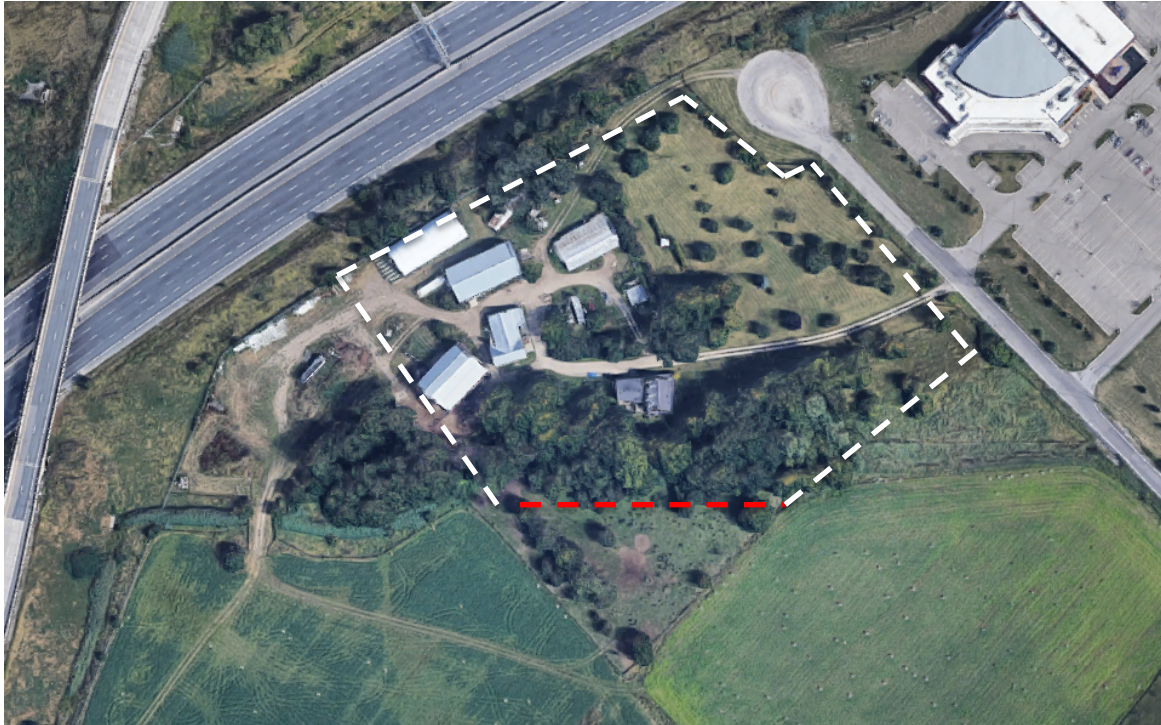


HERITAGE IMPACT ASSESSMENT



HUSTLER FARMSTEAD

7564 Tenth Line West
MISSISSAUGA, ON

23 APRIL 2021

MEGAN HOBSON CAHP
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EXECUTIVE SUMMARY

This *Scoped Heritage Impact Assessment* has been undertaken to evaluate the impacts of a proposed severance of a portion of the Hustler Farm located at 7564 Tenth Line West. The purpose of this review is to determine if the proposed severance will have negative impacts on cultural heritage resources identified by the City of Mississauga as:

1. *Part IV Designated* heritage property known as *Sylvan Oaks at 7564 Tenth Line West*
2. *Listed* cultural landscape known as the *Hustler Farm Cultural Landscape*

The assessment included the following undertakings by the consultant:

- field review of the subject property
- review of existing historical information
- review of existing heritage evaluations
- review of relevant heritage policies
- consultation with Theresa Hustler, property owner
- consultation with John Dunlop, Manager of Heritage Planning at the City of Mississauga
- consultation with Matthew Wilkinson, Archivist at Heritage Mississauga
- evaluation of the property according to *Ontario Regulation 09/06*

Based on this assessment, it has been determined that the proposed severance will have no negative impact on the *Part IV Designated* heritage property known as *Sylvan Oaks* or the *Listed* cultural landscape known as the *Hustler Farm Cultural Landscape*.

If the proposed severance is approved, it is recommended that the boundaries associated with this cultural heritage resource be amended as follows:

1. amend the boundary of the *Part IV Designated* heritage property known as *Sylvan Oaks* so that the boundary south of the creek is consistent with the development limit determined by the creek flood plain hazard
2. amend the boundary of the *Hustler Farm Cultural Landscape* to be consistent with the amended boundary of *Part IV Designated* heritage property

1.0 INTRODUCTION

This *Heritage Impact Assessment* is scoped according to direction provided by heritage planning staff at the City of Mississauga. The field review was conducted on February 20th, 2021 after a heavy snow fall. The portion of the Designated property impacted by the proposed severance was identified on the ground using the survey provided and visual markers located on site. The site review confirmed that the portion to be severed contains cultivated fields and a featureless corner of the Designated area located on the south side of the creek.

2.0 LOCATION & SITE DESCRIPTION

The Hustler Farm is located on the west side of Tenth Line West and is bounded to the north by Highway 401 and on the west by Highway 407. The Hustler Farm includes the Hustler farmhouse, farm buildings and agricultural fields. The house is oriented towards Tenth Line West and approached by a long tree-lined drive. The barn and outbuildings are arranged around a circular driveway on the north side of the farmhouse.



HUSTLER FARM – view down the driveway towards the farmhouse and barn

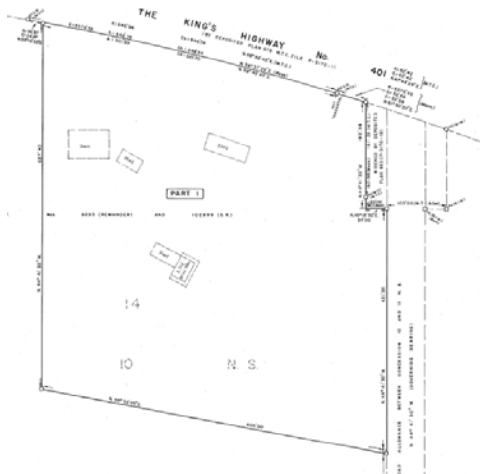
There is a meandering creek that cuts diagonally across the property to the south of the farmhouse. Natural vegetation along the creek buffers the farmhouse and farmyard from the open agricultural fields and provides a windbreak between the house and the cultivated farmland.



WINDBREAK – plantings along the creek form a continuous windbreak between the Farmhouse and the agricultural fields on the south side of the creek.

3.0 HERITAGE STATUS

In 1979 a portion of the Hustler Farm containing the farmhouse and farm buildings was Designated under Part IV of the *Ontario Heritage Act*. The Designation was consented to by the Hustlers to prevent demolition of the farmhouse due to a proposed hydro corridor. Due to the urgency of the Designation, a survey to determine the boundaries of area to be protected under the Designation was prepared in haste and was not based on a detailed heritage review. The primary intent of the Designation was to protect the house because it has significant architectural value as a c.1830s Georgian farmhouse and because it has historical interest due to its long association with the Hustler family dating back to 1838. The 'Reasons for Listing' refers to the farmhouse and its association with the Hustler family.



1979 *Designation By-law 857-79* to designate 'Sylvan Oaks' at 7564 Tenth Line West of architectural value and of historic interest. A c.1830s vernacular Georgian farmhouse continuously occupied by the Hustler family since 1838.

