

# HERITAGE IMPACT ASSESSMENT



25 Thomas Street & 263 Victoria Street

Streetsville Village  
MISSISSAUGA, ONTARIO

Final Report  
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## EXECUTIVE SUMMARY

Megan Hobson consulting was retained by the Indwell to prepare a Heritage Impact Assessment (HIA) for a proposed infill development on a parcel in Streetsville that contains two Listed heritage buildings located at 25 Thomas Street and 263 Victoria Street. The heritage buildings are currently used as rooming houses. Indwell is a charitable non-profit affordable housing provider. The proposal includes retention of the heritage buildings and construction of 3-storey building to provide affordable housing, including a mix of studio, 1-bedroom and accessible 1-bedroom units. Architectural drawings for the proposed development by Invizij Architects are included in the appendix of this report.

It has been demonstrated that the proposed development is compatible with on-site and adjacent cultural heritage resources and is consistent with the Heritage Streetsville Design Guidelines. The proposed 3-storey building will be built on open space between the heritage buildings and will be attached to the rear wall of 25 Thomas Street and the side wall of 263 Victoria Street. The connections are minimized by introducing a 2-storey connection so that there is no impact to the roofline of the 2-storey heritage buildings. Discrete openings will be made on the 1<sup>st</sup> and 2<sup>nd</sup> floor to connect the heritage buildings to the new building. Parking will be located behind 263 Victoria Street and will not be visible from the street. The existing front yards will be maintained, and new landscaping is proposed on Victoria Street that will enhance that streetscape.

It is recommended that the heritage permit application be approved, subject to the applicant providing the following to heritage staff, prior to issue of a building permit:

1. project schedule
2. detailed drawings for modifications to the roof of 25 Thomas Street
3. specifications for new windows and doors to be installed in the heritage buildings
4. a conservation strategy for preserving or salvaging original interior elements at 25 Thomas Street
5. material samples for cladding materials on the new additions
6. monitoring and protection measures for the heritage buildings if they are to be vacant during site work and new construction, including protection measures for 25 Thomas Street during replacement/modification of the roof
7. structural drawings for shoring the rubble stone foundations of the heritage buildings during excavation and construction of the foundation for the new building

## 1.0 METHODOLOGY

Preparation of this report included a site visit, a review of relevant heritage policies and applicable legislation, and historical research about the subject property and its cultural context and consultation with heritage staff at the City of Mississauga. Additional historic information was provided by Matthew Wilkinson, archivist at Heritage Mississauga.

## 2.0 LOCATION & SITE DESCRIPTION

The subject property is an L-shaped parcel at the corner of Thomas Street and Victoria Street in the Streetsville Village core area. It backs onto parking lots behind the Queen-Thomas Urgent Care Medical Centre and the Streetsville United Church.



AERIAL: 25 Thomas & 263 Victoria

The subject property contains two heritage buildings located at 25 Thomas Street and 263 Victoria Street. The heritage buildings are 2-storey brick dwellings that have been converted to social housing.



25 Thomas



263 Victoria

### 3.0 HERITAGE PLANNING CONTEXT

The subject property contains two Registered heritage buildings identified as:

- 25 Thomas Street: Douglas House, 1888
- 263 Victoria Street: Wylie Patterson House, 1860

The subject property is adjacent to one Designated heritage property identified as:

- 13 Thomas Street: James Paterson House, 1847

The subject property is adjacent to one Registered heritage building identified as:

- 19 Thomas Street: Douglas Stable, 1888/1937



Registered heritage property:  
25 Thomas Street  
Douglas House (1888)



Registered heritage property:  
263 Victoria Street  
Paterson Wylie House (1860)

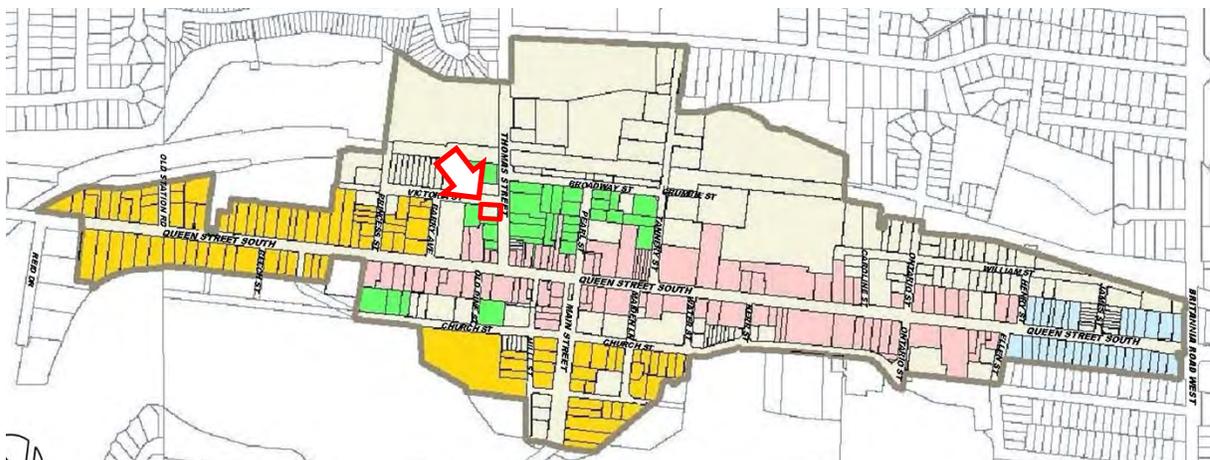


Designated heritage property:  
13 Thomas Street  
James Paterson House (1840)



Listed heritage property:  
19 Thomas Street:  
Douglas Stable (1888/1937)

The subject property is located in Historic Streetsville, a planning area that is regulated by District Policies in Mississauga's Official Plan. Development in this area is guided by the *Historic Streetsville Design Guidelines*.



Streetsville Village Core – character areas identified in the *Historic Streetsville Design Guidelines* – the subject property is located in the 'Areas Adjacent to the Commercial Core' character area.

The subject property is located in the Streetsville Village Core Cultural Landscape that is included in the City of Mississauga's *Inventory of Cultural Landscapes*.

### **L-HS-3 Streetsville Village Core Cultural Landscape**

The Streetsville Village Core Cultural Landscape refers to the historic settlement of Streetsville, a former village that is now part of the City of Mississauga. The heritage character is described as follows:

*The main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of Queen Street and the residential scale of large lots with mature trees is typified in the south end transitional approach to the Village. The north end of the Village is also characterized with a residential and commercial mix found in many small towns throughout Ontario.*

*Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.*

## 4.0 HISTORICAL CONTEXT

### Streetsville

The settlement story of Streetsville begins in 1819 with the New Survey of Toronto Township. The survey was conducted by Richard Bristol and financed by Timothy Street, after whom Streetsville was named. In part, due to the establishment of mills along the Credit River by Timothy Street and others, the area also began to attract early business-minded individuals. In 1821 John Barnhart opened a trading post called the Montreal House. In 1824 Timothy Street donated land for a Protestant Cemetery, and the community soon added a Methodist Chapel and Presbyterian Church. By 1835 Streetsville had attracted many merchants and was becoming the political and economic centre of the surrounding township with grist mills, sawmills, a tannery, and several inns. The village was also home to an agricultural fair and fairgrounds. 1851 saw the opening of the Grammar School, Toronto Township's first high school. Although Streetsville's prosperity peaked before 1867, the village continued to thrive after the arrival of the Credit Valley Railway in 1879. Streetsville was incorporated as a village in 1850 and became a town in 1962. In 1974 the Town of Streetsville amalgamated with the towns of Mississauga and Port Credit to form the City of Mississauga. Since 1973 Streetsville has been home to the Streetsville Founders Bread and Honey Festival.

### Lots 9 & 10

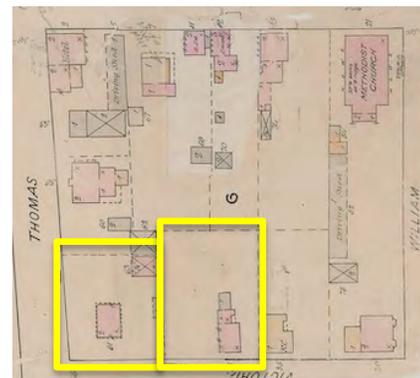
Historically, the properties known as 25 Thomas Street and 263 Victoria Street are located on the East Half of Lot 3, Concession 3 WHS that was originally owned by James Paterson. In 1856 a plan for the Village of Streetsville was registered as Streetsville Plan 4 (STR-4). The subject properties are located on Village Lots 9 & 10, both fronting on Thomas Street.



East Half of Lot 3 Con 3 WHS



Streetsville Village Lots 9 & 10



25 Thomas (left) and 263 Victoria (right)

### 263 Victoria Street: Paterson/Simpson/Wyllie Family, 1861-1939

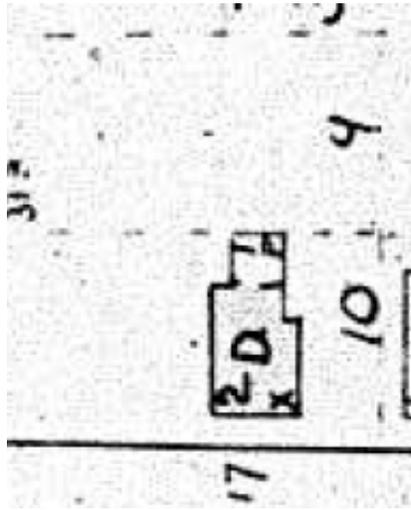
In 1861, James Paterson sold Lot 10 to Adam Simpson for \$1287 – a considerable sum perhaps indicating that the dwelling currently located at 263 Victoria Street was included in this purchase. This supports site investigation that confirms a date of construction c.1860.

