

**“Hancock Woodlands”
2151 Camilla Road,
Mississauga**

**Cultural Heritage Assessment
and
Heritage Impact Statement**



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Landplan

TABLE of CONTENTS

1.0	INTRODUCTION	1
2.0	SUMMARY STATEMENT with RECOMMENDATION	4
3.0	CONTEXTUAL VALUE	6
3.1	Contextual Value: Cooksville	8
3.2	Contextual Value: Typology	18
4.0	HISTORICAL / ASSOCIATIVE VALUE	30
5.0	DESIGN / PHYSICAL VALUE	52
5.1	Woodland Nurseries Sign	53
5.2	Laneway Entrance.....	54
5.3	Rural-style Mailbox on Laneway	57
5.4	Cold Frames	58
5.5	Office	60
5.6	Header House with Three Appended Greenhouses	66
5.7	Storage Shed	68
5.8	Shade and Lath Houses.....	70
5.9	Nursery Rows	71
5.10	Woodland Garden	74
5.11	Heritage Drive.....	80
5.12	The House	83
5.13	House on the Hill	92
5.14	Marjorie Hancock House	97
6.0	A CULTURAL HERITAGE LANDSCAPE.....	109
6.1	<i>Ontario Heritage Toolkit</i>	109
6.2	<i>Provincial Policy Statement, 2005 – (PPS, 2005)</i>	109
6.3	Draft Cultural Landscape Criteria.....	111
6.4	Types of Cultural Heritage Landscapes	113
7.0	CONSERVATION PRINCIPLES and APPLICATION	114
7.1	Next Steps for the City of Mississauga.....	117
8.0	REFERENCES	119
9.0	QUALIFICATIONS of the CONSULTANTS	121

Photographs taken by the authors in June 2010 unless otherwise attributed.

1.0 INTRODUCTION

The goal of this Cultural Heritage Assessment and Heritage Impact Statement for “Hancock Woodlands” is contained in the *Statement of Work, “Proposal for consulting services”, Cultural Heritage Assessment and Heritage Impact Statement, ‘Hancock Woodlands’ 2151 Camilla Road, Mississauga ON, L5A 2K1*, namely:

The City of Mississauga (the “City”) requires the completion of a Cultural Heritage Assessment to determine if the woodlot merits designation under the Ontario Heritage Act. The City also requires a Heritage Impact Statement regarding the proposed demolition of several buildings on another portion of the property.¹

This report provides a Cultural Heritage Assessment / Evaluation for design / physical value, historical / associative value and contextual value in accordance with the *Ontario Heritage Act* Ontario Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest”. The report also contains a Heritage Impact Statement with regard to the proposal by the City to demolish the three buildings.

The consultants’ first contact with the property and family members during the course of the project resulted in the scope of the project being considerably enlarged to account for the relationship of the five related parts of the original lot purchased by Leslie and Dorothy Hancock. Rather than consider the three Hancock residences simply as context, these properties were examined in greater detail. Similarly, the nursery buildings, growing areas, and landscape of the operation proved to be worthy of more extensive examination, resulting in a study that incorporates the features of the entire Hancock Woodlands property.

The entire property is listed in the City’s Heritage Register “Hancock Woodlands (not yet named P-508)”. In 2005 through the Ontario Heritage Trust Heritage Community Recognition Program, Marjorie, Don and Macklin Hancock were presented certificates and achievement pins for Natural Heritage, ‘Hancock Woodlands’.²

The property has been continuously occupied by members of the Hancock family since 1930, starting with Dorothy and Leslie Hancock and two of their children, Macklin and Don. Family members continue to occupy three residences at Hancock Woodlands. The family has had a strong and lasting impact on Mississauga and beyond, in the horticultural industry, as well as in landscape architecture and in urban planning.