In 2005 the Hustler Farm was identified as a Cultural Landscape with architectural and historical value. The 'Reasons for Listing' notes that the Hustler Farm is a rare example of a working farm within the City of Mississauga and has a "fine Georgian house" and "a collection of related outbuildings". The "orchard" and "treed setting" are identified as "reminders of the agrarian

past” of Mississauga. It is Listed on the Municipal Heritage Register as the *Hustler Farm Cultural Landscape*.

CITY OF MISSISSAUGA Cultural Landscape Inventory	
Hustler Farm L-AG-6	
Location	Bordered by the 401 on the north, Tenth Line on the east and 407 on the west
Heritage or Other Designation	Designated 837-79
Landscape Type	Agricultural
LANDSCAPE ENVIRONMENT <input type="checkbox"/> Sense and Visual Quality <input type="checkbox"/> Natural Environment <input type="checkbox"/> Historical Interest <input type="checkbox"/> Landscape Design, Type and Technological Interest	BUILT ENVIRONMENT <input type="checkbox"/> Aesthetic/Visual Quality <input checked="" type="checkbox"/> Consistent Early Features (pre-World War II) <input checked="" type="checkbox"/> Consistent Scale of Built Features <input checked="" type="checkbox"/> Unique Architectural Features/Buildings <input checked="" type="checkbox"/> Designated Structures
HISTORICAL ASSOCIATION <input type="checkbox"/> Illustrates Style, Trend or Pattern <input type="checkbox"/> Direct Association with Important Person or Event <input checked="" type="checkbox"/> Illustrates Important Place in Mississauga's Social or Physical Development <input type="checkbox"/> Illustrates Work of Important Designer	OTHER <input checked="" type="checkbox"/> Historical or Archaeological Interest <input type="checkbox"/> Outstanding Features/Interest <input type="checkbox"/> Significant Ecological Interest <input type="checkbox"/> Landmark Value



2005 L-AG-6 Hustler Farm Cultural Landscape - a significant agricultural landscape with architectural and historical value. A rare example of a working farm in Mississauga continuously operated by the Hustler family since 1838.

The *Cultural Landscape Inventory (2005)* is currently undergoing re-evaluation as part of the *Cultural Landscape Project* being undertaken by consultants for the City of Mississauga. At the time of writing, the Hustler Farmstead had not yet been re-evaluated by the consultant team.

The agricultural fields located to the south of the creek are currently considered a component of the *Hustler Farm Cultural Landscape* because they are actively being used for agricultural purposes. If the proposed severance is approved, re-zoning of the severed lands is likely to occur in the future. If this occurs, the cultural heritage value of the agricultural fields will be lost because agricultural uses will no longer be permitted. Therefore, if the severance is approved, the upcoming review of the *Hustler Farm Cultural Landscape* would provide an opportunity to revise the heritage attributes.

4.0 HISTORICAL BACKGROUND

The history of the subject property is well documented. Historical information provided by Matthew Wilkinson, archivist Heritage Mississauga, is included in the appendix of this report. Historically, the Hustler Farm is located on the east half of Lot 14 in Concession X of the New Survey, in the north part of Trafalgar Township, in Halton County (now part of the City of Mississauga).¹ The land patent was granted to Jacob Scott in 1822.² It is believed that Scott built the extant brick dwelling on the property c. 1830.³ Shortly after, in 1838, the property was sold to Jeremiah Hustler. He, and his wife Hannah, were English Quakers who came to Canada after first settling in the United States. Both the *Tremaine Map* (1859) and the *Halton County Atlas* (1877) show Hustlers on the property. The 1877 mapping shows a farmhouse and orchard that corresponds to the existing farmhouse and remnant orchard. The Hustler family raised cattle and they renamed the property *Sylvan Oaks Hereford Farm* and later shortened to *Sylvan Oaks*.

¹ E-mail (Feb 18, 2021) Matthew Wilkinson; the area was brought into the City of Mississauga in 1974 with realignment of municipal border. Historically this area is associated with the historic settlements of Churchville and Hornby. The Hustler family is largely buried at the Churchville Cemetery.

² Ibid; Scott made a Petition for the land in 1819 and was already living on Lot 14 in a log cabin (demolished).

³ Ibid; Scott was a Mormon from Ireland. He called the house 'Ebenezer Hall' and it was built from brick made on the farm.



EAST ½ LOT 14, CON X

F. HUSTLER appears on the 1859 Tremaine Map & 1877 County Atlas

The current owner is the wife of Frank Hustler (now deceased) who is a descendant of Jeremiah Hustler who settled here in 1838 and the house has been continuously occupied by members of the Hustler family since that time. The land has been continuously worked as a farm and has been identified as the 'last working farm in Mississauga'.

The area around the Hustler Farm remained agricultural until the middle of the 20th century. In the post-war period the agricultural character of the area was heavily impacted by development including highway construction that required expropriation of land north of the farmhouse, a hydro corridor along the east side of Tenth Line, and more recently light industrial and institutional development on adjacent properties.



20TH CENTURY HIGHWAY CONSTRUCTION - Land to the north of the farmhouse was appropriated during construction of the MacDonald-Cartier Freeway (Highway 401)

The Hustler family have implemented various strategies so that they can continue to operate as a farm. The proposed severance is a continuation of that evolution. The proposed severance will allow the farm to continue operating, using a new model in which feed for livestock will be grown on rented fields or purchased from suppliers.



20TH CENTURY SUBURBAN DEVELOPMENT – Hustler farm hemmed in by highways 401 & 407 and encroaching development – cattle raising adjacent to a 400 series highway – proposed severance of agricultural fields (yellow line)

5.0 HERITAGE VALUE

In order to evaluate impacts of the proposed severance, an evaluation according to Ontario Regulation 09/06 was undertaken to clarify the heritage values. The evaluation and rationale are outlined in the table below:

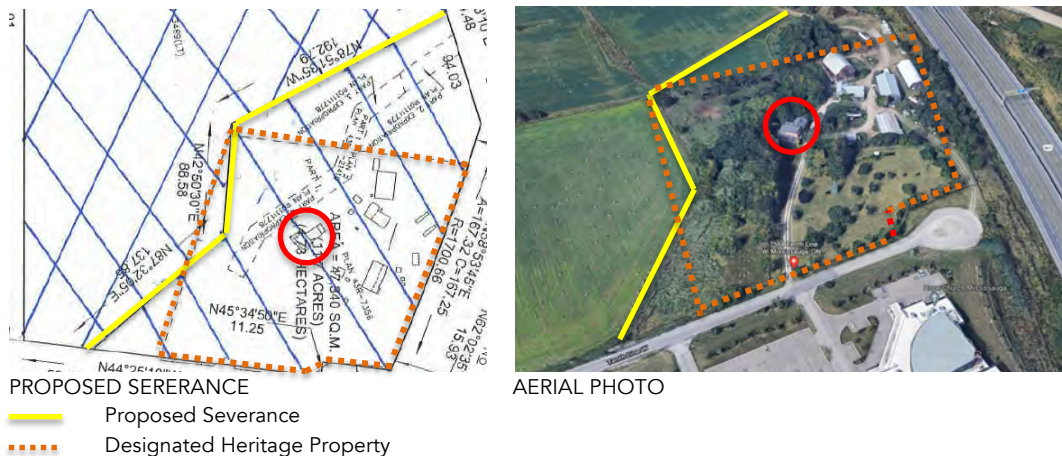
PROPERTY: 7564 Tenth Line West, Mississauga ON (Sylvan Oaks/Hustler Farm)