It is believed that the house was built for Margaret Paterson (1825-1885), James Paterson's daughter who was widowed after the death of her 1<sup>st</sup> husband William Wyllie. It was built on her

father's property but after her marriage in 1861 to District Clerk Adam Simpson, the house and land were transferred from her father to her husband. After Margaret's death the property transferred to her daughter by her 1<sup>st</sup> marriage, Jane Agnes Wyllie (1850-1922) who owned the property until 1926. After that, it passed to Jane's widowed sister Mary Isabella (Wyllie) Webster (1855-1938). In 1939, the executors of Mary Webster's estate sold the property to Clara Steen and then in 1942 Clara sold it to William Couse. It remained in the Clouse family until 1989 when it was sold to Frank and Josephine Jaksa.



263 Victoria Street  
1884 (1904) Fire Insurance Plan



1939 Fire Insurance Plan

The 1884 Fire Insurance Plan records a 2-storey brick dwelling with a 1-storey tail comprised of a 1-storey brick kitchen with a side porch, and a 1-storey frame shed. The address at this time was 38 Victoria Street.

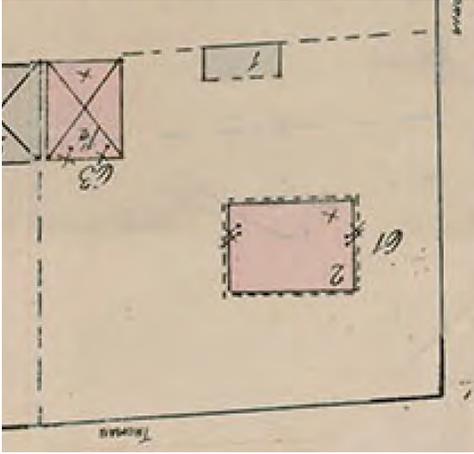
The 1939 plan shows that the 1-storey frame shed at the back has been removed and the side porch on the 1-storey brick addition has been removed. The rear portion of the lot appears to have been severed. The address at this time was 17 Victoria Street.

**25 Thomas Street: William & Alberta Congdon, 1888-1903  
Graydon/Clipperton, 1909-1954**

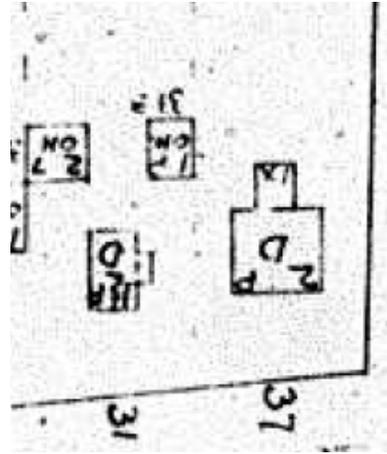
In 1888, Jane Agnes Wyllie severed the portion of the lot that fronted on Thomas Street and it was sold to William and Alberta Congdon. William Congdon (1861-1919) was a builder and he most likely built the 2-storey brick dwelling currently located at 25 Thomas Street.

The Congdon's only lived there for 5 years. The *1891 Census* confirms that William Congdon (29 years) was living in a 2-storey brick dwelling with his wife Alberta (25 years). In 1903, the property was sold to Aldis Cameron who sold it to Robert Graydon in 1909 and his daughter Ena Myrtle May (Graydon) Atkinson (1887-1961) lived in the house. Ena's father may have purchased the home for her because her husband Captain William Henry Clipperton (1886-1917) was killed in the First World War. In 1926, Ena remarried to Wilfred Norman Atkinson. In 1945, Ena severed a portion of the property to Abigail Sparling that corresponds to 19 Thomas Street. The dwelling

at 19 Thomas Street is the former stable located behind the house at 25 Thomas Street that was moved closer to Thomas Street and converted to a dwelling in 1937. In 1954, the remainder of the property, including the house at 25 Thomas Street, passed to Ena's son from her first marriage, Graydon Clipperton.



25 Thomas Street  
1884 (1904) Fire Insurance Plan



1939 Fire Insurance Plan

The 1884 Fire Insurance Plan shows a 2-storey brick dwelling with a rectangular plan and no porch. There is a 1-storey brick outbuilding (stable) in the back corner of the property and a 1-storey frame shed against the rear property line. The addresses at this time were 61 (dwelling) & 63 (stable) Thomas Street.

The 1939 plan incorrectly shows a square footprint. There is a 1-storey addition at the back of the house that is confirmed in photos from 1990. The brick stable has been moved closer to Thomas Street and has been converted to a dwelling. The west part of the lot containing the converted stable has been severed. The addresses at this time were 31 & 37 Thomas Street. The converted stable corresponds to the dwelling currently located at 19 Thomas Street. The new outbuilding located between the dwellings corresponds to the garage that straddles the current property lines that is proposed to be demolished. Property information about 19 Thomas Street, indicates that the brick stable behind 25 Thomas Street was relocated in 1937 and was owned by the Sparling family for many years.



19 Thomas – former stable behind 25 Thomas relocated closer to Thomas Street and converted to a dwelling in 1937 – frame garage that straddles the property line and is shared by 19 & 25 Thomas Street was built after 1937 and has been modified with new metals doors and vinyl cladding

In the later 20<sup>th</sup> century, the 1-storey addition at the back of 25 Thomas Street that appears on the 1939 Fire Insurance Plan was demolished and a new 2-storey addition was built. Photos taken from 1990 show this earlier addition. Sometime after the photos were taken in 1990, a porch was added across the front of the Thomas Street elevation. The porch roof partially covers the decorative brick arches above the front door and two windows on the ground floor. The 1990 photos show a metal fire escape attached to the Victoria Street elevation, indicating that the house was no longer used as a single-family home.

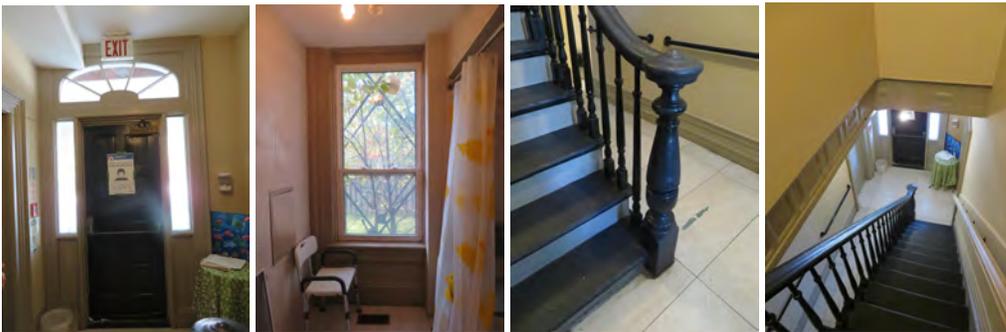
The windows have been replaced, including the arched windows on the ground floor that have been replaced with modern units and the arches filled in with plywood. The original fanlight above the front door and the sidelights are preserved. The house is currently used as a boarding house and the interior has been heavily altered. The only original interior features that remain include door and window trim and the wood staircase to the second floor. The windows on the ground floor have paneled dados below them. The staircase has a turned newel post and the skirting boards have raised panels.



1990 photos – the front elevation before the porch was added and the c.1930s rear addition that was demolished



2021 photos –2-storey addition and porch added after 1990 - metal fire escape and interior alterations associated with current use as a boarding house



2021 photos – original door & window trim and original wood staircase

### William George Congdon (1861-1919)

William G. Congdon was a well-known builder active in Streetsville in the late 19<sup>th</sup> century but his work has not been documented. It is known that he was awarded the contract to build the Peel Registry Office in 1890 and the 1881 Census records that he employed 5 full-time workers. He was from a family of bricklayers, his father and brothers were bricklayers and the Congdon's appear to have operated a successful family business in Streetsville since c.1850. His grandfather William Congdon (1816-1889) emigrated to Canada from Cornwall, England, arriving first in Toronto where he is listed in the *1847 Directory* as a 'bricklayer' living on Agnes Street.

By 1850 William Sr. had moved to Streetsville and is listed as a 'bricklayer' living on Thomas Street in the *1850-51 Directory*. The *1861 Census* indicates that William Sr. (51 years) is living in a 2-storey frame house with his wife and six children between the ages of 5 and 21.<sup>1</sup> His eldest son James (25 years) is living next door in a 1-storey frame house with his wife and a young son identified as 'William P.' (1 year old). Neither of these dwellings have survived. The 'William P' referred to in the *1861 Census* probably refers to William George Congdon who was born in 1861. In the *1873-74 Directory*, William Sr. and his son Samuel are both listed as masons in Streetsville and they are living on Thomas Street. In 1888, William George Congdon (1861-1919) purchased a lot on Thomas Street from Margaret Wyllie Paterson. The *1891 Census* confirms that William George Congdon and his wife Alberta were living in a 2-storey brick dwelling with six rooms. The records therefore indicate that the subject dwelling at 25 Thomas Street was built c.1888 by William George Congdon and that members of the Congdon family had lived on Thomas Street for some time before that.



William George Congdon (1861-1919) built 25 Thomas Street c.1888. He was a well-known builder in Streetsville and his father, uncles and grandfather were bricklayers active in Streetsville since c.1850. In 1890 he was awarded the masonry contract to build the Peel Registry Office.

