIN FLOOR PLAN



The addition to the main floor area is the expansion of the garage and the orientation of the access from the side to the front of the dwelling. No alterations are proposed to the existing main floor.

FIGURE 15: PROPOSED SECOND FLOOR PLAN



The second floor changes the most with the proposed addition. The existing two bedrooms remain unaltered. However, the master suite is significantly enlarged and altered with a private lounge area, reconfigured ensuite and a new bedroom and walk in closet. The relocation of the bedroom over the expanded garage area allows the owners to embrace the rear yard and view of the river from the room.

FIGURE 16: EXISTING STREETScape

The subject property, and adjacent properties are set significantly back from Mississauga Road. The setback is approximately 30m +. These homes are difficult to view from the street as there are significant trees lining the street.

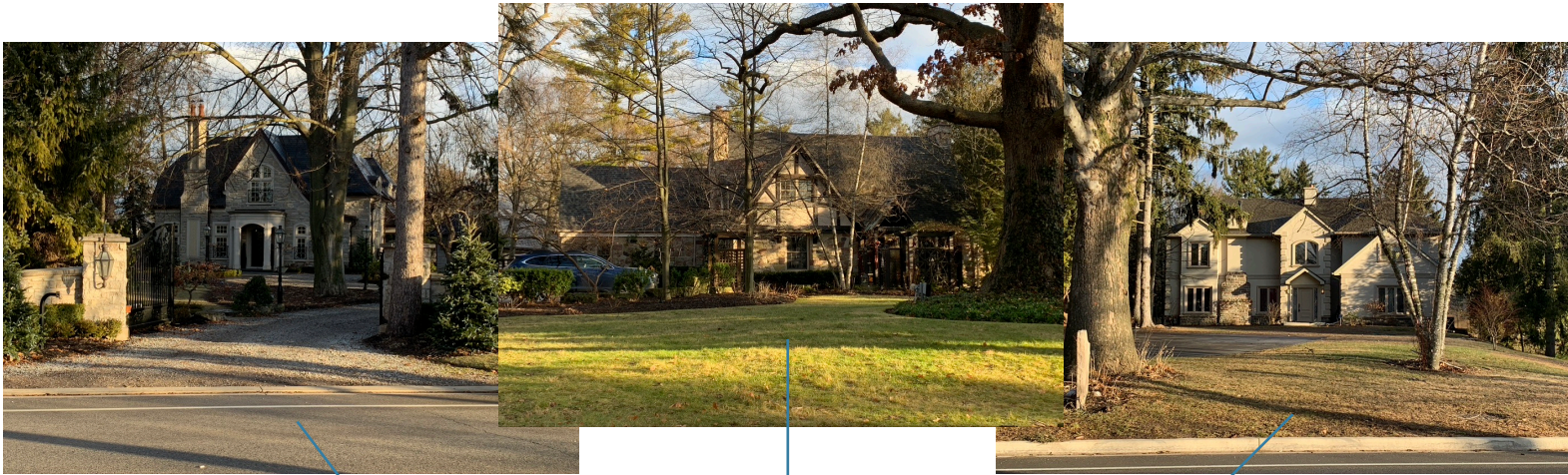
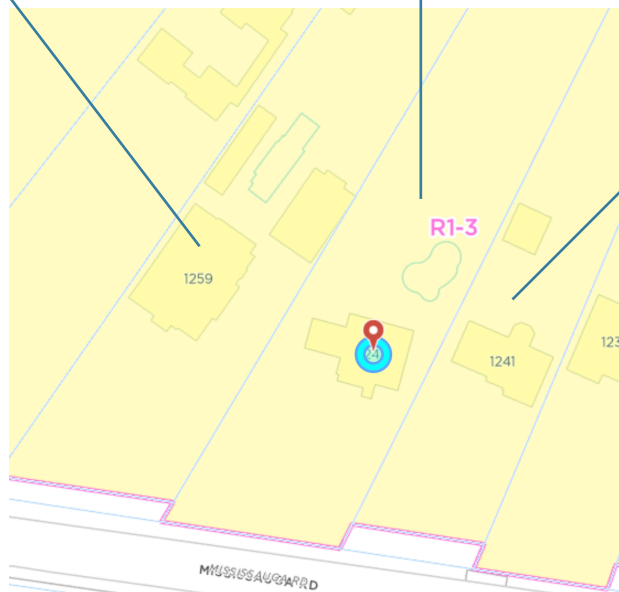
PHOTO 13: 1259 MISSISSAUGA RD**PHOTO 14: 1249 MISSISSAUGA RD****RD****PHOTO 15: 1241 MISSISSAUGA**

FIGURE 17: PROPOSED STREETScape

Utilizing google street view images, and imposing the proposed addition, the streetscape above was created.