The people and the place prove to be inseparable in our review of the property. Leslie Hancock was a renowned horticulturist, an expert breeder and grower of rhododendrons and azaleas as well as other ornamental plants. He was a conservationist, a teacher, a politician, and holder of the Military Cross for heroism. His three children, Macklin, Don and Marjorie have been involved with Hancock Woodlands

¹ City of Mississauga, *Statement of Work, “Proposal for consulting services”, Cultural Heritage Assessment and Heritage Impact Statement, ‘Hancock Woodlands’ 2151 Camilla Road, Mississauga ON, L5A 2K1*

² Session 20, Minutes, City of Mississauga Council, Wednesday, September 27, 2006

for most of their lives. His son Macklin³ was perhaps Canada's most respected landscape architect and town planner. As a young man, Mack was selected by brewery magnate E.P. Taylor to design Don Mills. He was founder and president of Canada's first interdisciplinary firm⁴ of landscape architects, planners, architects, engineers, sociologists and other professionals. In 2003, the City of Toronto dedicated a park, 'Macklin Hancock Park' at Don Mills Road and Lawrence Avenue to Mack. He also received an Honourary Doctorate from the University of Guelph in 2002, the 'Order of Ontario' in 2003, the Canadian Society of Landscape Architects 'Lifetime Achievement Award' in 2009, and numerous other honours. As well as his work at Woodland Nurseries, Don founded and operated a successful landscape architectural practice and nursery in nearby Hornby, Ontario. He is a Director of the Mississauga Heritage Foundation. As partner and general manager of Woodland Nurseries, Marjorie spent more than 35 years in the family-owned business, many dedicated to the propagation and promotion of rhododendrons. She has written and spoken extensively on the subject. Hancock Woodlands is the home base from which these talented, creative, conservation-minded people worked and remains the home of the Hancock family.

This Study was conducted by Heritage Consultant, Dan Chalykoff and Owen Scott of The Landplan Collaborative Ltd. Hancock Woodlands is of special interest to Mr. Scott as he was acquainted with the late Leslie Hancock who taught his late father at university in the 1930s, and he worked with all three Hancock children, Mack, Don and Marjorie, in the 1960s and 1970s.

The authors wish to thank Grace, Marjorie and Don Hancock for their gracious and generous donation of time, for the extensive collection of digitized photographs, and for being such stalwart stewards of Hancock Woodlands for most of their lives.

*"These woods have been well loved, well tended by some who came before me, and my affection has been no less than theirs. The generations of trees have been my care, my comforters. Their companionship has often brought me peace."*⁵

Lady Gregory, Coole, 1931

D. R. CHALYKOFF HERITAGE CONSULTANT

THE LANDPLAN COLLABORATIVE LTD.



Daniel R. Chalykoff, CAHP

Owen R. Scott, OALA, FCSLA, CAHP

³ Upon completion of the first draft of this report, Macklin Hancock died. His obituary is found on page 3

⁴ Project Planning Associates Limited

⁵ <http://www.coolepark.ie/briefhistory/index.html>

Obituary: HANCOCK, Macklin Leslie - On Tuesday, September 14, 2010, at the Dorothy Macham Veterans' Home, Sunnybrook Hospital, Toronto. Survived by his beloved wife, Grace Fraser Hancock. Much loved and will be missed by children Carol (John Little), Kathryn, Deborah (Les Johnston), Fraser (Adele Lane), Donald (Martha) and David; grandchildren Anna (Nao Nasu), Alexandra (Rob Walton) and James Little, Lara Jimenez (Kriss Lake) and Karl Kovacs, Grant (Dayl Booth), Julie (Lee Beaver) and Lindsey (Terry Welsh) Hancock, and Christa Hancock (Kyle Falkins) and Jennifer (Rick Jarvis); and great-grandchildren Lorne, Cole, Nathan, Grace and Evan. He also leaves his brother Donald and sister Marjorie, sisters-in-law Lenore Bartlett and Karol (Robert) Thomson, brother-in-law Donald (Maureen) Fraser and many nieces and nephews. Predeceased by his parents and brother-in-law Brock Bartlett. Born in 1925 in Nanjing, China to Dorothy Macklin and Leslie Hancock, Macklin was raised and lived most of his life at Woodland Nurseries in Mississauga, Ontario. He was educated at junior and high schools in Port Credit, Ontario, the University of Toronto (Ontario Agricultural College, now University of Guelph) and Harvard University. A landscape architect and town planner, Macklin was a member of the team that designed Don Mills, and one of the founding members and President of Project Planning Associates Limited, Toronto. He was a Pilot and Veteran of World War II. The Hancock family wishes to express deep gratitude to the staff of the Dorothy Macham Home for the care given to Macklin during his final year.

