

IMPACT ASSESSMENT



FORMER ODD FELLOWS HALL

271 Queen Street South
STREETSVILLE, MISSISSAUGA

31 JAN 2020

MEGAN HOBSON

M.A. DIPL. HERITAGE CONSERVATION

Built Heritage Consultant

905.975-7080

mhobson@bell.net

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BACKGROUND & METHODOLOGY

This report was prepared by heritage consultant Megan Hobson for the owner of the former Odd Fellows Hall in Streetsville located at 271 Queen Street South in the village core. The owner is proposing to rehabilitate this historic building for a new use as a commercial space and small event rental hall.

The building was originally constructed in 1875 and is a protected heritage property that is Designated under Part IV of the *Ontario Heritage Act*. The building is currently vacant and is boarded up and in a dilapidated state. The Heritage Committee has reviewed and approved two previous approvals for this property that were submitted by previous owners in 2014 and 2016 but were not carried out. The current proposal includes conservation work that is consistent with recommendations in two previous *Heritage Impact Assessments* that were reviewed and approved by the Heritage Committee. The owner has met with heritage staff regarding the proposed alterations and the conservation requirements.

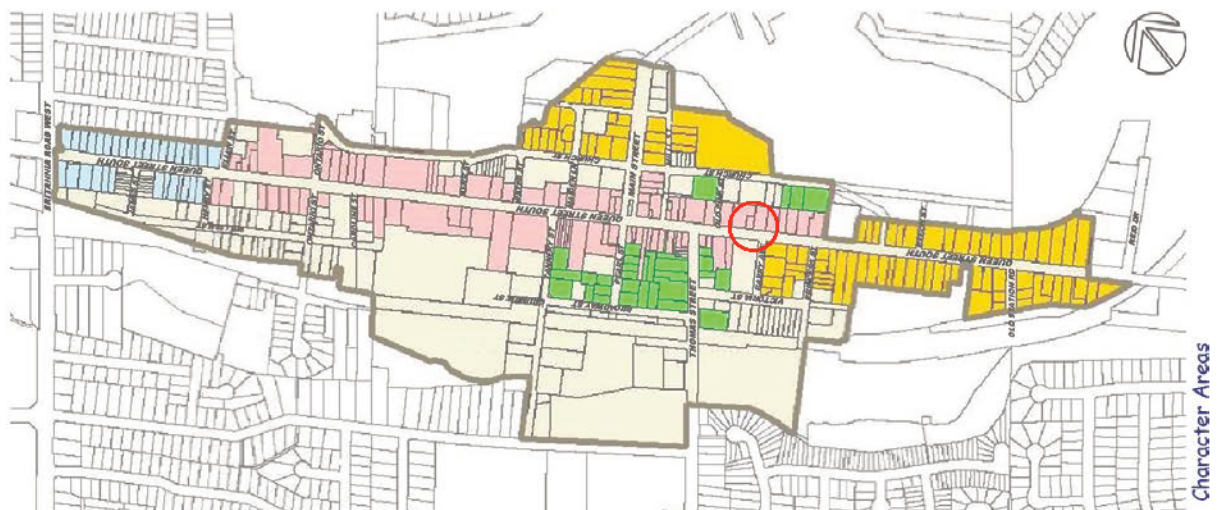
This *Heritage Impact Assessment* report has been prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments*.¹ Information in this report is based on extensive research and site investigation contained in two previous *Heritage Impact Assessments* by the author. Updated information about the current condition of the property was provided to the consultant by the owner and by Rick Matejlan who is the architectural designer retained by the owner. Updated photos of the current condition of the building are included as an appendix to this report. The owner has consulted with Walter Furlan of Walter Furlan Restoration regarding a strategy to retain and restore the original windows. Some preliminary investigation of the masonry issues has been done but a detailed scope of work has not yet been determined.

¹ Culture Division, *City of Mississauga Heritage Impact Assessment Terms of Reference*, (October 2015).