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST Ontario Regulation 09/06, Ontario Heritage Act	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	<u>YES</u>	The Hustler Farm is a rare example of a working farm in the City of Mississauga and contains a c. 1830 farmhouse and related outbuildings.
ii) Displays a high degree of craftsmanship or artistic merit	<u>YES</u>	The Hustler farmhouse displays a high degree of craftsmanship as an example of a c. 1830 vernacular Georgian farmhouse.
iii) Demonstrates a high degree of technical or scientific achievement	NO	The Hustler farmhouse is a 2-storey brick residential building.
2. Historical or associative value		
i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<u>YES</u>	The Hustler Farm has been continuously owned by the Hustler family since 1838.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<u>YES</u>	The Hustler farmstead contributes to an understanding of agrarian past of Mississauga.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	The Hustler farm contains vernacular buildings. The builders are unknown.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	The context of the Hustler Farm has been irreversibly changed due to highway construction and suburban development in the 20 th century. Further suburban development is expected to occur.
ii) Is physically, functionally, visually, or historically linked to its surroundings	<u>YES</u>	The Hustler Farm is historically and functionally linked to an original settlement road (Tenth Line West) and to a natural creek that cuts through the property.
iii) Is a landmark	<u>YES</u>	The Hustler Farm is Designated under Part IV the Ontario Heritage Act for its architectural and historical significance and is listed on the Municipal Heritage Register as a Cultural Landscape.

6.0 PROPOSED SEVERANCE

The Hustler family are proposing to sever surplus agricultural fields located to the south of the Creek that are not needed to support ongoing operation of their livestock operation. The portion containing the farmhouse and outbuildings located on the north side of the creek will be retained by the family. A *Heritage Impact Assessment* was requested by the City of Mississauga to evaluate the proposed severance for the following reasons:

1. the proposed severance includes a small triangular portion of land located within the boundary of the *Part IV Designated* heritage property known as 'Sylvan Oaks at 7564 Tenth Line West';
2. the entire property is listed on the Municipal Heritage Register as the *Hustler Farm Cultural Landscape (L-AG-6)*.



7.0 HERITAGE IMPACT ASSESSMENT

7.1 Ontario Heritage Act, Part IV (City of Mississauga By-law 857-79): Sylvan Oaks at 7564 Tenth Line West'

Through research and consultation with heritage staff and the property owner, it was ascertained that the current boundary of the *Part IV Designated* heritage property was established based on a survey that was prepared in haste due to the urgency of the Designation and was not based on a heritage review of the site features.

Site investigation revealed that the portion of the *Part IV Designated* heritage property that is included in the proposed severance, is situated at the edge of a cultivated field on the south side of the creek. This small triangular area of land is featureless and does not contain any buildings or built structures and does not have any notable natural features. A portion of this area is part of a cultivated field and the other portion is an area that has been cleared of vegetation and may have been cultivated or used as pasture in the past. It is clearly a discrete and separate area from the farmhouse and farm buildings that does not contain heritage

features and does not contribute to the heritage place. Therefore, the proposed severance will have no negative impact on the *Part IV Designated* heritage property.



VIEW FROM TENTH LINE WEST – arrow indicates a small featureless portion of the Part IV Designated property included in the proposed severance.

7.2 Municipal Heritage Register: Hustler Farm Cultural Landscape (L-AG-6)

The boundary of the *Hustler Farm Cultural Landscape* is assumed to be the boundary of the entire property, but it is unclear because the listing does not include a boundary definition. The *Hustler Farm Cultural Landscape* was identified by consultants in the *Cultural Landscape Inventory (2005)* and was added to the Municipal Heritage Register at that time. The listing is a high-level description of heritage significance that does not include a list of heritage attributes or a defined geographic boundary. The *Cultural Landscape Inventory (2005)* is currently being reviewed by consultants working for the Town but the *Hustler Farm Cultural Landscape* has not been reviewed yet.

Severance of agricultural fields to the south of the creek will have a minor impact on the *Hustler Farm Cultural Landscape* because 'agricultural fields' are considered to be a component of a 'historic farmscape'. However, since the severed lands are likely to be re-zoned for non-agricultural uses following the severance, the historical association with agricultural activities will be lost when that occurs. It should also be understood that, as a working farm, the *Hustler Farm Cultural Landscape* is a 'living cultural landscape' that must continue to evolve to support ongoing operation as a working farm. Therefore, the proposed severance will have a beneficial impact on the *Hustler Farm Cultural Landscape* by allowing the Hustler family to make productive use of surplus lands so they can continue to raise livestock on the retained portion.

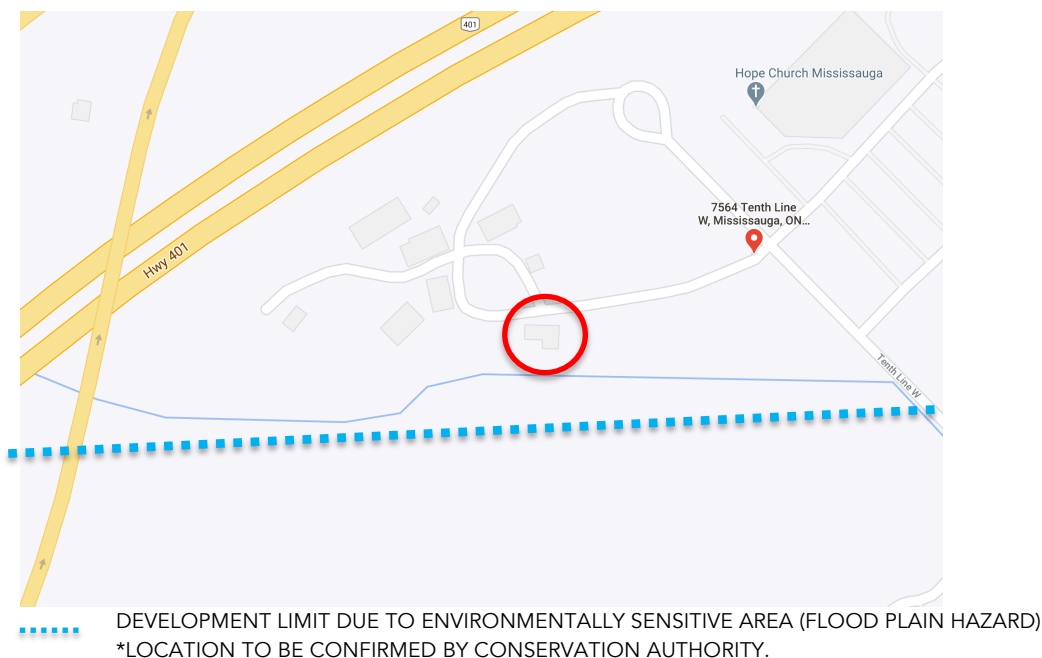
8.0 CONCLUSIONS & RECOMMENDATIONS

Based on the assessment undertaken, it is concluded that the proposed severance will have no negative impacts on the *Part IV Designated* heritage property known as *Sylvan Oaks* and will have a beneficial impact on the *Hustler Farm Cultural Landscape*.