Published in the *Toronto Star* on September 18, 2010

2.0 SUMMARY STATEMENT with RECOMMENDATION



2.01 Property Description

from: Plan of Survey, Part of Lots 7 & 8, Registered Plan B-27, David B. Searles Surveying Ltd. October 2, 2009

There are five parcels of land comprising the property investigated (figure 2.01). The City property which is the subject of the terms of reference is 2151 Camilla Road and comprises 2 of the parcels, the woodlot and the nursery. A *...Cultural Heritage Assessment to determine if the woodlot merits designation under the Ontario Heritage Act...* was requested.. After researching, analyzing, and reviewing the contextual, historical / associative, and design / physical values; interviewing principals involved, and reviewing extensive documentation, after multiple site visits, **the simple answer to this is yes, the woodlot merits designation under Part IV of the Act. In fact, the entire property purchased by the City (woodlot and nursery) merits designation.**

...The City also requires a Heritage Impact Statement regarding the proposed demolition of several buildings on another portion of the property ... The short answer to this is demolition, of any of the resources found on the Hancock Woodlands is *discouraged in the strongest possible terms*. There are other preferred options to demolition. This is elaborated upon in the report.

Although the reasons for these recommendations form the body of this Study, a brief summary is provided.

From the outset the consultants had difficulty separating the two lots acquired by the City of Mississauga (woodlot and nursery) from the three contiguous lots still owned and occupied by members of the Hancock family (House, House on the Hill, Marjorie Hancock House). In short the story of the Hancock Woodlands is as strongly woven into the three peripheral properties as it is sown into the very soil of the woodlot and the nursery. Thus, the scope of the project was considerably enlarged to account for the relationship of the five related parts of the original lot settled by Dorothy and Leslie Hancock in 1930-1931 and deeded to Dorothy M. and Marcus L. Hancock, 11 May 1932. (Fig. 4.01)

Both the contextual and historical analyses point strongly toward genuine uniqueness: for Cooksville, for Mississauga, and for Ontario the existence of a recently thriving nursery and protected woodlot / garden, surrounded by the three family-built homes of those who created and worked these resources for most of the twentieth century, is unprecedented. Typologically the existence and relationship of the three main parts (nursery, woodlot, homes) strains the bounds of neat classification: the property is between or akin to a rural English estate and a Canadian family farm.

With respect to design / physical values almost every part of the nursery operation is still in existence and easily recognized and repaired. A cursory initial listing of heritage resources and their attributes is included but a deeper, more thorough, analysis is still required as a formal listing of attributes was not within the present scope of work. In conclusion, the design / physical cultural heritage value of the built elements is considered very high with an emphasis being placed on the integral relationship of the individual resources as part of a much greater whole. With any unconsidered, insensitive removal, alteration, or demolition, the whole is irreparably shattered. This is a critical time for the conservation of a unique site.

In terms of legislative options for conservation and protection of the Hancock Woodlands there are three possible routes:

- 1) individual Part IV designation under the *Ontario Heritage Act* of each of the four subject properties (Woodlot and Nursery, House, House on the Hill, and Marjorie Hancock House); or
- 2) a blanket protection of all four properties as a cultural heritage landscape⁶, also under Part IV of the *Act*; or
- 3) a blanket protection of all four properties as a cultural heritage landscape under Part V of the *Act* as a Heritage Conservation District⁷.

The research and interpretation of these lands from the very earliest investigation showed the parts to be distinct members of a greater inter-related system. Whatever protection choice is made, this should be paramount.

It is recommended that the City-owned property at 2151 Camilla Road be designated under Part IV of the *Ontario Heritage Act*.

It is also recommended that consideration be given to either individual Part IV designations of each of the other Hancock properties, (2171 and 2179 Camilla Road and 2182 Corsair Road), and / or designation of all four properties as a Heritage Conservation District under Part V of the *Act*.