HERITAGE PLANNING CONTEXT

The subject property is a Designated Heritage Property protected under Part IV of the *Ontario Heritage Act* and City of Mississauga *By-law 122-83*. Mississauga's official planning policies support the Provincial Policy on cultural heritage resources which states that municipalities 'shall protect significant cultural heritage resources'. As a Designated Heritage property, a *Heritage Impact Assessment* is required for any significant alteration to the building on that property. This report must be prepared by a qualified heritage consultant and meet all requirements in *Terms of Reference for Heritage Impact Statements* prepared by the City of Mississauga. This report is reviewed by Heritage Planning Staff and the Municipal Heritage Committee and a recommendation is made to Council regarding the development proposal.

The subject property is located on the east side of Queen Street South in the historic core of Streetsville, a former village that is now part of the City of Mississauga. This is a special policy area subject to the *Historic Streetsville Design Guidelines* developed to ensure that any alterations to existing buildings or new developments will enhance the historic character of the area. This area contains a significant concentration of Designated and Listed 19th century buildings. Designated heritage properties located near the subject property include: Streetsville United Church (1875) which is directly opposite at 274 Queen Street, Franklin House (c. 1850) which is located one lot over to the north at 263-65, and St. Andrew's Presbyterian Church (1868) located a short distance to the south at 295 Queen Street South.



PLANNING CONTEXT: Special Policy Area; Historic Streetsville Character Areas Map

LOCATION AND SURROUNDINGS

The subject property is located on the east side of Queen Street South just south of the main commercial hub of Streetsville centered around the intersection of Main and Queen. The village is located between the Credit River and the former Credit Valley Railway line now operated by Go Transit.

Streetsville was named after Timothy Street (1777-1848) a prominent early citizen and landowner. The subject property is located on a village lot subdivided by Timothy Street (a relative) in 1856 and transferred to the Independent Order of Odd Fellows in 1875.

Queen Street is a busy commercial strip lined with small-scale buildings containing a range of businesses and services. This area is subject to the *Historic Streetsville Design Guidelines* intended to preserve the scale and character of the streetscape. The 19th century streetscape is still clearly legible. The subject property has been identified as a Landmark Building in this streetscape.

The subject property is located on a lot that is significantly larger than those associated with other commercial properties in the historic core and the building fills the entire site. It is similar in scale to lots just south of core that contain buildings associated with religious or institutional uses. Like other commercial properties on Queen Street it is close to the street and does not have onsite parking.



AERIAL VIEW: 271 Queen Street South, Streetsville

Nearby Designated heritage properties: 1. Streetsville United Church (1875), 274 Queen Street South, 2. Franklin House (c. 1850), 263-65 Queen Street South, 3. St. Andrew's Presbyterian Church (1868), 295 Queen Street South.

SITE DESCRIPTION (SEE APPENDIX A: SITE PHOTOS)



STREETSCAPE: 271 Queen Street South, Streetsville

The subject property contains a large red brick building originally constructed in 1875 by Lodge No. 122 of the Independent Order of Odd Fellows (IOOF). The main façade is oriented to Queen Street South and consists of a three-bay symmetrical façade with an arched main entrance flanked by very tall round arched windows. There is a large double window on the 2nd floor above the main entrance with tall round arched windows on either side. The main entrance is recessed slightly in a decorative brick arch. The upper floor windows are recessed slightly in brick piers and have decorative brick paneling below the sills.

The foundation is rubble stone and the exterior walls consist of 4 layers of brick laid in common bond. The brick is a soft red clay brick, probably produced locally c. 1875 when the building was originally constructed. Some older 4 over 4 wood sash windows survive and there are also some recent replacements and modern metal doors. The basement windows on the rear façade have been bricked in. The brick is generally sound but there are localized areas that require repair and repointing. Corbelled brick details at the corners of the roof and the four brick chimneys are in poor condition. The chimneys have been parged with a cementitious material. The original cornice has been removed and there is a simple capped brick parapet wall on the front with a shallow sloped gable roof behind.