<sup>1</sup> It is possible that William G. Congdon bricked over his father's 2-storey frame house. This may account for the older Georgian form updated with Richardsonian Romanesque details.

## 5.0 HERITAGE VALUE

### 25 Thomas Street



25 Thomas Street – located on the corner of Thomas Street & Victoria Street

The brick dwelling at 25 Thomas Street was built c.1888 by William George Gongdon (1861-1919) who was a builder by trade. It has historical and contextual value as an example of a late 19<sup>th</sup> century dwelling associated with the historic village of Streetsville. It has architectural value as an example of a vernacular dwelling that employs a traditional Georgian form updated with Richardsonian Romanesque detailing. The front porch was added in the later 20<sup>th</sup>-century and is well executed with Classical detailing, but the roof of the porch now obscures decorative brick banding on the main elevation. The interior has been heavily modified due to conversion of the house to a rooming house in the later 20<sup>th</sup> century. The 2-storey stuccoed addition at the rear is associated with the conversion to a boarding house and was constructed after 1990. It replaced an earlier 1-storey addition constructed in the late 1930s. In 1937, a 1-storey brick stable located behind the house was moved closer to Thomas Street and was converted to a dwelling. That portion of the property was severed and is now a separate municipal address known as 19 Thomas Street. The shared garage that straddles the property line between 19 & 25 Thomas Street was built around this time but has been heavily modified so that only the roof framing dates to the 1930s.

#### Heritage Attributes

The heritage attributes pertain to exterior elements of the 3-bay, 2-storey dwelling constructed c.1888 and includes the following:

- the rectangular form
- the hipped roof with wide eaves
- the exterior brick walls with raised brick arches and belt course
- the front entrance with glazed sidelights and fan-lighted transom

### Evaluation According to Ontario Regulation 09/06

Property: 25 Thomas Street, Streetsville, City of Mississauga

| CRITERIA   | ASSESSMENT<br>(YES/NO) | RATIONALE   |
|--|------------------------|---|
| <b>1. Design of physical value:</b>  |                        |   |
| i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method                        | YES                    | It is a unique example in Streetsville of a late 19 <sup>th</sup> century dwelling that combines a Georgian house form updated with Richardsonian Romanesque detailing.   |
| ii) Displays a high degree of craftsmanship or artistic merit  | NO                     | The brick exterior displays a moderate degree of craftsmanship and artistic merit in the raised brick arches and belt course.   |
| iii) Demonstrates a high degree of technical or scientific achievement   | NO                     | It is a 2-storey brick dwelling with a rectangular plan and a hipped roof.  |
| <b>2. Historical or associative value</b>  |                        |   |
| i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community  | YES                    | It was built c.1888 by William George Congdon, a local builder who was the masonry contractor for the Peel Registry Office in 1890.   |
| ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                      | YES                    | It contributes to an understanding of residential development in Streetsville in the late 19 <sup>th</sup> century.   |
| iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community | YES                    | It was built by William George Congdon (1861-1919), a local builder from a family of bricklayers active in Streetsville since c.1850. Although the work of this family of masons has not been documented, it is expected that they made a significant contribution. |
| <b>3. Contextual Value</b>   |                        |   |
| i) Is important in defining, maintaining, or supporting the character of an area   | YES                    | It is important in defining the residential character of Thomas Street.   |
| ii) Is physically, functionally, visually, or historically linked to its surroundings  | YES                    | It is linked to residential development in Streetsville in the late 19 <sup>th</sup> century.   |
| iii) Is a landmark   | NO                     | It has architectural interest and is located on a corner site but has not been identified as a landmark.  |

Summary: the subject property meets 6 criteria and has architectural, historical and contextual value.

## 263 Victoria Street



263 Victoria Street – located on Victoria Street adjacent to the Streetsville United Church parking lot

The brick dwelling at 263 Victoria Street was built c.1860. It has historical and contextual value as an example of a late 19<sup>th</sup> century dwelling associated with the historic village of Streetsville. It is an example of a very plain 2-bay, 2-storey vernacular dwelling. The front porch is a later addition probably dating from the early 20<sup>th</sup> century.

### Heritage attributes:

The heritage attributes pertain to exterior elements of the 3-bay, 2-storey dwelling constructed c.1860 and includes the following:

- 2-bay, 2-storey form with a rectangular plan
- hipped roof with side eaves
- exterior brick walls

### Evaluation According to Ontario Regulation 09/06

Property: 263 Victoria Street, Streetsville, City of Mississauga.

| CRITERIA   | ASSESSMENT<br>(YES/NO) | RATIONALE   |
|--|------------------------|---|
| <b>1. Design of physical value:</b>  |                        |   |
| i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method                        | NO                     | It is an example of a common vernacular house type that was built in large numbers in Ontario the late 19 <sup>th</sup> century.  |
| ii) Displays a high degree of craftsmanship or artistic merit  | NO                     | It does not have artistic merit.  |
| iii) Demonstrates a high degree of technical or scientific achievement   | NO                     | It is a 2-bay, 2-storey brick dwelling with a hipped roof.  |
| <b>2. Historical or associative value</b>  |                        |   |
| i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community  | YES                    | It is directly associated with Margaret Wyllie Simpson (nee Paterson) (1825-1885) who was the daughter of Streetsville merchant James Paterson and sister of Thomas Paterson after whom Thomas Street was named. Her 2 <sup>nd</sup> husband Adam Simpson (1806-1881) was a Division Court Clerk. The house was occupied by members of her family until 1938. |
| ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                      | YES                    | It contributes to an understanding of residential development in Streetsville in the late 19 <sup>th</sup> century.   |
| iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community | NO                     | It is a vernacular building that is not associated with a known architect or builder.   |
| <b>3. Contextual Value</b>   |                        |   |
| i) Is important in defining, maintaining, or supporting the character of an area   | YES                    | It supports the residential character of the area.  |
| ii) Is physically, functionally, visually, or historically linked to its surroundings  | YES                    | It is physically linked to residential development in Streetsville in the late 19 <sup>th</sup> century.<br>It is historically linked through family connections to the Thomas Paterson House at 13 Thomas Street.  |
| iii) Is a landmark   | NO                     | It is not a landmark.   |

Summary: the subject property meets 4 criteria and has historical and contextual value.

## 6.0 PROPOSED DEVELOPMENT

Indwell is proposing to build a 3-storey residential building that will be attached to the rear of 25 Thomas Street and the side of 263 Victoria Street. The interiors of both buildings will be renovated for new residential units and will be connected internally to the new structure. Both buildings are Listed heritage buildings and are currently being used as rooming houses. The interiors of the heritage buildings will be renovated to provide common areas and administrative offices on the ground floor and residential units above. The layout of the interior spaces is consistent with existing window openings and no changes will be made to the principal facades of the heritage buildings.



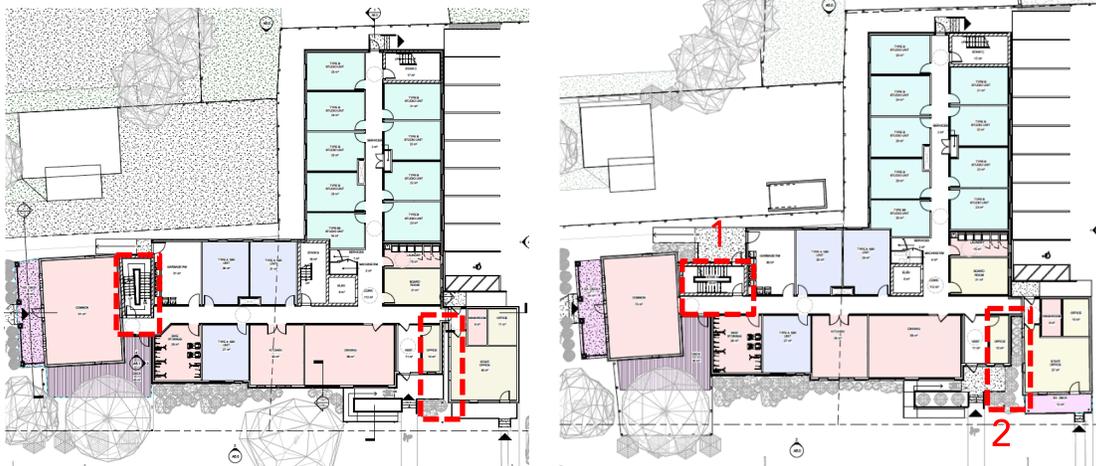
STREETSCAPE: Thomas Street



STREETSCAPE: Victoria Street

## 7.0 HERITAGE IMPACT ASSESSMENT

The proposed development is well considered and has evolved based on discussions with heritage staff. Based a preliminary review of the proposal, heritage staff concurred that the height, massing and setbacks being proposed were compatible with on-site and adjacent cultural heritage resources and no significant changes were requested. Further refinements were requested regarding the connection with the heritage building located at 25 Thomas Street. The design response in the current proposal has successful reduced impacts on the roof and rear wall of the 25 Thomas Street by introducing a physical separation between new and old.