The proposed addition will not be visible from the street in the summer months when trees are in full foliage.

Evaluation according to Ontario Regulation 09/06

TABLE 2: EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The home is built in the English Tudor style. The exterior, front and side elevations are a good example of the style of home. However, the interior and rear elevation have been extensively renovated, thus reducing the uniqueness of the home.
b) Displays a high degree of craftsmanship or artistic merit	NO	The home is well built, but the interior has been extensively renovated.
c) Demonstrates a high degree of technical or scientific achievement	NO	It does not demonstrate a high degree of technical merit.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property is not known to have any direct associations significant to the community. Although the ownership of the property can be linked to the Eaton Family, there was likely no home on the property at the time. It can further be linked to Shumaker, who the home was likely built for. Clyde was an American working at Goodyear, who has no association or significance to Mississauga. He leaves no legacy by way of children or with Goodyear.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The home is part of the Credit River Corridor landscape and Mississauga Scenic Route. The home itself does not have any potential to yield information that contributes to an understanding of a community or culture.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	Nothing is known about the builder or designer.

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	YES	The property, not the house has contextual value. The property is situated on Mississauga Road (also known at some point as the Streetsville Gravel Road), an early main transportation route for the area.
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	The property, not the house has contextual value. The lot in its existing configuration (ie property boundaries) will remain unchanged.
c) Is a landmark	NO	This is a home, typical of the era in which it was built.

Cultural Landscape Inventory Criteria

Each cultural heritage landscape and/or feature includes a checklist of criteria. Within the overall categories of landscape and feature, there are seven sub-types for landscapes: agricultural, historic settlement, industrial, institutional, natural, parks and other urban landscapes, and residential. Credit River Corridor falls within the cultural landscape inventory and is designated as L-NA-2. The Mississauga Road Scenic Route is classified as inventory item F-TC-4. Within overall landscape sub-type there are four categories, with sixteen sub-criteria. For the purposes of this report, there are eight sub-criteria identified as pertinent to the conservation of the cultural heritage landscape of The Credit River Corridor.⁹ Further, there are seven sub-criteria pertinent to Mississauga Road. The proposed development meets these criteria as follows:

LANDSCAPE ENVIRONMENT

Scenic and visual quality

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

The proposed redevelopment will maintain a positive aesthetic and visual quality by incorporating the scale of the new structure within the existing landscape features. The stone on the existing home will be used for the addition as well. Further, new gables will match the pitch of the existing gables. Mature trees will be maintained at the front of the property.

⁹City of Mississauga, Community Services, Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions, THE LANDPLAN COLLABORATIVE LTD, January 2005.

Natural environment

Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.

The proposed redevelopment will not substantially alter any existing remnants of the pre-settlement landscape.

Landscape design, type and technological interest

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

The properties together backing onto the Credit River are what contribute to the visual quality of the community, not the property individually. The redevelopment of the subject property will maintain the comprehensive landscape. The proposed development will maintain the landscape and continue to contribute to the overall visual quality of the community.

Horticultural interest

Landscapes with horticultural interest include all features of landscapes which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category.

The horticultural interest of the property will be maintained. Soft landscaping will be a dominant feature over hard landscaping. No trees or landscaping features are to be removed. Further, the addition is to the side of the dwelling, as such, no grading will be altered.

HISTORICAL ASSOCIATION

Illustrates a style, trend or pattern

Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.

We tried to determine when “Streetsville Gravel Road” as noted on Plan A-10 became Mississauga Road. However in correspondence from Kyle Neill, PAMA, he indicates that he too has not been able to determine when the change occurred. All research indicates that it was still known as Streetsville Gravel Road until at least 1934.

The attached map from the Peel Archives shows that locals still made the distinction between Mississauga Road and Streetsville Gravel Road.

Direct Association with Important Person or Event

Some sites are rather simple or prosaic in nature. However, great events can happen in a field or in a hut. Famous persons may inhabit or major events may happen in unexpected locations. Preservation of such sites is important to the public's understanding of history and of itself.