It is recommended that the *Designation By-law* be amended to support the proposed severance. It is suggested that the boundary of the *Part IV Designated* heritage property be adjusted to be consistent with the 'development limit' associated with outer edge of the floodplain on the south side of the creek. This will ensure that the farmhouse and its associated outbuildings and landscape features located on the north side of the creek will be physically and visually buffered from future development on the severed lands.

If the proposed severance is approved, it is recommended that, as part of the review of *Cultural Landscape Inventory (2005)* that is currently being undertaken by the City of Mississauga, that the agricultural fields south of the creek be excluded from the *Hustler Farm Cultural Landscape* and that attributes of the cultural landscape be limited to features located within the amended boundary of the *Part IV Designated* heritage property.

Approval of the proposed severance will allow the next generation of the Hustler family to make profitable use of surplus land to support ongoing agricultural uses as the last working farm within the City of Mississauga.

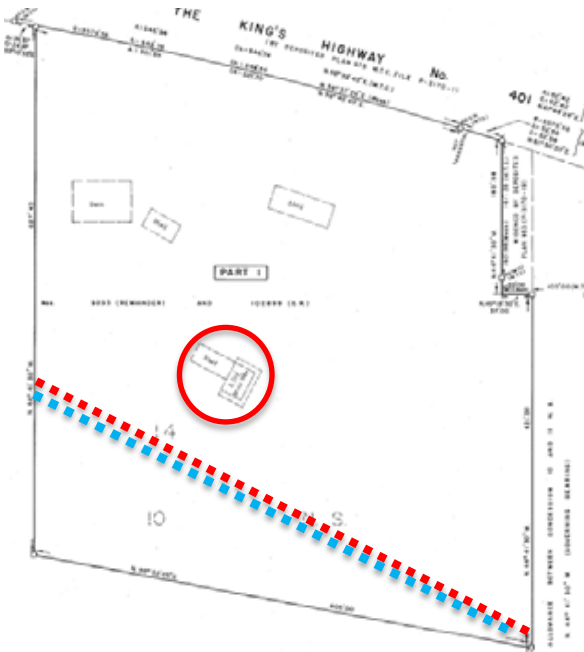


RECOMMENDATION 1: Amend the boundary of the *Part IV Designated* heritage property known as 'Sylvan Oaks at 7564 Tenth Line West' (*By-law 857-79*) so it is consistent with the development limit on the south side of the creek

RECOMMENDATION 2: Limit the *Hustler Farm Cultural Landscape (L-AG-6)* to the amended boundary of the *Part IV Designated* heritage property



- DESIGNATED HERITAGE PROPERTY
- DEVELOPMENT LIMIT (ESA: FLOOD PLAIN) *LOCATION TO BE VERIFIED BY CONSERVATION AUTHORITY



- EXISTING BOUNDARY OF DESIGNATED HERITAGE PROPERTY
- RECOMMENDED BOUNDARY AMENDMENT TO MATCH DEVELOPMENT LIMIT (ESA; FLOOD PLAIN)
- DEVELOPMENT LIMIT (ESA: FLOOD PLAIN) *LOCATION TO BE VERIFIED BY CONSERVATION AUTHORITY

9.0 SOURCES

City of Mississauga

- *Cultural Landscape Inventory* (2005)
- Cultural Landscape Project (currently underway)
- *Designation By-Law 857-79: Sylvan Oaks, Tenth Line West, Mississauga*
- Heritage Mississauga, Property File - Hustler Farm
- E-mail correspondence with Matthew Wilkinson, Heritage Mississauga (Feb 18, 2021)

Ministry of Tourism, Culture & Sport (MTCS)

- *Ontario Heritage Toolkit*

Ontario Heritage Trust

- *Infosheet: Cultural Heritage Landscapes – An Introduction*

Parks Canada

- *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

10.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, one year as a municipal heritage planner in Oakville, and eight years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



VIEW FROM 10TH LINE WEST- the farmhouse is sheltered behind a windbreak that follows the stream



DRIVEWAY – lawn in front of the house and large trees lining the driveway



WINDBREAK – plantings along the stream that separate the farmhouse & farmyard from the cultivated fields



WINDBREAK – plantings along the stream that separate the farmhouse & farmyard from the cultivated fields



FARMHOUSE – early 19th century Georgian vernacular farmhouse – brick construction with a centre hall plan, gable roof, end wall chimneys, and a wraparound verandah with wood treillage



FARMHOUSE, BARN & SMALL DRIVESHED – 1-storey board-and-batten addition at the rear of the farmhouse



WINDBREAK – plantings along the stream between the farmyard and the cultivated fields



BARN & SMALL DRIVE SHED – late-19th century timber frame barn and metal drive shed



BARN – large timber framed barn with a poured-in-place concrete foundation – concrete may conceal an earlier stone foundation (to be confirmed)



BARN – white 5-pointed star painted on a red ground



WINDBREAK – plantings along the stream between the farmyard and the cultivated fields



LARGE DRIVE SHED



FARM OFFICE



SHED – old driveshed



VIEW TO THE FARMHOUSE FROM THE FARMYARD – the driveway extends past the farmhouse to the barn and loops through the farmyard



DRIVEWAY – view from the farmhouse towards 10th Line West



SPLIT RAIL FENCING – lawn in front of the house



MATURE TREES – mature trees in front of the house





REMNANT ORCHARD – remnant fruit orchard enclosed by a metal fence



VIEW TOWARDS HIGHWAY 401



City of Mississauga

MEMORANDUM

To Local Architectural Conservation
Dept. Advisory Committee

From Lyle F. Love, Commissioner
Dept. Recreation & Parks Dept.

13 September 1978

HERITAGE STRUCTURE REPORT

NAME OF STRUCTURE: Sylvan Oaks

ADDRESS: 7564 Tenth Line West
Concession X, N.S., Lot 14, E½

ORIGINAL OWNER: Jacob Scott

ORIGINAL USE: Residential

PRESENT OWNER: Frank Hustler

PRESENT USE: Residential

ARCHITECTURAL QUALITY:

This is a two-storey, five-bay facade, rectangular plan structure with a medium-pitch gable roof with a one-storey gable-roofed extension to the rear. A squared cut stone foundation supports fourteen-inch thick, red brick walls. On either side of the door is a diamond-shaped tie rod which extends through the house, an indication of its early brick construction. The eaves have a boxed cornice with returns on the gable ends. There is a plain frieze and a moulded fascia and soffit. In each gable end, there is an externally-bracketted double chimney, and an internally-bracketted chimney in the back wall.

The windows are twelve-over-twelve paned double-hung sash with radiating brick voussoirs and wooden lugsills. There are five such windows on the second storey of the front facade and, on the first storey, two on either side of the front door. Because of the rear extension, only five windows are exposed on the rear facade. On each side of the house, there are two windows on each storey. In the west/rear facade, there is a gable dormer with a four-paned fixed sash. Most of the glass is original.

The main entrance has a flat arch of radiating brick voussoirs. Each sidelight has five panes, with a moulded panel below.

The door itself has six moulded rail panels. A one-storey verandah encircles three sides of the house. It has stick treillage and an awning-shaped roof.