Preliminary proposal

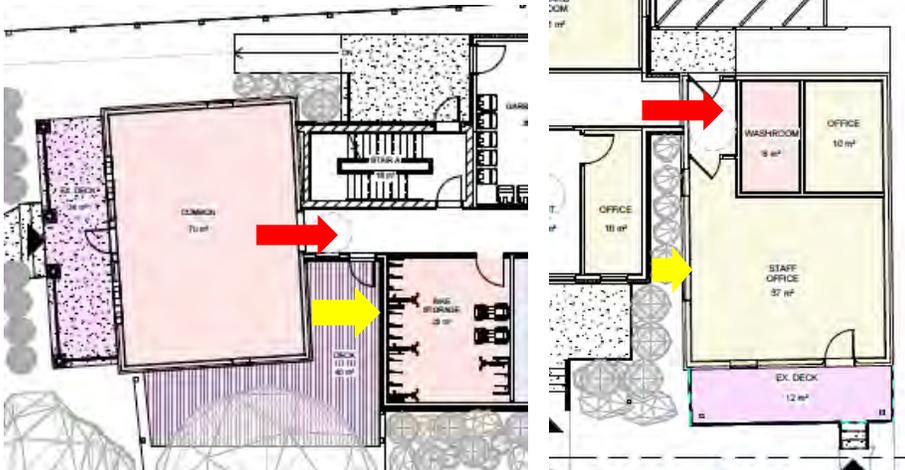
Revised proposal

Design revisions – 1. the proposed stairwell behind 25 Thomas Street was rotated 90 degrees so that impacts to the roofline of the heritage building could be avoided and impacts to the rear wall could be minimized – 2. The separation between the side wall of 263 was increased, canopy was pulled back and landscape was introduced to create physical and visual separation between the heritage building and the new building



263 Victoria Street – an existing 1-storey tail at the rear of the heritage building will be demolished

Physical impacts are minor and will not impact on heritage attributes. Direct physical impacts are limited to the rear wall of 25 Thomas Street and the side wall of 263 Victoria Street. An existing 1-storey rear addition at 263 Victoria Street will be demolished so that this space can be utilized to provide on-site parking. With the removal of the 1-storey addition, the site can accommodate 9 off-street parking spaces behind 263 Victoria Street, including one Accessible space. Given the benefits of providing off-street parking that is screened from the street, demolition of a rear addition is a reasonable alteration to accommodate the proposed use.



LINK STRUCTURE – 2-storey links will be constructed to connect the heritage buildings to the proposed 3-storey building (red arrows) – a physical and visual separation will be maintained between the heritage buildings and the new building (yellow arrows)

The visual impacts of the slightly larger scale and massing of the proposed 3-storey building have been successfully minimized in a number of ways. The height has been limited to 3-stories that is generally compatible with the 2-storey height of the heritage buildings and adjacent heritage properties. The existing setbacks from both streets have been maintained and the design of both frontages reflects the residential character of the streetscape that is defined by landscaped front yards with footpaths to the front entrance and covered porches oriented towards the street.



Design elements that reflect the established character of the Historic Streetsville area: 1. Landscaped setback – 2. front porch feature – 3. transition to heritage building in the form of a physical separation and a step down in height to a 2<sup>nd</sup> floor roof terrace – 4. massing is broken up by articulating the façade with subtle changes in wall plane and changes in the cladding materials – 5. Both heritage buildings integrated into the development with minimal impacts

The proposed building is designed in a Contemporary style with a flat roof. The design of the new building generally maintains the horizontal and vertical divisions of the heritage buildings with similarly scaled windows, with the exception of larger windows on the ground floor of the Victoria Street elevation where the shared Dining Room and Kitchen facilities are to be located.



1<sup>st</sup> floor                      2<sup>nd</sup> floor                      3<sup>rd</sup> floor  
 Proposed uses for the heritage buildings - 1. office and admin (YELLOW). 2. common area (PINK) 3. residential unit (BLUE)

The primary cladding materials being proposed are wood siding and cement fibre board. Changes in the cladding materials are used to reduce the overall massing and to reflect the residential scale of the area. Historic cladding materials in the area include brick, clapboard and stucco. The contrast in the style and materials of the new building will provide a neutral backdrop that does not compete with the materiality of on site and adjacent cultural heritage resources. The palette indicated in the renderings is a neutral palette that compliments the red brick of the heritage buildings.

### Historic Streetsville Design Guidelines

The table below demonstrates that the design is consistent with the *Historic Streetsville Design Guidelines*:

| Historic Streetsville Design Guidelines   | CONSISTENT (YES/NO) | DESIGN REVIEW COMMENTS   |
|---|---------------------|--|
| <b>Heritage Character</b>   |                     |  |
| Adjacent to the commercial core along Queen Street South and Main Street every effort should be made to retain the small residential scale and the generously landscaped lots with substantial front, side, and rear yard setbacks which typify these areas of Historic Streetsville. | YES                 | The height is limited to 3-storeys. Two existing heritage buildings and landscaped front yards are being retained as part of the proposed development and new plantings are proposed that will enhance both streetscapes. The new 3-storey building will be screened from Thomas Street by existing buildings. The façade of the new 3-storey building on Victoria Street is articulated with setbacks and material changes that reflect the residential scale and has design elements and landscape features that retain the residential character, including a new pedestrian entrance |

|  |     |  |
|--|-----|--|
|  |     | from Thomas Street that has a walkway and canopy feature.  |
| <b>Building Setbacks</b>   |     |  |
| A 3.0 m (10 ft.) landscape setback from the front and exterior side property lines is recommended for Mainstreet Commercial zones which are not located along Queen Street South or Main Street. | YES | The landscaped front setback exceeds the minimum requirement.  |
| Thirty percent of the principal building facade should be recessed 4.5 m (15 ft.) to 6.0 m (20 ft.) from the lot line.   | YES | There will be no encroachment on existing front setbacks. New construction is setback from the principal façade of the heritage buildings on both street frontages.  |
| Setback areas may be used for the planting of historic and native species, and for stormwater absorption.  | YES | Existing front setbacks are being maintained and new plantings are proposed that will further enhance the streetscape.   |
| A 1.5 m (5 ft.) landscape setback should be placed at the rear and/or side property lines for planting and stormwater retention or drainage.   | YES | There is currently no landscape setback at the side property lines because existing paved driveways are located here. The existing driveway for 25 Thomas Street is shared with 19 Thomas Street and therefore does not have a landscaped setback. The existing driveway for 263 Victoria is adjacent to a paved parking lot behind the Streetsville United Church and does not have a landscaped setback. It is expected that proper site grading will provide adequate stormwater drainage and will be reviewed prior to issue of a building permit. |
| <b>Parking Areas and Site Works</b>  |     |  |
| When commercial uses are located in areas with a predominantly residential character, parking should be confined to rear yard areas.   | YES | Parking is provided behind 263 Victoria.   |
| Permeable surfaces are required for parking areas and walkways where it is not possible to provide suitable side and rear yard landscape areas.  | YES | Areas along the side and rear yards that don't include landscape are adjacent to existing paved areas including a shared driveway between 19 & 25 Thomas Street and surface parking lots behind the  |

|  |     |  |
|--|-----|--|
|  |     | Queen-Thomas Urgent Care Centre and the Streetsville United Church.  |
| A safe, barrier free path of travel may be required from the parking area to the main barrier free front entrance of the building in accordance with Ontario Building Code regulations for existing and heritage buildings | YES | Barrier free parking and a barrier free entrance are provided at the rear of 263 Victoria and are in accordance with the Ontario Building Code.  |
| Lighting of the parking area is recommended for purposes of safety and crime prevention. Light should not spread onto adjacent properties.   | YES | The proposed parking area is located behind the rear wing of the proposed 3-storey residential building and the heritage building at 263 Victoria. Light will only spread onto adjacent parking areas located behind the Queen-Thomas Urgent Care Centre and the Streetsville United Church. |

### Ontario Ministry of Culture Guidelines

The Ministry of Culture (now called Ministry of Heritage, Sport, Tourism and Culture Industries) provides guidance and information regarding cultural heritage and archaeological resource conservation in land use planning in the *Ontario Heritage Toolkit* (2006). Negative impacts to a cultural heritage resource that may occur due to a proposed development or site alteration are identified in the *Ontario Heritage Toolkit*.

Methods for minimizing or avoiding a negative impact on a cultural heritage resource include, but are not limited to:

- alternative development approaches
- isolating development and site alteration from significant built and natural features and vistas
- design guidelines that harmonized mass, setback, setting, and materials
- limiting height and density
- allowing only compatible infill and additions
- reversible alterations
- buffer zones, site plan control, and other planning mechanisms

The following strategies have been successfully employed so that negative impacts of the proposed development are minimized or avoided:

- the design is consistent with the *Historic Streetsville Design Guidelines* with respect to mass, setback, setting and materials
- the height has been limited to 3-storeys and the density does not exceed zoning for this area

- it is compatible infill on open space that is currently not being utilized and is not well maintained
- it is a compatible 3-storey addition to 2-storey heritage buildings located at 25 Thomas Street and 263 Victoria Street
- the additions are reversible because they are attached by a link structure that could be removed and the heritage buildings could be returned to their original condition, with the exception of a 1-storey rear addition at 263 Victoria Street that will be demolished
- the development is located behind existing heritage buildings and the existing landscaped frontage is being retained and new plantings are proposed that will enhance the street edge

Impacts to heritage buildings may occur during construction of a new development if the heritage buildings are vacant during construction. If the heritage buildings at 25 Thomas Street and 263 Victoria Street will be vacant during construction, negative impacts can be avoided in the following ways:

- undertake appropriate measures to ensure that the buildings are secure from the elements and from unauthorized access
- monitor the building regularly to ensure that it is secure
- maintain good ventilation on the interior