⁶ *Cultural Heritage Landscapes - A cultural heritage landscape can be designated as a unit under section 29 or protected as part of a larger heritage conservation district under Part V. (See Heritage Conservation Districts, A Guide to District Designation Under the Ontario Heritage Act) These are geographical areas that involve a grouping of features such as buildings, spaces, archaeological sites and natural elements, which collectively form a significant type of cultural heritage resource. Examples might include villages, parks, gardens, battlefields, main streets and other streets of special interest, golf courses, farmscapes, neighbourhoods, cemeteries, historic roads and trailways and industrial complexes. Ontario Heritage Toolkit, Heritage Property Evaluation, Ministry of Tourism and Culture.*

⁷ *Ibid*

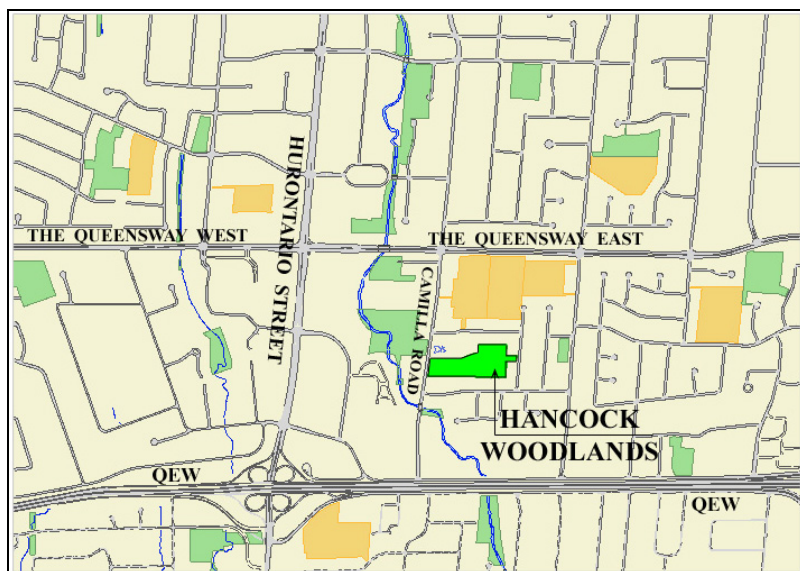
3.0 CONTEXTUAL VALUE

In general terms the subject site, the Hancock Woodlands (woodlot and nursery), is seven acres (2.8 ha), located near the heart of Mississauga just north-east of the intersection of the Queen Elizabeth Way (QEW) and Hurontario Street.



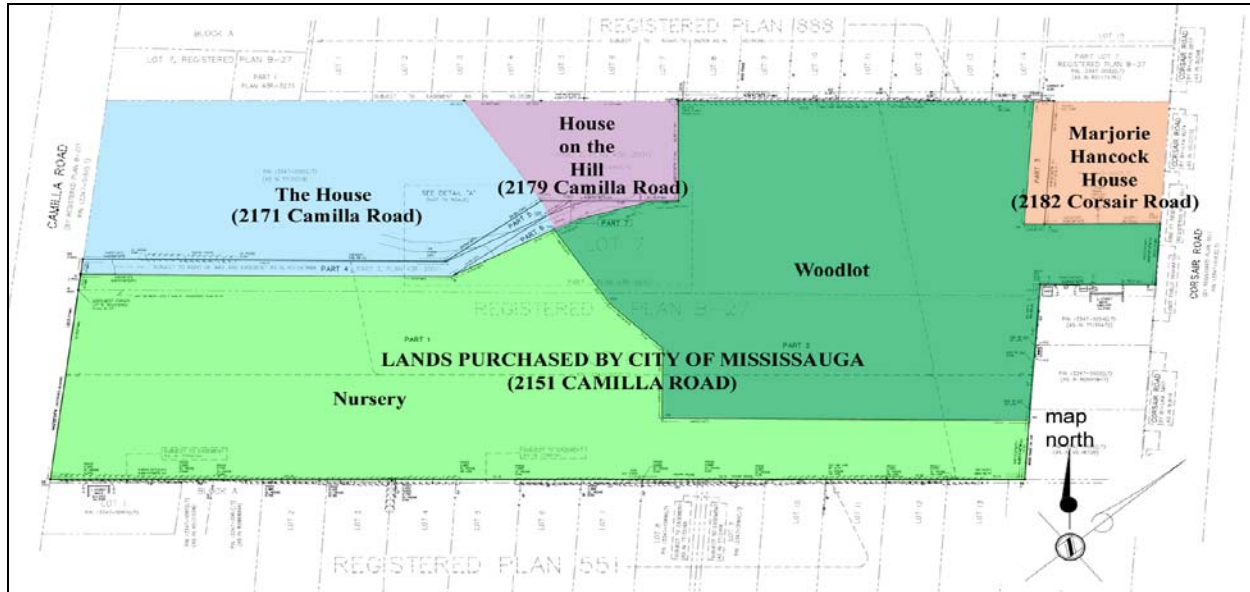
3.0.1, Location Map, Hancock Woodlands within Mississauga.