STYLISTIC
CONSIDERATIONS:

This house is an excellent example of the Georgian Style with its five-bay, symmetrical facade, its square massive end chimneys, its panelled door with sidelights but no transom light, and its twelve-over-twelve paned windows. There are other influences as well. The rather low pitch of the gable roof and the cornice returns are Neo-Classical and the verandah with its exceptional stick treillage and awning-curved roof is typical of the Regency Style.

SITE CONSIDERATIONS:

Sylvan Oaks is situated off Tenth Line just below the Macdonald-Cartier Freeway. Although so close to such a major highway, this farm remains relatively undisturbed. The house stands at the end of a long lane that leads from the road.

HISTORICAL QUALITY:

The patent for land is dated 1822. The lot changed hands several times before Jacob Scott acquired it on 5 June 1827. Since Scott owned the land for over a decade (until 28 April 1838), he may have built the house. Joseph Cawthra and Charles King held the land briefly before Jeremiah Hustler purchased it on 13 June 1839. According to the 1851 Census, Jeremiah Hustler and his wife, Hannah, were English Quakers who came to Canada after first settling in the United States. Both the Tremaine Map and the 1877 Atlas for Halton County show Hustlers on the property. Today Frank Hustler and his family continue to occupy Sylvan Oaks making for a period of occupation by the same family of 140 years.

RECOMMENDATION:

The property known as Sylvan Oaks is recommended for designation in the architectural grounds that it is an excellent example of a Georgian house with its five-bay symmetrical facade, its massive end chimneys, its door with sidelights but no transom light, and its twelve-over-twelve sash, each four-panes across in width. The encircling Regency verandah with tent-shaped roof and stick treillage adds a note of elegance. The fact that this house has been in the possession of the same family, the Hustlers, for almost 140 years provides additional historical interest.

SOURCES:

Ontario Archives. Abstract Index of Deeds. Halton County. Trafalgar Township.

Ontario Archives. Canada West Census. 1851.

Ontario Archives. Perkins Bull Collection. Families File.

In the 1851 Census, a brick house is listed on the property.

STYLE:

The house can be considered as being in the Neo-Classical style. It is a long rectangle two and a half storeys in height. The plan is oriented to a centre hall plan and the emphasis of the main facade focuses on the central door.

The window arrangement is well proportioned and may have been complemented with shutters at one time. Twenty-four paned windows are also typical of Georgian homes. Brick was often employed and made for the individual homes (often on the grounds as in this case).

The beautifully moulded cornice with its shallow projection has the (Loyalist) Neo-classic trend to returns on the gable ends, but as in many Ontario buildings, styles often overlap. The door is extremely simple; there is no transom, but the sidelights allow light into the wide centre hall.

The verandah is probably a later feature, although it may have been built fairly soon after the building was finished since it is protection for the door from the sun and rain.

The Neo-Classical house imparts the maximum of elegance in proportions with the minimum of added decoration. Sylvan Oaks exemplifies this refined and gracious style.

SOURCES:

Perkins Bull Collection: Families of Peel:- Hustler, Ontario Archives.

The 1851 Canada West Census, Ontario Archives.

The Land (Deed) Abstracts of Trafalgar Township: O.A.

The 1877 Halton County Historical Atlas

The 1859 Tremaine Map of Halton

Also, Mr. Hustler has the family papers.

SYLVAN OAKS

Tenth Line W., west side, Conc. 10, N.S., l.t. 14, E 1/2

STRUCTURE:

This two and a half storey, detached structure has a medium pitch gable roof. There is a back extension of one storey which also has a gable roof.

The foundation is of squared cut stone and the fourteen inch thick walls are of red brick laid in common bond with flemish bond on the southern and eastern faces. (The bricks were made on the property according to Mr. Hustler).

All of the windows are twelve-over-twelve, double-hung sashed with brick radiating voussoirs and lugsills of wood. There are five windows on the second storey, main facade and two on either side of the main door. The rear facade has only five exposed windows as the others have been covered by the addition. There are four windows on each side, two on each floor. There is a blind, half round window in the gable on the south face which may have been louvered. There is also a gable dormer on the west side of the roof with a four-paned, fixed window.

Most of the window glass is original. The eaves have a boxed cornice with a return on the gable ends. There is a plain frieze and a moulded fascia and soffit.

The main door has a flat arch of radiating voussoirs in brick. The sidelights have five panes of glass each with a moulded panel below.

The door has six moulded rail panels. There are diamond shaped tie rods on either side of the door.

The one storey verandah encircles three sides of the house.

It has a tent roof and "stick" treillage. The floor and roof were refurbished in the 1930's but the treillage is original and in good repair.

The interior of the house has a centre-hall plan and central staircase. The fireplaces, door and window surrounds are all in carved wood(oak?).

LOCATION:

The Hustler farm is located at the end of the Tenth Line at the junction of the MacDonald-Cartier Freeway. It is set in from the road across a wide expanse of grass and sheltered on two sides by trees. Although it can be seen from the highway, it still seems to exist in splendid isolation, for the closest house is half a mile away.

HISTORY:

The Patent for the land was first granted from the Crown to Jacob Scott on June 30, 1829. On the 28 of April, 1838, Scott sold the land and house thereon to Joseph Cawthra. Cawthra immediately sold it to Charles King (Mt. Charles landowner). King then sold it to Jeremiah Hustler in 1839. He had moved from the United States in 1839 to settle in Halton, Trafalgar Township. The descendents continue to own the property and farm it.

LACAC
Page 3
September 13, 1978

Pope, J.H. Illustrated Historical Atlas of the County
of Halton. Toronto: Walker and Miles, 1877.

Tremaine, G.R. Tremaine's Map of the County of Canada West.
Toronto, 1859. Halton.

Lyle F. Love
Commissioner

/jk

In 1821 the family moved to Trafalger Township, Halton County, Canada where they received 100 acres of land from the British Government as a Crown Grant for settlers. Jacob built a brick home on the land where the family would remain for eighteen years; Jacob named the home Ebenezer Hall. The eighteen years in Canada must have been very happy for the family, the house by most standards of that time was very comfortable. It stands today in what is now Peel County and is a historical site. Included is a picture of the house as it is today.



Ebinezer Hall

" This brick house was built on lot 14, Conc. 10, 100 Acres, West side of the road in Trafalger Township, Halton County, Ontario, Canada. All the bricks were hand made from clay found on the farm. The verandah of the house is set in line with the noon day sun. Jacob Scott had named his home "Ebinezzer Hall". Jane, Mary and John Scott were all married in this house.



Ontario

2459

Ministry of
Culture and
Communications

Ministère de la
Culture et des
Communications

Archives of Ontario
77 Grenville Street
Toronto, Ontario
M7A 2R9
Tel: (416) 965-4039
Fax: (416) 324-3600

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Fax: (416) 324-3600

**TICKET of Location not Transferable, Pursuant to an
order in Council of the 18th June, 1817, and order of His**

Excellency the Lord God in Council bearing date *the*
14th July 1819 for 100 acres

I do hereby, assign to *Robert Scott, now of York*

German an Emigrant Settler from *Ireland* the *East half of*
Lot number *fourteen* in the *South* conces-

sion, of the Township of *Nepean* in the
District of *Quebec* containing *one hundred* Acres,

which he is authorised to occupy and improve; and upon
Proof produced to the Honourable Executive Council, of
his actual settlement and residence on the said Lot: at

the end of two years, he shall be entitled to receive a grant
of the said *one hundred* Acres, on the usual terms of
payment of Fees, under the regulations of the sixth of
July One Thousand Eight Hundred and Four.