An assessment of negative impacts described in the *Ontario Heritage Toolkit* is provided in the table below:

| NEGATIVE IMPACTS<br><i>Ontario Heritage Toolkit (2006)</i>                                   | IMPACT ASSESSMENT  | RECOMMENDATION  |
|--|--|---|
| <b>Destruction</b> of any part, or part of any, significant heritage attributes or features. | A 1-storey brick addition at the back of 263 Victoria Street will be demolished.   | Removal of this addition is required so that off-street parking can be accommodated at the back of the site.<br><br>This structure appears to be original to the dwelling but is not considered to be a significant heritage attribute. Photo documentation included in this report is adequate mitigation. |
|  | The rear half of 25 Thomas Street, constructed in the 1980s, will be demolished and a new roof will be built over the heritage building that matches the slope and form of the current roof. | It is likely that the framing of the existing roof over the heritage portion of the structure is original. It is therefore recommended that further investigation be undertaken to determine if the front portion of the roof can be preserved with   |

|   |   |   |
|---|---|---|
|   |   | <p>modifications at the back after the rear portion is demolished.</p> <p>If modification is not feasible and a total roof replacement is required then it should match the slope and form of the existing roof, including the wide eaves - or - the roof can be restored to its original condition, based on historic evidence.</p>  |
|   | A detached garage that is shared by 19 & 25 Thomas Street will be demolished.                         | The detached garage beside 25 Thomas Street was built in the early 20 <sup>th</sup> century and has been heavily modified. It straddles the property line between 25 and 19 Thomas Street. The proposal includes rebuilding this structure so that it is clear of the property line and will not obstruct the proposed development. This structure is not considered to be a heritage attribute and demolition will have no negative impacts. |
| <b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance. | The proposed 3-storey building has a larger massing that will fill in empty space on Victoria Street  | No recommendation required. Design measures have been successfully employed to harmonize the massing.   |
|   | The interiors of both dwellings will be reconfigured for new uses and new finishes will be installed. | A conservation strategy to preserve or salvage original interior elements of 25 Thomas Street should be provided. The applicant has indicated to the consultant that the window trim on the 1 <sup>st</sup> floor will be preserved but the staircase will be removed but could be salvaged for reuse elsewhere.<br>There are no original interior features at 263 Victoria Street  |

|   |   |  |
|---|---|--|
|   |   | that merit preservation or salvage.  |
|   | New windows will be installed in both buildings to improve the thermal performance of the building envelope and to reduce energy costs  | The existing windows are not original and can be removed, with the exception of the fanlight and sidelights at the front entrance of 25 Thomas Street that are original and should be preserved. The replacement windows should be appropriate to the date and style of each house. If new windows are installed at 25 Thomas Street, it is recommended that the windows on the ground floor be restored to their original arched shape. |
| <b>Shadows</b> created that alter the appearance of a heritage attribute or change the viability of a natural feature, or plantings, such as a garden.                          | The proposed building is 3-storeys in height and backs on to two parking lots.  | No recommendation required. Shadowing is not a concern.  |
| <b>Isolation</b> of a heritage attribute from its surrounding environment, context or significant relationship.   | n/a   | n/a  |
| Direct or indirect <b>obstruction of significant views or vistas</b> within, from, or of built and natural features.  | n/a   | n/a  |
| A <b>change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces. | The proposed development will fill in the side and rear yards of two residential buildings and a vacant lot between them on Victoria Street. The use will remain residential. The landscaped front yard will be maintained and enhanced with new plantings. | No recommendation. The proposed infill is compatible with adjacent land uses. Infilling the rear yard allows for the heritage buildings to be retained and is the preferred approach for additions to heritage buildings.  |
| <b>Land disturbances</b> such as a change in grade that alters  | Unknown   | An archaeological assessment has not been done.  |

|  |  |  |
|--|--|--|
| soils, and drainage patterns that adversely affect an archaeological resource. |  |  |
|--|--|--|

## 8.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development is a good example of compatible infill that integrates cultural heritage resources in a sensitive way with minimal impact on heritage fabric. The heritage buildings are already being used as rooming houses and the yards around them are not well maintained. The proposed development will provide affordable housing that includes a mix of studio, 1 bedroom and accessible 1-bedroom units as well as shared amenity spaces for residents including a common area on the ground floor 25 Thomas Street and a dining room and two roof terraces in the new building. The ground floor of 263 Victoria Street will contain offices. Discrete connections through the 1<sup>st</sup> and 2<sup>nd</sup> floor of the heritage buildings into the new building will be made, at the rear of 25 Thomas Street and at the side of 263 Victoria Street and the 2<sup>nd</sup> floor will be renovated for new residential units. The proposal includes off-street parking behind 263 Victoria Street that will not be visible from the street and backs onto existing parking lots on adjacent properties. The proposal retains the existing front setbacks and includes new landscaping along Victoria Street that will enhance that streetscape.

It is recommended that the proposal be supported. As conditions of the heritage approval, it is recommended that the applicant provide the following information to heritage staff, prior to the issue of a building permit:

- project schedule
- detailed drawings for modifications to the roof of 25 Thomas Street
- specifications for new windows and doors to be installed in the heritage buildings
- a conservation strategy for preserving or salvaging original interior elements at 25 Thomas Street
- material samples for cladding materials on the new additions
- monitoring and protection measures for the heritage buildings if they are to be vacant during site work and new construction, including protection measures for 25 Thomas Street during replacement/modification of the roof
- structural drawings for shoring the rubble stone foundations of the heritage buildings during excavation and construction of the foundation for the new building

## 9.0 SOURCES

### Planning Documents

#### City of Mississauga

- *Mississauga Plan*, Section 4.32; Streetsville District Policies, 2006
- *Cultural Landscape Inventory*, 2005
- *Historic Streetsville Design Guidelines*, 2011
- Property file; 25 Thomas Street (Heritage Planning Department)

#### Ministry of Tourism, Culture & Sport (MTCS)

- *Ontario Heritage Toolkit*, 2006

#### Ontario Heritage Trust

- *Eight Guiding Principles in the Conservation of Built Heritage Properties*

#### Parks Canada

- *Standards & Guidelines for the Conservation of Historic Places in Canada*, 2<sup>nd</sup> ed, 2010

### Historical Background

Heritage Mississauga, 'Streetsville', <http://www.heritagemississauga.com/page/Streetsville>

-----, *Streetsville Heritage Tour; South Section*, walking tour brochure, n.d.

Manning, Mary E. *A History of Streetsville*. Streetsville Historical Society, 1973.

Streetsville Historic Society, *Discovering Historic Streetsville*, 1989.

## 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, and 8 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



FRONT & SIDE ELEVATION – porch added after 1990 – original arched windows replaced with modern units and the arches infilled with plywood



DRIVEWAY – the dwelling on the left is 19 Thomas Street, the former stable at 25 Thomas Street that was relocated to a separate lot in 1937 and converted to a dwelling – the detached garage is shared by both properties and straddles the property line



SIDE ELEVATION – the 2-storey rear addition with stucco cladding was constructed after 1990



SIDE ELEVATION – segmentally arched window opening with a brick soldier arch – a modern vinyl window with a flat head has been installed



MAIN ELEVATION – arched window openings with a brick soldier arch and raised brick banding – modern vinyl windows have been installed in the arched masonry openings and the arch has been filled in with plywood



MAIN ELEVATION – modern vinyl window – the window frame and sill have been clad with aluminum



FRONT DOOR – a modern door has been installed but the original fanlight and sidelights are intact – the roof of the porch overlaps the top of the arch



FRONT ELEVATION – the porch has been carefully installed so that the raised brick banding is intact



FRONT PORCH – the porch was installed after 1990 – it is well designed with Classical detailing



FRONT ELEVATION



SIDE ELEVATION – this elevation faces Victoria Street and has the same raised brick banding as the main elevation – the elevation that faces the driveway is plainer, without any decorative brickwork – the top of the Credit Valley stone foundation is visible on this elevation – the metal fire escape was installed before 1990



SIDE ELEVATION – basement window with brick solder arch – rubble stone foundation



SIDE ELEVATION – transition from the older brick portion to the stucco addition



REAR ELEVATION – modern addition and deck



REAR ELEVATION – modern addition and deck



SIDE YARD – side yard on Victoria Street



REAR ELEVATION & BACK YARD



GARAGE – FRONT ELEVATION - frame garage with vinyl cladding



GARAGE – SIDE ELEVATION



GARAGE – INTERIOR – there is a partition wall down the center



GARAGE – INTERIOR – the roof framing appears to date from the early to mid-20<sup>th</sup> century



GARAGE – INTERIOR – later partition wall down the middle and original roof framing dating from the early to mid-20<sup>th</sup> century



GARAGE INTERIOR – poured concrete floor



INTERIOR Historic portion - original sidelights and fanlight transom – modern security door has been installed – modern ductwork partially covers the fanlight



INTERIOR Historic portion – front hall – original door trim and baseboard



INTERIOR Historic portion – 1<sup>st</sup> floor front room – original window trim



INTERIOR Historic portion – 1<sup>st</sup> floor front room – original window trim and paneled dado



INTERIOR Historic portion – 1<sup>st</sup> floor front room – original window trim



INTERIOR Historic portion – 1<sup>st</sup> floor front room – original window trim and paneled dado



INTERIOR Historic portion – 1<sup>st</sup> floor bathroom – original window trim with paneled dado



INTERIOR Historic portion – original turned newel post in 1<sup>st</sup> floor hall