Name searches were conducted on all of the owners post 1916. It is likely that up until then it was a vacant parcel. Some of the searches provided glimpses of previous owners, but nothing concrete on many of them. Searches for James Delworth, found only one reference, aging him to 17 at the time of ownership so I don't think its that one. Clyde Shumaker was American working for Goodyear Tire. No results for the Watsons either. Bryce Taylor is a doctor practicing in Toronto. Nothing on the Tickners. Achim Griesel seems to be an American, as a search on his name brings up only one individual. There is a Davide Amato, a dentist that graduated from UWO with a doctor in dentistry in 1990, so it's possible it is the same individual, although he would have been fairly young to take on a sizeable mortgage for a property that sold for \$659,000. Miriam Gordon is a generic name and revealed many individuals, but nothing specific enough to determine which one would have been the owner.

As such, it seems the most notable Canadian owner would have been the Eaton's. However, there is nothing to tie them to an understanding of the history or any great events within Mississauga. Clyde Shumaker is notable as the owner who the house was likely constructed for, however, as an American (born and buried), there is no direct association with an important event or person.

Illustrates an important phase of social or physical development

A site may be evocative or representative of a phase or epoch in the development of the City. Such remnants provide context for an on-going understanding of the development of the community.

The site was developed prior to the 1950's, the exact date being unknown. The property is in a highly desirable location, backing onto the Credit River and fronting onto Mississauga Road, an address and location demonstrating prosperity. Thus, the property represents a phase in the development of Mississauga, as one of location on the early roads of the community. This will be maintained, as there are no changes proposed to Mississauga Road.

OTHER

These criteria establish special significance. Historical or archaeological interest - cultural heritage resources associated with pre-historical and historical events. Outstanding features/interest - a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind. Significant ecological interest - having value for its natural purpose, diversity and educational interest.

The Credit River Corridor is the ecological asset, and the properties within contribute to the overall asset. The proposal maintains the generous rear yards setback to the river and will retain the existing mature trees on the lot. The existing ecological asset will be maintained.

Mitigation Measures

The proposal for 1249 Mississauga Road is an addition to the north side of the dwelling. This includes the re-orientation of the garage to the front facing Mississauga Road, and a master suite reconfiguration on the second floor.

The proposed addition will maintain the asymmetry exhibited within the style of the existing home. The architect, Michael Pettes, provided this rationale for the design of the addition. “The measured drawings show the building being asymmetrical with a single high ridge line, and a couple of front facing gables. Our addition continues this ridge line and adds a couple of roof lines with the same pitch as the other front facing gables. The massing remains asymmetrical.”¹⁰ The location and design of the addition maintain the attributes of the Tudor style.

The table below identifies potential impacts the proposed construction poses and includes the mitigation measures to be taken.

TABLE 3: MITIGATION MEASURES

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	None	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	The proposed alteration is in keeping with the design of the existing home. However, the garage addition is setback and will be distinguishable as an addition.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required

¹⁰ Michael Pettes

Potential Impact	Identified Impact	Mitigation
Removal of natural heritage features, including trees	None	Not required
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

The table below describes the “distinguishable features” of a Tudor revival home, whether or not they are present in the existing home, and how they will be maintained, if applicable, with the proposed addition.

TABLE 4: DISTINGUISHABLE FEATURES AND MITIGATION

Characteristic	Existing Dwelling	Proposed Addition	Mitigation
Decorative (or False) half-timbering	Yes	No	The dormer window in the addition is too small to incorporate those details. It will be stuccoed to match the existing.
Steeply Pitched Roof	No	No	The existing roof-line is being maintained.
Embellished Entry	Yes	N/A, there are no changes to the existing entry	Not required

Characteristic	Existing Dwelling	Proposed Addition	Mitigation
Mixed Siding Materials	Yes	Yes	As much of the stone from the existing garage will be preserved during demolition for re-use on the existing front elevation. Should additional material be required, it will be matched to the existing.
Casement Windows	No	No	Not required
Elaborate Chimneys	No	N/A, the existing chimney are to remain.	

Conclusions, Recommendations

The subject property contains a one and a half storey residential dwelling built prior to the 1950's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed additions and alterations will have no impact on the cultural heritage resource, that being the Credit River Corridor or the Mississauga Road Scenic Route. Mitigation measures, as noted, have been considered and no further action is required.

ABOUT THE AUTHOR

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 35 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to the properties listed below.

- ❖ 451 Temagami Road
- ❖ 965 Whittier Crescent
- ❖ 1503 Petrie Way
- ❖ 1470 Pinetree Way
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road

REFERENCES

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