Given at the Surveyor General's Office at York,
Upper-Canada, this *fourth* day of *July*

One Thousand Eight Hundred and *nineteen*

See War Bk 15th 16th
End in War Bk 15th
W 4. Page 83 1/2

Wm. Ridout
Surveyor

The Settlement duly performed as attested to
the 22nd June 1822. and admitted

The certificate thereof filed in the Surveyor's Office
the 24th April 1822. Wm. Ridout

Emmett, Idaho
~~April 24, 1990~~
May 24, 1990

Canada Toronto Mission
338 Queen Street East, Suite 214
Brampton, Ontario L6V 1C5
Canada

Dear Mission President:

Perhaps you can refer this letter to someone in your area who can help us with a genealogical problem.

Jacob Scott and his wife, Sarah Warnock emigrated from Ireland to Canada in 1819, settling in Trafalgar, Halton Co., Ontario in 1828. He also received crown land in 1829.

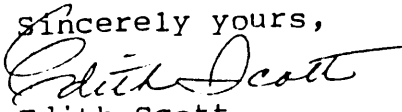
We have not been able to trace his family in Ireland. However, we did find a record of his marriage to Sarah Warnock in the Presbyterian Church Register in the town of Armagh on 5 June 1804. He and his family emigrated to Canada in 1819.

We would like to correspond with descendants of his family or related families to get further information on his heritage.

I am enclosing some sheets from the history that we have. Maybe in your area you still have descendants of the Jacob Scott family or his brothers or sisters, some of whom came to Canada--maybe the Joseph Cawthra family, the Jeremiah Hustler family. Or the Scotts?

Do you have anyone registered in the Church records in your area by these names? Or in the phone book?

Much research has been done in Ireland with no further results, so I'm trying to contact descendants of the Canadian branches to see if they have any information available. Somewhere there must be a record as to who Jacob's parents were. (And Sarah's)- Maybe they were trying to get lost.

Sincerely yours,

Edith Scott
Box 128
Emmett, Idaho 83617

THE HUSTLER FAMILY

Descendants of JEREMIAH and *Jacob Scott Sr. we think* (HANNAH HUSTLER (SCOTT))

JEREMIAH HUSTLER was born in YEADON near LEEDS, YORKSHIRE COUNTY ENGLAND in the year 1783. He was a judge of the cloth on LEED'S market. JEREMIAH HUSTLER was one of a family of four boys and one girl, only two of whom immigrated to the United States. JEREMIAH was a weaver and brought his loom to U.S.A. and later to Canada. A brother of JEREMIAH'S remained in the United States, and lived in or around Philadelphia. JEREMIAH'S wife was HANNAH SCOTT, whom he married in England in the year 1805. While they were in the United States, a sister of HANNAH SCOTT married JOHNATHAN CAWTHRA in England and later came to Canada with his wife and three children. 1. JOHNATHAN who lived in Chicago. 2. ISAAH. 3. NANCY who married DAVID AWREY in Hillsburg Ont. As far as we know, JOHNATHAN was one of the sons of JOSEPH CAWTHRA and a brother of WILLIAM CAWTHRA. WILLIAM CAWTHRA (whom see) lived in Toronto and became the wealthiest man in Upper Canada, his estate exceeding \$2,000,000.

JEREMIAH HUSTLER immigrated to the United States from England in the year 1818 and settled in Pennsylvania or New Jersey. In 1838, JEREMIAH and his family, except one daughter GRACE HUSTLER, moved to CANADA and stayed with the wealthy CAWTHRA'S in Toronto for a short time. JEREMIAH, being fairly well off financially, purchased two farms in the year 1838. Both farms were registered in his name on December 5th, 1839.

The farm on LOT 14, CONC. 11, Trafalgar Township, Halton County, Ontario, contained 100 acres of land at that time. On this farm were two buildings - a LOG HOUSE and a barn. The farm directly across the road on LOT 14, CONC. 10, also contained 100 acres of land. The veranda of the BRICK HOUSE on this property is set in line with the noon day sun. It has been said that this was the first BRICK HOUSE built between TORONTO and GUELPH. All bricks were hand made from clay on the farm. The HUSTLER HOUSE is now, July 1979 designated as a building of HISTORICAL and ARCHITECTURAL IMPORTANCE, by the Mississauga Heritage Committee, under the terms of the Ontario Heritage Act.

Previous owners of the two farms are listed below.

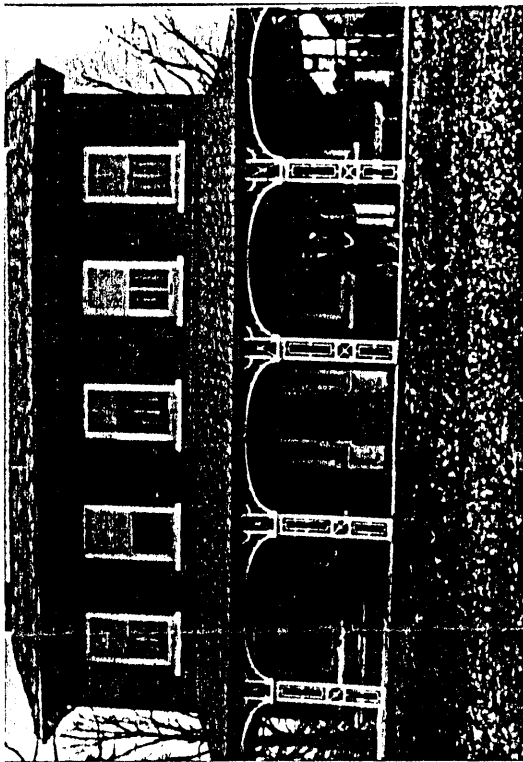
LOG HOUSE LOT 14 CONC. 11. 100 ACRES. East side of road.

FROM	TO	REGISTERED
CROWN LAND	JOHN LUNDY	MAR. 5th. 1822.
JOHN LUNDY	GEORGE SILVERTHORN	NOV. 29th. 1822.
GEORGE SILVERTHORN	ABRAHAM COOK	JUL. 28th. 1823.
ABRAHAM COOK	JACOB SCOTT	NOV. 29th. 1828.
JACOB SCOTT	JOSEPH CAWTHRA	MAY. 16th. 1838.
JOSEPH CAWTHRA	CHARLES KING	OCT. 2nd. 1838.
CHARLES KING	JEREMIAH HUSTLER	DEC. 5th. 1839.

BRICK HOUSE LOT 14 CONC. 10. 100 ACRES. West side of road.

CROWN LAND	JACOB SCOTT	JUN. 30th. 1829.
JACOB SCOTT	JOSEPH CAWTHRA	MAY. 11th. 1838.
JOSEPH CAWTHRA	CHARLES KING	OCT. 2nd. 1838.
CHARLES KING	JEREMIAH HUSTLER	DEC. 5th. 1839.