Locally, the property is part of the former village of Cooksville which was centred at Dundas and Hurontario Streets.



3.0.2, Neighbourhood Map, Hancock Woodlands within the Cooksville area.

The property is referred to throughout as the Hancock Woodlands. It is a site comprised of four sections: lands at 2151 Camilla Road purchased by the City (the woodland to the east, the nursery to the west); the House and the House on the Hill to the north; and the Marjorie Hancock house to the far east, addressed from Corsair Drive, Fig. 3.01. The nursery, when in use, was publicly addressed from Camilla Road, Fig. 3.02. For ease of reference, “north” in this report is map north.



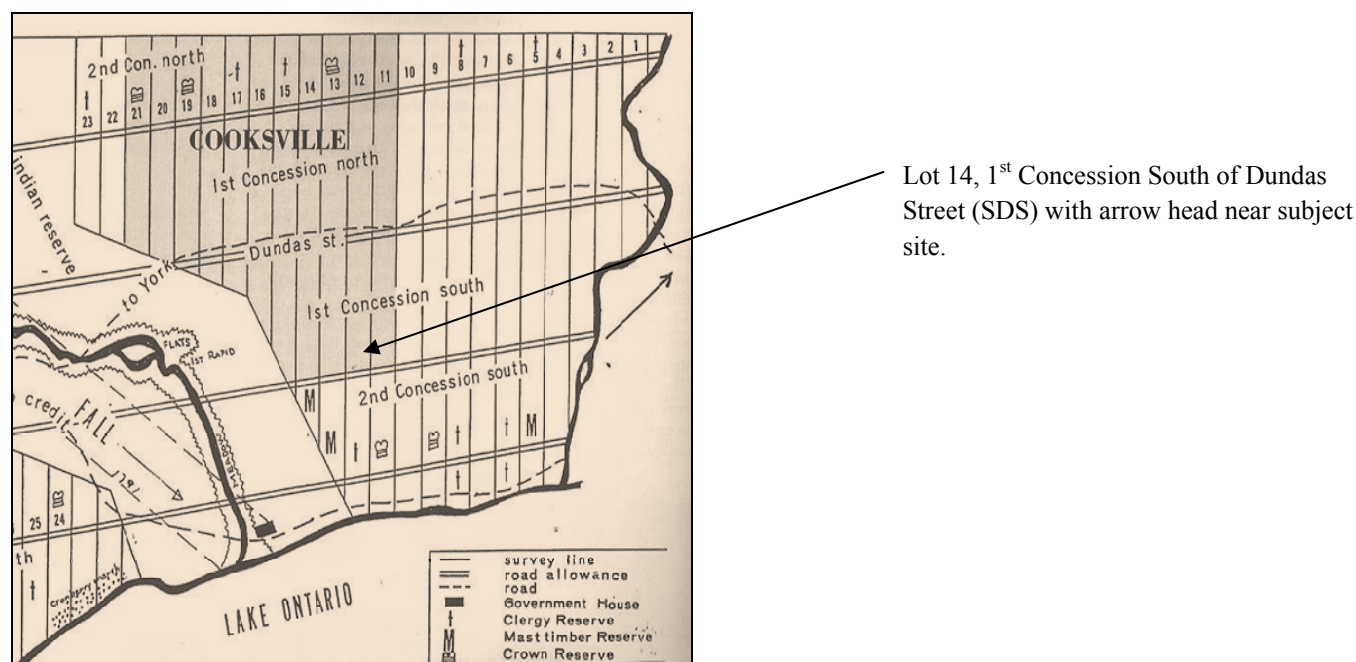
3.0.3, Plot Plan, Hancock Woodlands, June 2010

from: Plan of Survey, Part of Lots 7 & 8, Registered Plan B-27, David B. Searles Surveying Ltd. October 2, 2009



3.0.4, Retail Signage, June 2010

3.1 Contextual Value: Cooksville



3.1.1, Concession Map, 1805, Samuel Wilmot.⁸

The earliest settlers to the Cooksville area were United Empire Loyalists (UELs) who left the United States after the American Revolutionary War of 1775-1783, following the signing of the Treaty of Paris and the consequent creation of British North America, now Canada. These settlers came via Niagara and were of English, Scottish, and Irish backgrounds. The subject section of Peel County, then known as Toronto Township, was settled after the transfer of the Mississauga Tract in August 1805.⁹ As seen above, the lands were divided into counties having concessions and lots in an approximately orthogonal grid of 200-acre units. Throughout the UK, for social, natural, and industrial reasons the agricultural way of life was failing and those coming to America were in search of a new start.