There are no other structures on the property and the building fills most of the lot. The street frontage is very narrow. There is a one and a half brick commercial building to the north, an empty lot to the south. The lot backs onto the rear of lots fronting on Church Street. There is a loading dock at the rear of the south side elevation.

The interior contains two double-height floors and a small loft at the back. There is an unfinished basement under a small portion of the building towards the back. The interior has

been completely gutted by previous owners. Remnants of the original plaster has survived on the exterior walls on the ground floor but large areas are missing. The plaster is approximately $\frac{3}{4}$ inch thick and is applied directly to the brick with no lathe. There is no plaster on the lower portion of the wall suggesting there may have been wood paneling here that has been removed.

The ground floor is one large space with no partition walls. The floors had narrow pine boards 2 ins wide and $\frac{3}{4}$ in thick but they are in very poor condition and are not salvageable. An area at the back that originally contained a stage now has no floor. The basement below the stage area is exposed and a sump pump has been installed to drain rainwater that collects here because of an opening in the foundation at grade level.

The ground floor ceiling is exposed and there are 3 modern steel I-beams that go through the exterior masonry walls from side to side. In addition, there are 2 original cast iron columns supporting 2 original wood beams that run from the front to the back of the building that are supported on the exterior masonry walls.

The second floor was previously divided into 3 rooms but all of the partition walls have been removed. The plaster ceiling has been removed and the wooden roof timbers and joists are now exposed. The wood floors have boards of varying widths from 5-8 inches. They are in very poor condition and are not salvageable. There are remnants of original millwork around a few windows.

The loft is a small dry-walled room with a modern sliding glass door to the roof. The original timber roof framing has been left exposed.

HISTORICAL CONTEXT

Streetsville, located in the southeast corner of Peel County, was at one time considered the 'Queen of the County'. Streetsville reached its height of prosperity in the 1850s. This prosperity waned slightly when the town was by-passed by the Great Western Railway and Grand Trunk Railway lines in the late 1850s when Brampton rose to prominence in the County. The opening of the Credit Valley Railway (CVR) line through Streetsville in 1879 brought renewed prosperity to the town. The Odd Fellows Hall was constructed in this period of renewed prosperity.

The Independent Order of Odd Fellows (IOOF) was a fraternal society that originated in Britain. The first lodge in Canada was founded in Montreal in 1843. The first Lodge in Canada West was in Belleville, founded in 1845. Following that, lodges were established in many towns in Ontario and in 1855 the Grand Lodge of Canada West was formed. Initially the Grand Lodge had 12 local Lodges in its jurisdiction but by 1923 there were over four hundred.

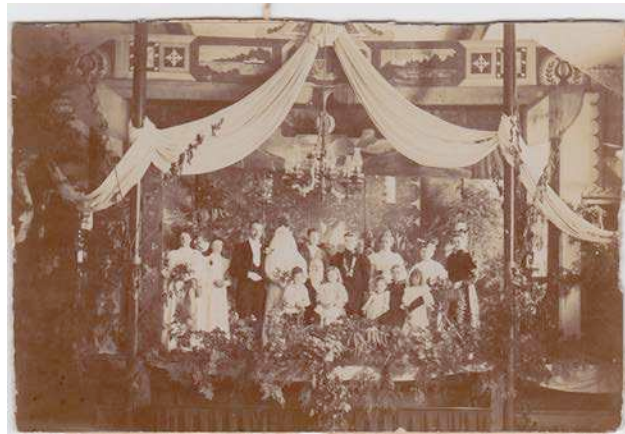
The Streetsville Lodge was founded in 1847 and was therefore one of the earliest Odd Fellow lodges in Ontario and one of the earliest fraternal societies founded in Streetsville and perhaps Peel Township.

Land records indicate that a large lot in the Village that belonged to Timothy Street was transferred to the Odd Fellows Society in 1875 for a small sum of \$1.00. The Odd Fellows

constructed a large brick building that contained a large public assembly hall on the main floor and a lavish meeting room for the Odd Fellows' on the upper floor. Another large room on the upper floor was used by the Farmers' and Mechanics' Institute as a library and reading room. This collection formed the basis of the Streetsville Library and was housed here until 1902 when the Streetsville Public Library moved to its own premises.