(continued)



-- Picture by Ellen Prince, Descendant

Jacob Scott's home in Trafalgar, Ontario, Canada

This brick house was built on Lot 14, Conc. 10, 100 Acres, West side of Road, Trafalgar Township, Halton County, Ontario, Canada, by Jacob Scott. All bricks were hand made from clay found on the farm. The veranda of the house is set in line with the noon day sun. In July, 1979, this house was designated as a building of HISTORICAL and ARCHITECTURAL importance, by the Mississauga Heritage Committee, under the terms of the Ontario Heritage Act. Jacob Scott had named his home "Ebenezer Hall". The land was "Crown Land" given to all British subjects (100 Acres) who would settle the country. On April 15, 1836, John Scott and Elizabeth Meneary were married here in his father's home. Jacob and his family joined the Church of Jesus Christ of Latter Day Saints in 1836 and Jacob sold his farm and moved to Far West, Missouri. (See next page for details of ownership.)

535201

4

BY-LAW NUMBER **857-79**

A By-law to designate "Sylvan Oaks" at 7564 Tenth Line West of architectural value and of historic interest.

WHEREAS the Ontario Heritage Act, S.O. 1974, Chapter 122, Section 29 (6), 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

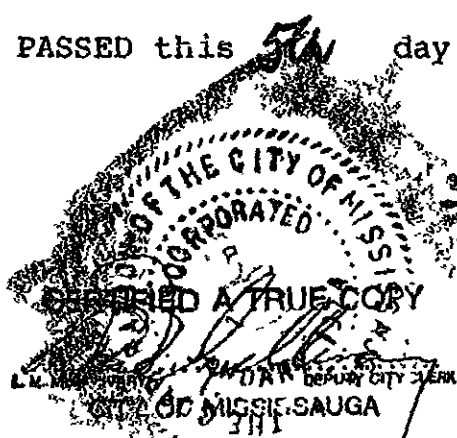
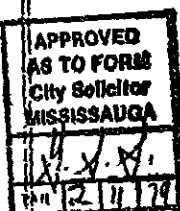
WHEREAS notice of intention to so designate "Sylvan Oaks" at 7564 Tenth Line West, having been duly published and served and no notice of objection to such designation having been received by the Council of The Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto.

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 "Sylvan Oaks" at 7564 Tenth Line West, be designated as being of architectural and historic value or interest.
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.

ENACTED and PASSED this 5th day of November, 1979.



[Signature]
MAYOR

[Signature]
CLERK

Reasons for the designation of "Sylvan Oaks" at 7564 Tenth Line West.

The property known as "Sylvan Oaks" is recommended for designation on the architectural grounds that it is an excellent example of a Georgian house with its five-bay symmetrical facade, its massive end chimneys, its door with sidelights but no transom light, and its twelve-over-twelve sash, each four-panes across in width. The encircling Regency verandah with tent-shaped roof and stick treillage adds a note of elegance. The fact that this house has been in the possession of the same family, the Hustlers, for almost 140 years provides additional historical interest.

SCHEDULE 'B' TO BY-LAW NUMBER 857-79

DESCRIPTION: Part of Lot 14,
Concession 10, New Survey

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Trafalgar, County of Halton), Province of Ontario and being composed of that part of Lot 14, Concession 10, New Survey, in the said City, designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-7356.



John Wintle,
Ontario Land Surveyor.

Hustler Farm**L-AG-6**

Location Bordered by the 401 on the north, Tenth Line on the east and 407 on the west

Heritage or Other Designation Designated 857-79

Landscape Type Agricultural

LANDSCAPE ENVIRONMENT

- ☐ Scenic and Visual Quality
- ☐ Natural Environment
- ☐ Horticultural Interest
- ☐ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☒ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☒ Unique Architectural Features/Buildings
- ☒ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value

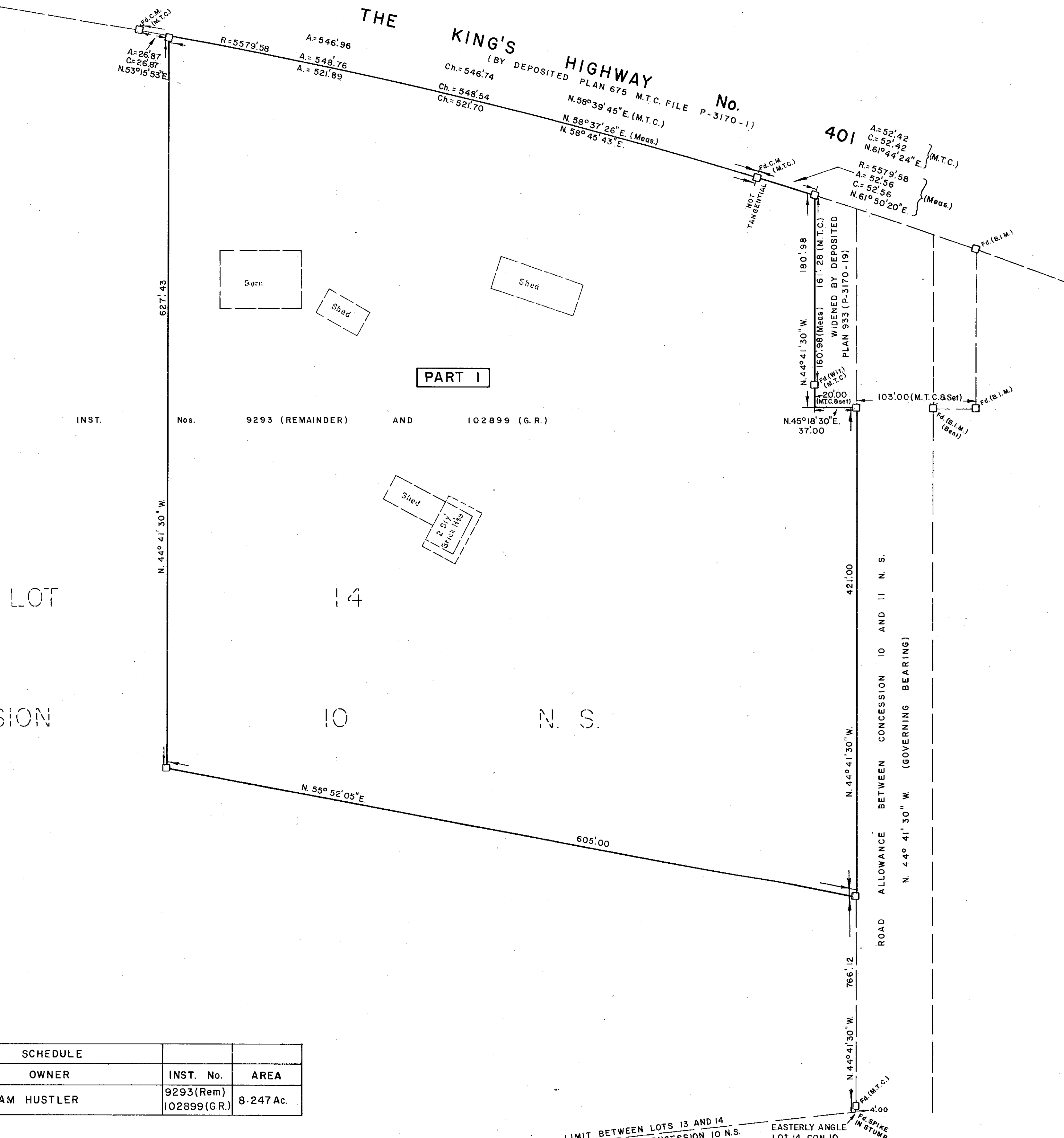


Hustler Farm**L-AG-6**

SITE DESCRIPTION

The Hustler Farm is one of two remaining working farms that continue to raise livestock in Mississauga. The house dates to the mid 1830's. The fine Georgian house and the collection of related outbuildings have become rare throughout the City. The orchard, grazing sheep and treed setting make this a unique and pleasant landscape important for its reminder of Mississauga's agrarian past.