As seen in Fig. 3.1.1, the property is located in the south central portion of Mississauga. Prior to taking its root from Jacob Cook's surname, the village centred on Highways #5 and #10 was known as Harrisville, after Daniel Harris who bought 200 acres of land in 1800 and who, in 1809, built the first sawmill in the area.¹⁰ The sawmill was located on concession 15, SDS, the lot immediately west of the subject concession lot.

Prior to Harris's settlement, the first lieutenant governor, John Graves Simcoe, created Dundas Street in 1793 which then ran between Burlington Bay and the Thames River in London. In 1798 when Asa Danforth completed his survey, Dundas Street was continued from Hamilton to Toronto.¹¹ In 1820 Jacob

⁸ *Cooksville: Country to City*, p. xii.

⁹ *Ibid*, pp. x, xi.

¹⁰ *Cooksville: Village of the Past*, p.34.

¹¹ Cooksville Archive, Item #8.

Cook won permission to carry the mail between Millbrook (the name that supplanted Harrisville) and Ancaster. By 1829 Cook had purchased an acre of land at the northeast corner of Dundas and Hurontario on which to build an Inn. By 1836 the name of the village was changed to Cooksville which had a population of 185 persons but boasted three sawmills owned by Robert Rutledge, C.E. Romain, and J. Silverthorn.¹²



3.1.2, Jacob Cook, #A289, Mississauga Library

“Hotels were the main large buildings before Town Halls were erected; every sort of activity was carried on at the hotels, from meetings by the road builders and volunteer firemen, to auction sales and entertainments. Cattle and other farm animals were driven through the village streets to the inn yard and sold, along with the house furnishings of people who wished to leave and try their luck in some other area. Small general stores were to be found at hotels, where goods could be traded for other goods; as well, they often served as small savings banks, but paid no interest. A person could get advice on how to run the farm, or advertise there for help, such as for a barn raising in the surrounding area. Travelling peddlers came to the hotels.”

“Before 1850, there were three innkeepers listed at Cooksville – William Scott, in his Hotel on the south side of Dundas Street; Moses Teeter, in charge of Cook’s Hotel; and Samuel Wilson, at the Tyrone Inn.

¹² *Cooksville: Village of the Past*, p.35.



3.1.3, Cooksville Four Corners, c. 1900, #CK0010, Mississauga Library



3.1.4, The Cooksville House c. 1910, #CK0059, Mississauga Library

Dr. William Pool Crewe was a surgeon who bought land enough from Jacob Cook to build a fifteen-room house and set up a large practice there. He called it Stafford House, but it was more like a hospital than a house, having five rooms in it used for surgical suites. He made house calls, travelling on horse back in fine weather, or in a two-wheeled cart with sleigh runners on it, pulled by a horse, in winter.”¹³

Two events occurred in 1852 and 1870 which had a negative impact on the future of Cooksville as a prosperous commercial village: in 1852 a broad reaching fire destroyed most of the village with the exception of some of the housing stock. It was reported far and wide and slowed the village considerably. In 1870 the Grand Trunk and Great Western Railways decided to build their lines much closer to the lakeshore than to Dundas Street. This moved the commercial hub southward to Port Credit. The net result was determined by the fire, the railways, and the highly arable soil: Cooksville became an agriculturally based area with some prosperous farms.

¹³ *Ibid*, pp. 35,6.

Population figures around this time are as follows: 1873: 400 persons¹⁴; 1877: 300 persons¹⁵; and 1891: 500 persons¹⁶.

Moving rapidly forward, Cooksville had its first electric power distribution in 1910. By 1966 the Cooksville Dairy was supplying 50,000 gallons of milk per day.



3.1.5, The Cooksville Hydro-Electric Station, c. 1910, #L874, Mississauga Library

Between these two events Leslie and Dorothy Hancock took possession of the subject lands.

As a final note regarding Cooksville as contextual ground to the Hancock figure, the following information places the quiet refuge offered by the Hancock Woodlands in an interesting context.