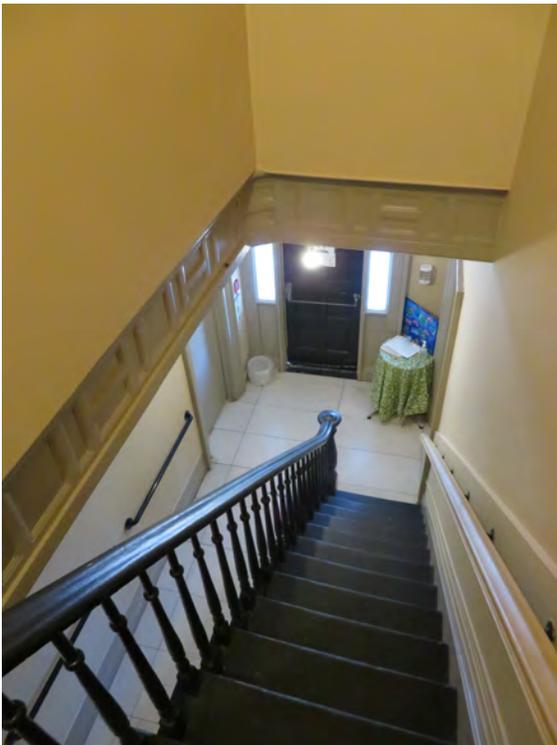
INTERIOR Historic portion – original stairs to 2<sup>nd</sup> floor with curved handrail and turned balusters



INTERIOR Historic portion – original stairs – paneled skirting board



INTERIOR Historic portion – original stairs to 2<sup>nd</sup> floor (landing has been enclosed and upper railing removed)



INTERIOR Historic portion – original staircase to 2<sup>nd</sup> floor, view down to the 1<sup>st</sup> floor hall



INTERIOR Historic portion - view to the kitchen in the modern addition



INTERIOR Historic portion - 1<sup>st</sup> floor bathroom – original door trim



IIINTERIOR Historic portion - view down the hall to the front door – original door trim



INTERIOR Historic portion - 1<sup>st</sup> floor bathroom – original door trim



INTERIOR Historic portion – 1<sup>st</sup> floor hall way and view into bedroom – original door and window trim



INTERIOR Modern addition – 1<sup>st</sup> floor dining room



INTERIOR Modern addition – 1<sup>st</sup> floor kitchen



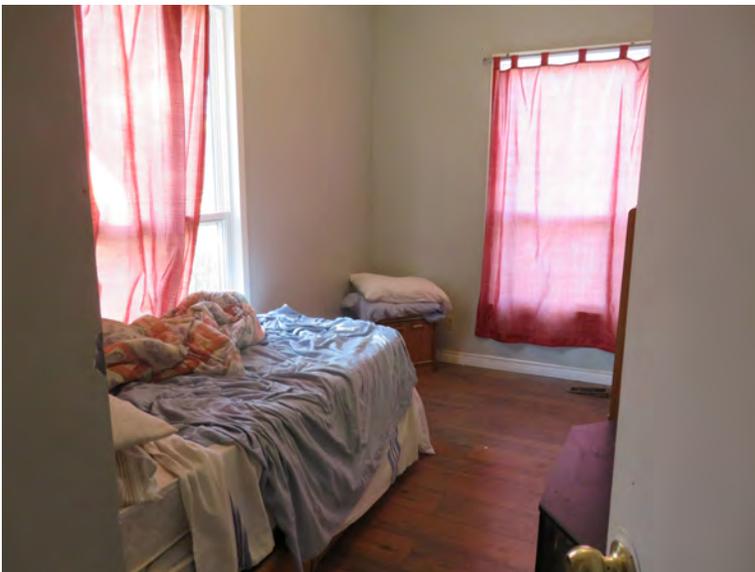
INTERIOR Historic portion – 2<sup>nd</sup> floor bedroom



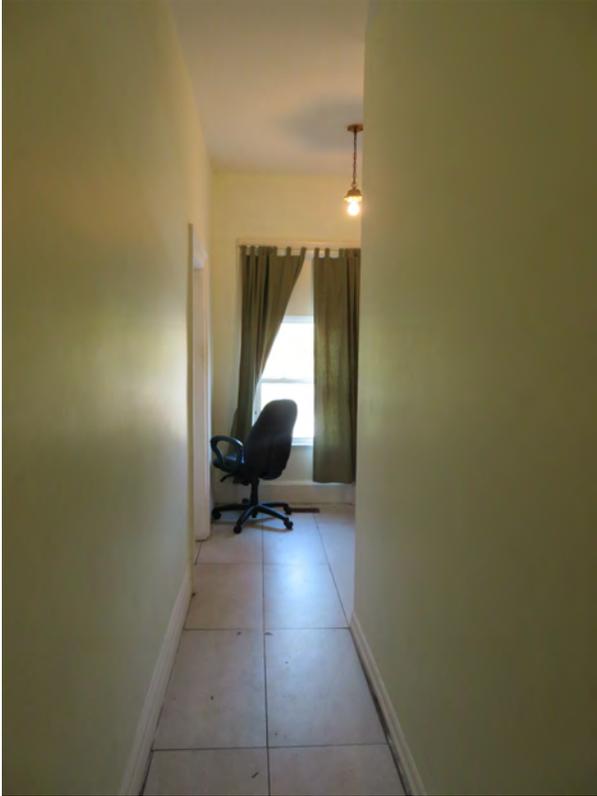
INTERIOR Historic portion – 2<sup>nd</sup> floor bedroom



INTERIOR Modern addition - 2<sup>nd</sup> floor hallway



INTERIOR Modern addition – 2<sup>nd</sup> floor bedroom



INTERIOR Modern addition – 2<sup>nd</sup> floor hallway



INTERIOR Modern addition – stairs to the 2<sup>nd</sup> floor



INTERIOR 1<sup>ST</sup> floor – kitchen 1



INTERIOR Modern addition – stairs to the basement



INTERIOR Modern addition basement – laundry room – concrete block foundation



INTERIOR Historic portion basement – furnace room – rubblestone foundation



BACK YARD



CONTEXT - ADJACENT DWELLING AT 19 THOMAS STREET – originally a stable located behind 25 Thomas Street - it was relocated and placed on a new concrete block foundation in 1937



CONTEXT – Victoria Street streetscape – 263 Victoria on the right - the back of 25 Thomas is visible on the left – the proposed development will link the two dwellings and fill in open space on Victoria Street

APPENDIX A: PHOTO DOCUMENTATION



FRONT ELEVATION – the porch is not original and probably dates from the early 20<sup>th</sup> century



DRIVEWAY – there is no garage



FRONT ENTRANCE – the porch is not original and was probably added in the early 20<sup>th</sup> century



FRONT DOOR – pilasters and transom probably predate the porch



FRONT ELEVATION – masonry issues above window



SIDE ELEVATION – foundation settlement and sheer cracks



SIDE ELEVATION – masonry condition issues



1-STOREY REAR ADDITION – to be demolished



1-STOREY REAR ADDITION – to be demolished



1-STOREY REAR ADDITION – to be demolished – masonry condition issues above the door



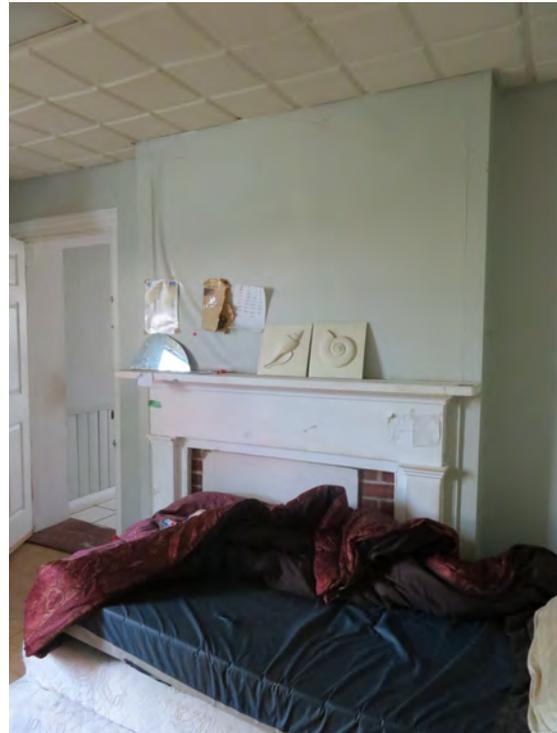
1-STOREY REAR ADDITION – to be demolished – door has been modified – window has been replaced – masonry condition issues above the window



INTERIOR - FRONT HALL – original wood trim and wood staircase is in poor condition



MAIN STAIRCASE – narrow staircase with a crude newel post – plain skirting board & tongue & groove paneling



1<sup>st</sup> floor HALLWAY & PARLOUR – wood doors with 4 panels are in poor condition - modern drop ceilings installed



1<sup>st</sup> floor FIREPLACE – small fireplace with a crude wood mantle



2<sup>nd</sup> floor BEDROOM – original wood trim is in poor condition



STAIRS TO BASEMENT – tongue and groove floorboards are thick, approx. 1"



BASEMENT – rubble stone foundation appears to have been underpinned – floor joists are widely spaced, approx. 24"



YARD – large back and side yards that will be built on



YARD – large back and side yards that will be built on

Paula Wubbenhorst <[paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca)>

10/21/2021, 9:16 AM

FW: 25 Thomas and 263 Victoria ... now this is interesting!