I require this plan to be deposited under The Registry Act.
Date, OCTOBER 11, 1979

Received and deposited as
PLAN 43R-1356
Date, 24 October 1979

John Wintle
Ontario Land Surveyor

Vera Porter
Land Registrar for the Registry
Division of Peel (Nº 43)
11.07.87

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY OF
PART OF LOT 14
CONCESSION 10, NEW SURVEY
FORMERLY IN THE
TOWNSHIP OF TRAFALGAR,
COUNTY OF HALTON.
NOW IN THE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE: 1 INCH = 60 FEET
JOHN WINTLE O.L.S.
1979

- Bearings are assumed astronomic and are referred to the southwesterly limit of the Road Allowance between Concessions 10 and 11, New Survey, on a course of N.44° 41' 30" W. in accordance with Deposited Plan 933. (M.T.C. File P-3170-19)
- C.M. denotes Concrete Monument.
- Standard Iron Bars (1"x1"x 48") planted
- (Meas.) denotes Measured
- (Wit) denotes Witness
- Fd. denotes Found
- M.T.C. denotes Ministry of Transportation & Communications
- B.I.M. denotes Bruce I. McMurchy, O.L.S.
- N.S. denotes New Survey.

SURVEYOR'S CERTIFICATE

- I hereby certify that:
1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder.
 2. The survey was completed on the 18th day of September 1979

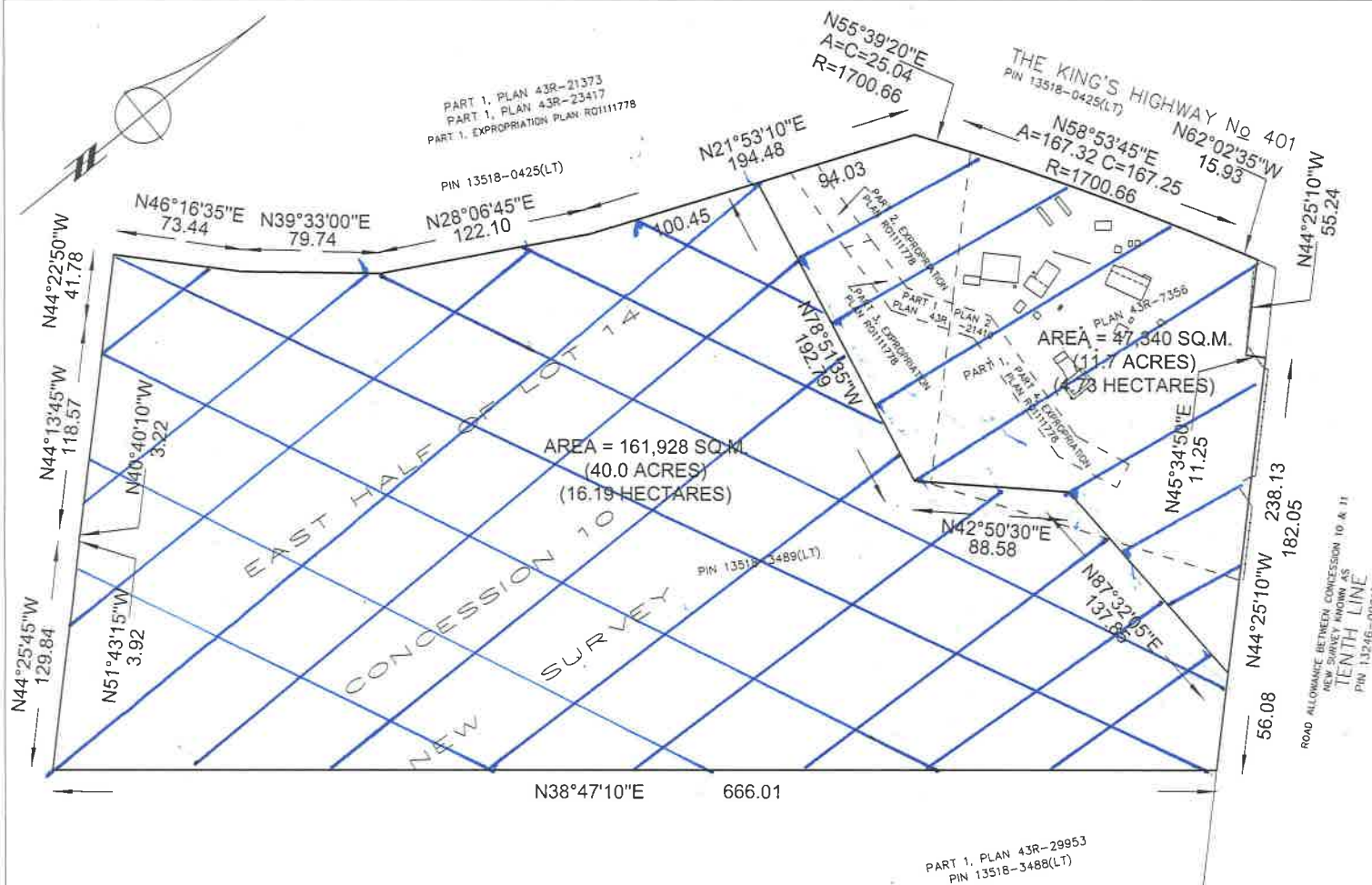
OCTOBER 11, 1979

John Wintle
Ontario Land Surveyor

SCHEDULE					
PART	LOT	CONCESSION	OWNER	INST. No.	AREA
I	14	10 N.S.	WILLIAM HUSTLER	9293(Rem) 102899(G.R.)	8.247 Ac.



CITY OF MISSISSAUGA
ENGINEERING DEPARTMENT • 1 CITY CENTRE DRIVE
MISSISSAUGA • L5B 1M2 • TELEPHONE (416) 279-7600



SKETCH TO ILLUSTRATE PIN 13518-3489
PART OF EAST HALF LOT 14
CONCESSION 10 NEW SURVEY
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:1750



TED VAN LANKVELD, O.L.S. 2019

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS

BEARINGS SHOWN HEREON ARE DERIVED FROM THE
SOUTHWESTERLY LIMIT OF TENTH LINE AS SHOWN ON
REFERENCE PLAN 43R-21373, HAVING A BEARING OF
N44°25'10"W

BOUNDARY INFORMATION OBTAINED FROM REGISTRY
OFFICE INFORMATION AND HAVE NOT BEEN VARIFIED BY
FIELD MEASUREMENTS

TED VAN LANKVELD
ONTARIO LAND SURVEYORS

110 GOLDCREST ROAD
BRAMALEA, ONTARIO
L6S 1H4
TEL(905) 792-6641

eMAIL: TVANLANKVELD@HOTMAIL.COM

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FIELD: M.V. DRAWN: M.V. CHECKED: T.V. JOB No: 09-1914-COMP

DWG NAME: 09-1914-COMP.DWG PLOT DATE: 2019-07-25