“Seventy percent of the housing stock in Cooksville are apartments. Single family homes account for 21%, semi-detached 4%, and townhouse units 5%. Cooksville has a high percentage of apartments compared to the City of Mississauga’s average of 32%. Conversely, Cooksville has fewer single detached homes than the City average of 45%. Townhouses and semi-detached home stock also lags behind the City averages of 12 and 11 percent respectively. [...] Conclusion - Cooksville is a well established community that has a rich history within the City of Mississauga.” Mississauga Planning and Building Department, January 1996. Item #27, Cooksville Archive, Mississauga Library.

In short, in an area largely denuded of its historical rural roots, the conservation of the Hancock Woodlands has the potential to offer present and future generations access to a way of life that has been ploughed into extinction by the forces of suburban land development.

¹⁴ *Cooksville: Village of the Past*, p.74.

¹⁵ *Historical Atlas of Peel County, 1877*.

¹⁶ *Cooksville: Village of the Past*, p.165.

The overall original Hancock Woodlands site was approximately ten acres in area while the present portion, the Woodland and the nursery, are about seven acres in area. Historically the property was located in the village of Cooksville which was centred at Dundas and Hurontario Streets also referred to, respectively, as Highways #5 and #10.

At the time this study was commissioned, June 2010, the Hancock Woodlands had the appearance of a recently closed nursery with a plethora of trees, shrubs, and flowers, some rare and/or unusual. Cold frames, greenhouses, work shed, storage shed, and an office pavilion are some of the built features at the centre of the site while the periphery is surrounded by houses, three of which were designed and built by and for the Hancock family and are now in their third generation of tenure. The site is surrounded by residential development on all four sides of its roughly rectangular area as shown in Fig. 3.03 above. To the south, along Pathfinder Drive, are industrially developed houses built in 1954-1955¹⁷ as shown below in Figs. 3.16,7.



3.1.6, House on Pathfinder Drive, South Boundary, Hancock Woodlands, June 2010.



3.1.7, House on Pathfinder Drive, South Boundary, Hancock Woodlands, June 2010.

¹⁷ Interview with Marjorie Hancock by O. Scott, 28 July 2010.

In terms of the twentieth-century history of the area, the Hancocks refer to the lands on Pathfinder Drive as the old Billings farm. They recall the houses along Pathfinder being built by DeMan Construction Co. Ltd., a Mississauga firm still in business in June 2010.¹⁸ To offer a sense of the rapidity of change, a more recently demolished farmstead is still recalled by the elder Hancocks as the Trachsler House.

The Trachsler House was north of the subject property at the southeast corner of King and Camilla streets. The barn and garage, and the house, were torn down, respectively, 2005 and 2009.



3.1.8, Trachsler Barn, Camilla Road, circa 2004 (demolished 2005)¹⁹



3.1.9, Trachsler House Looking West along King Street, 2006, (Demolished 2009).

¹⁸ Interview with Don, Marjorie, and Grace Hancock by O. Scott and D. Chalykoff, 24 June 2010.

¹⁹ Courtesy, City of Mississauga.



3.1.10, Trachsler House Looking Southeast from King & Camilla Streets, circa 1927, (demolished 2009).²⁰