To Megan Hobson <[mhobson@bell.net](mailto:mhobson@bell.net)>

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**From:** Matthew Wilkinson <[history@heritagemississauga.org](mailto:history@heritagemississauga.org)>  
**Sent:** 2021/10/20 5:23 PM  
**To:** John Dunlop <[John.Dunlop@mississauga.ca](mailto:John.Dunlop@mississauga.ca)>  
**Cc:** Paula Wubbenhorst <[Paula.Wubbenhorst@mississauga.ca](mailto:Paula.Wubbenhorst@mississauga.ca)>  
**Subject:** 25 Thomas and 263 Victoria ... now this is interesting!

Hi John, Paula;

The buildings associated with 25 Thomas Street and 263 Victoria Street are part of the same historic lot – that is Lot 10, Block 1, of Streetsville Plan 4 (STR-4), which was registered on August 18, 1856.

James Paterson was the owner of the East Half of Lot 3, Concession 5, WHS prior to the subdivision under STR-4. Paterson sold Lot 10 of STR-4 to Adam Simpson on December 17, 1861 for \$1287 – a considerable sum at that time, perhaps indicating that a building was already present. This is supported by the following information. Also, Simpson was Paterson's son-in-law.

Jane and James Paterson's daughter, Margaret Paterson (1825-1885) married William Wylie (also recorded as Weylie and Wyllie) in 1850. In 1861 Margaret, who was widowed and with four children, remarried to Adam Simpson (1806-1881). They resided in the house at 263 Victoria, which according to one family history was built for Margaret and William Wylie in c1860: <http://frednix.weebly.com/third-generation-11-children-of-james-paterson.html>

Jane Agnes Wyllie (1850-1932), Adam's step-daughter, severed the property in 1888. The part of the lot fronting onto Thomas Street was purchased by Alberta and William Congdon – I am thinking that this connects with the property at 25 Thomas Street. We have no additional information at this time on the Congdon family. Jane Wyllie retained the property that is now 263 Victoria Street until 1926, when it was granted to Mrs. William Webster – who was her widowed sister Mary Isabella Wyllie (1855-1938).

In 1939 the property at 263 Victoria was sold by the executors of Mary Webster to Clara Steen, who in 1942 granted to the property to William Couse. In 1964 the property was granted to Alan Couse, and in 1977 it was granted to Annie Nancy Couse. In 1989 it was granted to Frank and Josephine Jaksa, which is the last entry listed in the online records for 263 Victoria. So, from at least 1861 until 1939 the property was with the Paterson-Simpson-Wyllie family, and from 1942 until 1989 it was in the Couse family.

Now back to 25 Thomas, which had been acquired by Alberta and William Congdon in 1888. In 1903 the property was sold to Aldis Cameron, who in turn sold it to Robert Graydon in 1909. Now this kind of gets interesting and complicated! Robert Graydon (1846-1920) was a notable figure in Streetsville, and a builder. My guess is that the house was likely built by the Congdon family, but it might be later. We certainly have information on the Graydon family. Anyway, Robert's daughter was Ena Myrtle May Graydon (1887-1961). Her first husband was Captain William Henry Clipperton (1886-1917), who was killed in the First World War. In 1926 Ena remarried to Wilfred Norman Atkinson.

Both the Clipperton and Atkinson families are well-known in Streetsville history, and there are living descendants today. So, this property connects to three significant Streetsville families in one short timeframe – Graydon-Clipperton-Atkinson. This is most interesting, and I previously had no knowledge of this house and its connections.

By 1945 the property is listed as being owned by Ena Atkinson, although there is no transaction listed as to when she acquired it from her father. In 1945 Ena severed the property, selling a portion to Abigail Sparling. In 1954 the remainder of the property was sold to Doris and Graydon Clipperton (Ena's son from her first marriage). It is unclear which of these transactions relate to 25 Thomas Street, and which may be in reference to the adjacent 19 Thomas Street. I would need more information on the most recent owner's names for 19 & 25 Thomas to try and connect the dots here. Happy to try if you can provide the names.

However, in short, I feel that both 25 Thomas and 263 Victoria have significant local interest in terms of past owners and both are most worthy of further documentation. From this, I do feel that 263 Victoria is likely the older of the two buildings, perhaps dating to c1861, while the building at 25 Thomas would likely date to between 1888 and 1909, depending on who might have built it. We might be able to uncover more on its construction by looking into the Graydon family further.

Anyway, hope this helps – it is a bit of a surface look, but there is certainly more that can be found.

Matthew.

## ***Matthew Wilkinson***

*Historian*

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*Village of Streetsville, Toronto Township.*

Ady Henry, carpenter  
 Anderson James, shoemaker  
 Armstrong Robert, shoemaker

Barber Brothers, cloth factory  
 Barnhart John, sr., agent  
 Barnhart John, jr., surgeon  
 Barnhart Noah, merchant  
 Barnhart Robert, merchant  
 Batice John, blacksmith  
 Brown Thomas, farmer  
 Buchanan Robert, blacksmith

Cady Daniel, tailor  
 Castor Hiram, farmer  
 Castor Richard, farmer  
 Castor Solomon, carpenter  
 Chenwith Thomas  
 Clappison David, merchant  
 Collins Barnet  
 Congdon William, bricklayer  
 Crozier John, innkeeper  
 Crumbie John, surgeon  
 Cuthbert Richard, shoemaker

Dady Martin, jr., tailor  
 Dady Martin, sr., tailor  
 Davidson Widow  
 Delong Robert, farmer  
 Devlin John & son, labourers  
 Dew John  
 Dove Robert

Edwards Richard, labourer  
 Elliott James, innkeeper  
 Embleton John, land agent  
 Evans Robert

Folwell Charles, miller  
 Folwell Joseph, farmer  
 Foster George  
 Foy Christopher

Gardner William, stone-mason  
 Glendenning James, jr. carpenter  
 Glendenning John, farmer  
 Glendenning Walter, chairmaker  
 Graham Isabella, widow  
 Graham William, framer  
 Graydon William, sr., bricklayer  
 Graydon William, jr., bricklayer  
 Green William, labourer

Hall James, farmer  
 Hawkins George, auctioneer  
 Herron Mary  
 Herron William, labourer  
 Hetherington Henry, labourer  
 Hopkins James  
 Hoddard Thomas, farmer  
 Hough John  
 Howard George, labourer  
 Howell Daniel, waggon-maker  
 Hutchison John, blacksmith  
 Hyde John, miller

Jewitt John, farmer

Kent Randall, cabinet-maker  
 Kearney John  
 Kerr William & Bros., merchants

Lefler Ira  
 Leslie Robert, carpenter  
 Lewis Jabez, shoemaker,  
 Lewis Richard, waggon-maker  
 Lighthouse Daniel  
 Lighthouse David, blacksmith  
 Lozier Oliver, bricklayer  
 Lynch Patrick

Madigan Patrick  
 Marshall John  
 Mitchell Robert  
 Morell Alfred

McBride William, farmer  
 McCulligan John  
 McDonald Michael  
 McGill Margaret, widow  
 McIntyre John, waggon-maker  
 McMaster John, merchant

Nicoll John

O'Neill Thomas

Pallister John & James, tailors  
 Parks Thomas G.  
 Paterson Thomas, merchant  
 Patterson John, jr., farmer  
 Patterson William H., merchant &  
 post-master  
 Perry John, merchant  
 Porter Alexander





*Wm. L. G. T. 1873*

DIRECTORY  
OF  
THE COUNTY OF PEEL.  
1873-4.

---

LIMITS OF THE COUNTY.

The County of Peel comprises the townships of Toronto, Toronto Gore, Chinguacousy, Caledon and Albion, with the incorporated villages of Brampton, in the Township of Chinguacousy, Streetsville, in Toronto, and Bolton, in Albion.

Although in extent one of the smallest counties of Ontario, it is not inferior to many in natural advantages. It lies on the north shore of Lake Ontario, with an excellent harbor, Port Credit, in the centre of its front. From Port Credit runs Hurontario Street in a north westerly direction through the centre of the Townships of Toronto, Chinguacousy and Caledon, to the north-west part of Caledon, near the village of Orangeville, and thence to the town of Collingwood on Lake Huron. With Lake Ontario in the front, the County is bounded on the East by the County of York, on the north by the Counties of Simcoe and Wellington, and on the west by the Counties of Wellington and Halton.

FIRST SETTLEMENT.