The Odd Fellows Society was comprised of members of the professional, commercial and social elite and supported various charitable organizations that benefited poor and working class people in the community. One of the principal goals of the organization was to further public education. The public hall on the main floor served as a social, educational and cultural center for the community for many years. Various types of community events were held here including lectures, concerts, plays, dances and banquets.

The Odd Fellows sold the hall in 1972. Subsequent owners converted it for commercial uses and removed many original features.



HISTORIC PHOTOS: The exterior of the Odd Fellows Hall c. 1920 and an undated photo showing a theatrical production on the main floor stage.



20th CENTURY: Unsympathetic alterations and conversion to commercial use.

The chart below provides a brief chronology of the subject property:

DATE	EVENT
1822	Crown Grant of 200 acres (Lot 3, Concession 4, Township of Toronto) to William Lindsay.
1822	William Lindsay sells 100 acres to Timothy Street
1843	Independent Order of Odd Fellows (IOOF) is introduced into British North America
1847	Streetsville establishes Lodge no. 122 of the IOOF
1855	IOOF establishes the Grand Lodge of Canada West
1856	Timothy Street Registers a Plan for Building Lots in Streetsville (STR-3) Annotation on the plan reads; "N.B. This property is composed of part of Lot No. 3 (West half of same) in the 4 th Concession West of Hurontario Street Toronto Tp." 271 Queen Street West is identified on this plan as Lot no. 21. There is a blacksmith shop on the adjacent lot to the south. The plan covers an area between Queen and Church Street from Pine Street east to the division line between Lots 2 and 3. There are 49 building lots of various sizes on the plan. Lot no. 21 (271 Queen Street South) is one of the larger lots.
1876	Lot 21 (271 Queen Street South) is sold by Bennet Franklin et ux to Charles Douglas et al. (There is no record of a transfer from Timothy Street to Bennet Franklin at the Registry Office).
1877	Lot 21 (271 Queen Street South) is sold by Charles Douglas et al. to the Odd Fellows Society for \$1.00. The Odd Fellows finance construction of a large two-storey brick hall that contains a public assembly hall on the first floor and a lavish meeting room on the 2 nd floor. The Streetsville lodge is identified as Lodge No. 122 of the Independent Order of Odd Fellows.
1877	The Farmers' and Mechanics' Institute (est. 1858) moves into the Odd Fellows' Hall and occupies a large room on the 2 nd floor that served as a library and reading room until 1902. This was Streetsville's first public library.
1877	The River Park Masonic Lodge holds its meetings in the Odd Fellow's meeting room.
1902	Streetsville Library (formerly the Farmers' and Mechanic's Institute) moves out of the Odd Fellows' Hall into its own premises on land purchased from the Cunningham family.
1972	The Odd Fellows' Hall is sold by the IOOF to Susan C. Campbell.
1972	River Park Masonic Lodge that had met in the Odd Fellows' Hall since 1877 moves to new premises.
?	The Odd Fellows' Hall is converted for commercial uses. Subsequent owners make various changes to the building including; removal of architectural features from the facade such as the cornice and roofline ornaments and other stone elements, removal of the gabled architrave over the double windows on the 2 nd floor, application of commercial cladding and glazing on the ground floor, painting of the masonry on the front façade, removal of original wood sash and wood panel doors including the front door, inappropriate masonry repairs
1983	Designation under Part Iv of the Ontario Heritage Act by Corporation of the City of Mississauga By-Law 122-83 for its architectural and historical value.

HERITAGE VALUE (SEE APPENDIX B: DESIGNATION BY-LAW 122-83)

Heritage values associated with 271 Queen Street South identified by the City of Mississauga in By-law 122-83 are contextual. (See Appendix B) Schedule A of the By-law contains a 'Short Statement of the Reasons for Designation';

Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent façade further enhance the structure's placement in the historic core.