In giving a full description of the County of Peel, it would seem proper to give some account of its origin and first settlement, and in doing this it will be necessary to go back to the last century. The territory now comprising the County of Peel about eighty years ago formed part of a large district, which has, by a variety of changes, dwindled down to its present limits.

|  |                                    |
|--|------------------------------------|
| Springfield Knitting Mills, Edward Turner. | Turner, Edwin, Jun., Manufacturer. |
| Staggall, George, Pedler.                  | Turner, Elisha, Knitter.           |
| Taylor, Emerson, J. P., Postmaster.        | Turner, George, Knitter.           |
| Teeter, James, Farmer.                     | Turple, Duncan, Blacksmith.        |
| Turner, Edwin, Springfield Knitting Mills. | Weller, Elisha, Blacksmith.        |
|  | Woodruff, John, Carpenter.         |

### STANLEY'S MILLS.

A village on the "Sixth Line," in the Township of Chinguacousy, and Gore of Toronto. Distant from Brampton, 8 miles. Population about 100.

|   |                               |
|---|-------------------------------|
| Alderson, Wm., Farmer.                  | Dynes, Richard, Merchant.     |
| Balfour, James.                         | Evans, John, Tailor.          |
| Balfour, Sarah, Merchant.               | Flemming, Wilson, Farmer.     |
| Birbridge, John, Waggonmaker.           | Karr, John, Farmer.           |
| Blackburn, James, Innkeeper.            | McDonald, Benjamin, Farmer.   |
| Bouchier, James, Labourer.              | McDonald, Donald, Blacksmith. |
| Burrill, Christopher, J. P. Postmaster. | Oldfield, Henry, Labourer.    |
| Burrill, Wm. Thos., Miller.             | Purdon, Edward, Labourer.     |
| Clark, Leighton, Labourer.              | Saul, John, Millowner.        |
|   | Watkins, Wm., Miller.         |

### STREETSVILLE.

An incorporated village in the Township of Toronto, on the river Credit. This is the oldest village in the County. When the new survey of Toronto was surveyed in 1819, Mr. Timothy Street, who had the contract for the survey, selected this spot for a Town, and probably a better selection could not be made, he therefore procured the land and immediately proceeded to erect a Grist mill and Saw mill, and those were soon followed by other manufacturing and mercantile establishments, till Streetsville became the centre of trade for a large section of the County. It continued to thrive and improve until the railway times of 1856-7, when it got the go by as well as Cooksville. It is still, however, a very interesting town. It has excellent water powers which are used to much advantage by the enterprising firm of Gooderham & Worts. The Credit Valley Railway, now in the course of construction, will undoubtedly be of much value to Streetsville; and a few more years will probably see it a prosperous town. Distant from Brampton 10 miles; from Port Credit 7 miles; and from Toronto City 23 miles. Population in 1873, by Assessors' return, 617.

Streetsville erected the first Grammar School-house in the County of Peel.

## MUNICIPAL COUNCIL.

James Gooderham, Reeve; John Embleton, John Graydon, John C. Rutledge and Dr. Woods, Councillors; William J. Pinney, Clerk and Treasurer.

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| Aber, Edward, Labourer, Queen.             | Crombie, John. M.D., Queen.  |
| Allen, George, Tailor, Queen.              | Culligan, Mrs. Jane, Queen.  |
| Arcoat, Richard, Shoemaker, William.       | Cummins, Cornelius, Blacksmith.  |
| Atkinson, William, Queen.                  | Cunningham, Matthew, Tinsmith, Queen.                                    |
| Banford, Charles, Waggonmaker, Queen.      | Cunningham, William, Tinsmith, William.                                  |
| Banford, Charles, Carpenter, Queen.        | Dandy, Thomas, Painter, Ontario.   |
| Baptiste, John, Blacksmith, Pearl.         | Davidson, James, Mason, Queen.   |
| Bartley, John, Labourer, Queen.            | Douglas, Charles, M.D., Queen.   |
| Beatty, Robert, Merchant, Queen.           | Douglas, Mrs. Peter, Mill.   |
| Beavin, Thos. Labourer, Queen.             | Embleton, Jno., Merchant, Queen.   |
| Bell, Mrs., Ontario.                       | Embleton, William, Merchant, Thomas.                                     |
| Bennett, Sarah, Main.                      | Fawley, Thomas, Weaver, Mill.  |
| Bonham, Chas., Innkeeper, Main.            | Fitzgibbon, John, Labourer, Main.  |
| Bonham, James, Farmer, Ellen.              | Forster, Mrs. Anson, William.  |
| Bonham, John, Ellen.                       | Fulton, Mrs. Jane, Church.   |
| Brackesridge, Rev. James, Pres., Broadway. | Fulton, Joseph, Fuller, Church.  |
| Brookbank, Samuel, Carpenter, William.     | Gamble, Charles, Gigger, Queen.  |
| Brown, Charles, Photographer, Queen.       | Gill, Thomas, Stage Driver, Tannery.                                     |
| Brown, Mrs. John, Queen.                   | Glendinning, James, Carpenter, Thomas.                                   |
| Butcher, George, Baker, Queen.             | Glendinning, John, Farmer, Tannery.                                      |
| Cardinell, William, Labourer, Queen.       | Glendinning, William, Farmer, Broadway.                                  |
| Carrington, Thomas, Labourer, Ontario.     | Gooderham, James, of Gooderham & Worts, Merchants and Millowners, Queen. |
| Casler, George, Carpenter, Queen.          | Gourlay, David, Cabinet Maker, Queen.                                    |
| Casler, Robt., Blacksmith, Queen.          | Graydon, John, Builder, Queen.   |
| Cassels, Alice, Queen.                     | Graydon, Robert, Postmaster, Queen.                                      |
| Clark, Thos., Mechanic, Wyndham.           | Graydon, William, Shoemaker, Queen.                                      |
| Clegg, Wilman, Weaver, Thomas.             | Grimshaw, Thomas, Blacksmith, Queen.                                     |
| Congdon, Saml., Mason, Thomas.             | Hanna, William, Spinner, Queen.  |
| Congdon, Wm., Mason, Thomas.               |  |
| Cook, Mrs., Queen.                         |  |
| Cooper, James H., Farmer.                  |  |
| Cowan, Mrs. Jane, Queen.                   |  |
| Crombie, James, Teacher, Main.             |  |

- Handy, William, Builder, Queen.  
 Harris, Thos., Innkeeper, Queen.  
 Harris, Wm., Innkeeper, Queen.  
 Hawkins, George, Bailiff, Church.  
 Hawkins, Mrs., Church.  
 Heron, Mary, Main.  
 Hill, George, Labourer, Thomas.  
 Hill, Thos., Shoemaker, William.  
 Howard, George, Blacksmith, Queen.  
 Howard, Henry, Blacksmith, Queen.  
 Hoy, Archibald, Shoemaker, Main.  
 Irvine, Alexander, Insurance Agent, Queen.  
 Irwin, Robert, Potter, Queen.  
 Jones, John, Mason, Tannery.  
 Jones, Robert, Mason, Thomas.  
 Jones, Thomas, Mason, George.  
 Joyce, Samuel, Teacher, Queen.  
 Kenny, Jos. Blacksmith, Queen.  
 Kent, Nicholas, Carpenter, Queen.  
 Leslie, James, Labourer, Queen.  
 Leslie, William, Labourer, Queen.  
 Lewis, Jabez, Blacksmith, Queen.  
 Lewis, Leander, Stage Driver, Queen.  
 Mitchell, Margaret, Queen.  
 Mitchell, Mary Ann, Queen.  
 Montgomery, Richard, Waggon-maker, Queen.  
 Morrissey, Patrick, Labourer, Main.  
 Mullen, Mary Anne, Queen.  
 Murphy, Thomas, Queen.  
 McAuley, George, Teacher, Church.  
 McConville, James, Sen., Gentleman, Queen.  
 McConville, James, Jr., Gentleman, William.  
 McConville, Peter, Sawyer, Church.  
 McDonnell, Edward, Labourer, Wyndham.  
 McDonnell, Michael, Tailor, Wyndham.  
 McGill, David, Gardener, Thomas.
- McGill, Thomas, Gentleman, Queen.  
 McKeig, George, Blacksmith, Queen.  
 McKenzie, Wm., Dyer, Queen.  
 Neil, Mrs., Queen.  
 Obee, Henry, Tailor, Thomas.  
 Oliver, Robert, Saddler, Queen.  
 Pallister, Michael, Labourer, Main.  
 Paterson, Mrs. Agnes, Thomas.  
 Paterson, Mrs. James, Thomas.  
 Pinney, Wm., Clerk of Council, Queen.  
 Radding, Richard, Cutter, Queen.  
 Rich, Alfred, Gentleman, Victoria.  
 Rich, George, Gentleman, Queen.  
 Robinson, Thos., Butcher, Queen.  
 Robinson, Wm., Butcher, Queen.  
 Rutledge, Henry, Farmer, Queen.  
 Rutledge, John, Farmer, Queen.  
 Rutledge, Joseph, Farmer, John.  
 Simpson, Adam, Clerk, D. C., Victoria.  
 Spence, James, Clerk, Queen.  
 Starr, Rev. J. H., W. M., Queen.  
 Steen, Ephraim, Gent., Queen.  
 Stephens, Joynes, Waggonmaker, Tannery.  
 Sterling, James, Carpenter, Queen.  
 Street, Timothy, Innkeeper, Wyndham.  
 Taylor, Wm., Saddler, Queen.  
 Thomas, James, Labourer, Queen.  
 Thomson, John, Miller, Mill.  
 Travis, Mrs., Queen.  
 Tremble, John L., Queen.  
 Tremble, Sarah, Tannery.  
 Ward, Peter, Well-digger, Thos.  
 Webb, Wm., Clerk, Main.  
 Westney, Rev. W. S., B. A., Ch. Eng.  
 Wiggins, Samuel, Gent., Queen.  
 Williamson, Mrs. Queen.  
 Woods, James, M. B., Physician, Queen.  
 Zlatanich, John, Painter, Patrick.

Table with 25 columns: 1-5 (Family info), 6-10 (Personal info), 11-14 (Place of Birth), 15 (Religion), 16-17 (Profession), 18-20 (Economic info), 21-25 (Immigration info). Includes handwritten entries for families 58-63.

Table with 25 columns: 1-5 (Family info), 6-10 (Personal info), 11-14 (Place of Birth), 15 (Religion), 16-17 (Profession), 18-20 (Economic info), 21-25 (Immigration info). Includes handwritten entries for families 92-96.

SAFETY FILM

