The subject property meets criteria for designation under Ontario Regulation 09/06; Criteria for Determining Cultural Heritage Value or Interest in the following ways:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

271 Queen Street South is a representative example of the type of building built by fraternal societies in Ontario in the last quarter of the 19th century when these societies were at the height of their influence. Due to the fact that many of its original exterior and interior features have been removed, it can not be considered a good example. It displays a moderately high degree of craftsmanship in terms of its exterior brick work and interior plaster work. It demonstrates a moderate degree of technical achievement in terms of the large open-span interior spaces achieved through thick masonry walls and timber framing in order to accommodate large public assemblies.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

271 Queen Street South is associated with the Independent Order of Odd Fellows (IOOF), specifically Streetsville Lodge No. 122 founded in 1847 and is one of the earliest lodges in Ontario. The Streetsville Lodge is significant to the history of Mississauga because it is an example of a private fraternal societies established by local elites to provide charitable services and free public education to working class people before public institutions were well established. The physical fabric of this structure yields information that contributes to an understanding of the community and its culture because it is a large and well constructed assembly hall built and financed by private citizens for public use to benefit the community. In its original state it had an exotic and eclectic architectural style that is associated with the IOOF. Its architectural character is now somewhat diminished due to the removal of many original features including the cornice and other embellishments on the main facade. It was likely designed by a local builder or a member of the lodge but this person has not been identified as of yet. It may be associated with a particular architect, artist, builder, designer or theorist who is significant to the community. It is similar to halls built in the 1870s by fraternal orders in small towns across Ontario.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

271 Queen Street South has significant contextual value as a component of the historic core of Streetsville. Individually it has considerable importance in defining the character of the area because of its scale, its eclectic High Victorian style and its use of locally produced red brick. This has been somewhat diminished by the removal of original exterior features, specifically the elaborate cornice and finials on the roofline and stone decorative details on the main façade. It is a landmark building that occupies a prominent position on Queen Street South in the historic core of Streetsville. It is part of a significant concentration of built heritage resources dating from the mid to late 19th century when Streetsville was a prosperous village in Peel County.

In conclusion, the subject property meets criteria for individual Designation under Part IV of the Heritage Act.

PROPOSED ALTERATIONS (SEE APPENDIX C: ARCHITECTURAL DRAWINGS)

The proposed alterations will have beneficial impacts. The following conservation work is being proposed:

- Repairs to the existing wood windows
- Repairs to the masonry including the stone foundation, exterior brick walls, and brick chimneys
- Brick cleaning to remove paint on the exterior of the building
- Removal of inappropriate metal doors at the front entrance
- Restoration of the original wood doors shown in historic photos

The interior of the building has been completely gutted by previous owners. New services, drywall and flooring will be installed throughout the building. There is currently no operational heating or cooling system so a new HVAC system will be installed. It is anticipated that two mechanical units will be installed, one in the basement and one in the loft area at the rear of the building.

CONSERVATION STRATEGY

The conservation strategy is to stabilize and repair the masonry, restore the wood windows and rehabilitate the interior. This approach is a 'good fit' because it is a low impact approach that will not require any major changes to the surviving historic fabric and will facilitate the reuse of this building.

Given the poor condition of the building, the lack of original interior elements and its status as a landmark building that contributes to the historic character of Streetsville, the proposed changes will be beneficial to the historic building and its historic context and it will make a significant contribution to the economic and social vitality of Streetsville.

CONSERVATION PLAN

Masonry Repairs

An experienced heritage masonry contractor will be retained to provide a more detailed scope of work. Further details will be reviewed by the heritage consultant and provided to heritage staff for final approval to ensure that all new work is compatible.

Masonry Cleaning

An experienced heritage masonry contractor will be retained to provided more details regarding the most appropriate non-abrasive cleaning method. Further details will be reviewed by the heritage consultant and provided to heritage staff for final approval to ensure that all new work is compatible



Doors



The metal doors at the front entrance will be replaced with more appropriate wood doors based on historic photos. Details are provided on the attached drawings by SMDA.

Windows

An experience heritage window expert will be retained to restore the original wood windows. If new windows are installed they will match the historic windows. Further details will be reviewed by the heritage consultant and provided to heritage staff for final approval to ensure that all new work is compatible. Walter Furlan of Walter Furlan Restoration, who is a heritage window expert, has inspected the windows and proposed to remove one window at a time and restore it in his workshop in Hamilton.

Table 1.0 RECOMMENDATIONS FOR PROPOSED CONSERVATION WORK

PROPOSED UNDERTAKING	IMAGE	RECOMMENDATIONS
<p>MASONRY REPAIRS</p> <ul style="list-style-type: none"> selective repairs and re-pointing throughout, as required, original fabric will be preserved, new work will match old. 		<ul style="list-style-type: none"> Work to be carried out by an experienced heritage mason. Samples of replacement brick and new mortar to be provided to staff for final approval.
<p>SELECTIVE MASONRY REPLACEMENT</p> <ul style="list-style-type: none"> remove new brick around window opening on the main façade that was repaired by a previous owner replace with salvaged brick to match original 		<ul style="list-style-type: none"> Work to be carried out by an experienced heritage mason Samples of replacement brick and new mortar and replacement brick to be provided to staff for final approval.
<p>MASONRY CLEANING</p> <ul style="list-style-type: none"> remove non-historic paint coatings on the main façade 		<ul style="list-style-type: none"> Use a non-abrasive cleaning method Work to be carried out by an experienced heritage brick cleaning expert. Test patches to be carried with various cleaning methods to determine most appropriate cleaning method

		<ul style="list-style-type: none"> • <i>Samples and details to be provided to heritage staff for final approval.</i>
<p>WINDOW REPAIRS</p> <ul style="list-style-type: none"> • restore the original wood sash windows 		<ul style="list-style-type: none"> • <i>Work to be carried out by an experience heritage window expert.</i> • <i>A detailed condition assessment and recommendation from a heritage window expert should be provided to staff if any window replacements are required.</i>
<p>CHIMNEY STABLIZATION</p> <ul style="list-style-type: none"> • stabilize the chimneys and carry out repairs if necessary 		<ul style="list-style-type: none"> • <i>Carry out further investigation to determine if the chimneys can be stabilized or require rebuilding.</i> • <i>If rebuilding is required, new work should match the existing.</i>

CONCLUSION

This property has sat vacant for several years and is unheated and continues to deteriorate. There are holes in the foundation and the interior has been gutted. In order to ensure the conservation of this building it is imperative that a new use be found before further and non-reversible deterioration occurs. The proposed alterations represent an opportunity to restore the historic façade and rehabilitate the interior space to modern standards. It is therefore recommended that the city approve the proposed development for 271 Queen Street South since it will allow conservation of this landmark heritage building, contribute to the economic vitality of the Historic Streetsville area, and visually enhance the streetscape.

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 9 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 for the Study of Architecture in Canada* and the *Canadian Historical Review*.

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Archives & Collections

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APPENDIX A: PHOTOS



EXTERIOR – front elevation



EXTERIOR – side elevation



EXTERIOR – rear elevation



EXTERIOR – side elevation



EXTERIOR – brick masonry



EXTERIOR – rubble stone foundation



INTERIOR – 1st FLOOR – 2 cast iron columns are original



INTERIOR – 1st FLOOR



INTERIOR – 1st FLOOR



INTERIOR – 1st FLOOR



INTERIOR – 2nd FLOOR



FOUNDATION – existing basement at the back of the building



FOUNDATION – preliminary investigation of the footings

Appendix B: Reasons for Designation (City of Mississauga By-law no. 122-83)

SCHEDULE 'A' TO BY-LAW 122-83

SHORT STATEMENT OF THE REASONS FOR
THE PROPOSED DESIGNATION

Contextually, the building built in 1875, is a landmark building in the historic streetscape of Streetsville's main commercial thoroughfare. The height and prominent facade further enhance the structure's placement in the historic core.