High-rise Multi-Residential Housing

Circa 1940s Single Family Housing

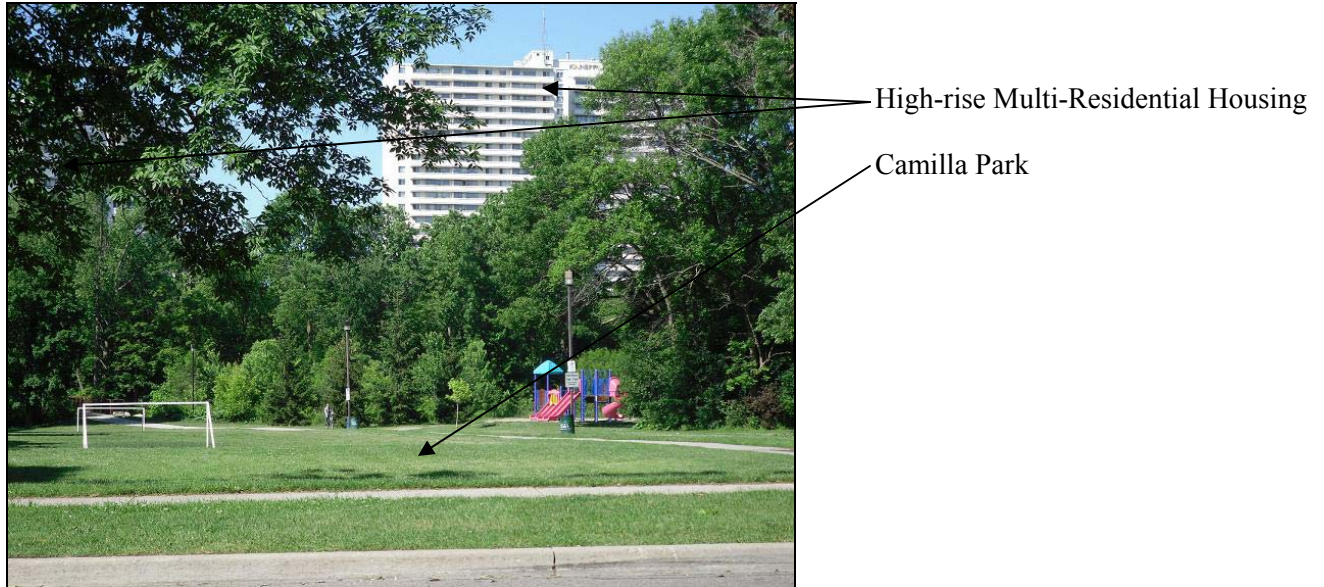
Circa 1980s Infill Single Family Housing

3.1.11, Housing on Camilla Road, West Boundary, Hancock Woodlands, June 2010.

In Figs. 3.1.11, 12, are westward views of the high-rise multi-residential housing through Camilla Park, found on the west side of Camilla Road, just north of the subject site. To the immediate north of Hancock Woodlands is Cherry Post Drive with single family housing more typical of the 1970s (1972-1974²¹), Fig. 3.1.13; while to the east single family housing is more typical of the 1970s. Fig. 3.1.15.

²⁰ Courtesy, City of Mississauga.

²¹ Interview with Marjorie Hancock by O. Scott, 28 July 2010.



3.1.12, Camilla Park, West Boundary, Hancock Woodlands, June 2010.



3.1.13, Typical 1970s Single Family Housing, Cherry Post Drive, North Boundary, Hancock Woodlands, June 2010.

As a result of the intensely developed perimeter of the Hancock Woodlands the property appears charmingly anachronistic (historically displaced in time) and oasis-like: to walk eastward along the access road is to be removed from the suburbs and placed in a well-groomed forest, complete with pathways, Fig. 3.1.16.



3.1.14, Marjorie Hancock House, 2182 Corsair Road, Courtesy, Marjorie Hancock

Architecturally, a sense of displacement also occurs when one moves from viewing the surrounding houses (shown above) to viewing the Marjorie Hancock House at 2182 Corsair Road, Fig 3.1.14. In short there is a sense of *this and that*; *this* being the cultural products of twentieth century land development and *that* being the very consciously integrated and designed landscape and housing of the Hancock Woodlands. The former tend to anonymity while the Hancock site and buildings are the creation of culturally tuned-in designers working in the broadest culturally-aware traditions of the Arts and Crafts Movement. This theme is further analyzed in section 5.0, Design / Physical Value.



3.1.15, Typical 1970s Single Family Housing, Corsair Road, East Boundary, Hancock Woodlands, June 2010.



3.1.16, Looking East Along Access Road,
Hancock Woodlands, June 2010.



3.1.17, Rural-Style Mailbox, Access Road,
Hancock Woodlands, June 2010.

3.2 Contextual Value: Typology

One of the challenges presented by the Hancock Woodlands is one of land use classification. From the simplest perspective the lands are a part of a closed nursery. The challenge arises in the face of the woodland and residential components and further in grappling with the remarkable tenure of the Hancocks (1931 – present) which, by North American standards, is extraordinary. Further still, the genesis of this report was the wish of the Hancock family to have the stewardship of these lands continue through designation and ownership of the lands by the City of Mississauga.

North Americans are not familiar with this type of custodial relationship. It is much closer to the relationship of a European family to a multi-generation estate on which the lands and various buildings are occupied by family members and agricultural tenant farmers, both of which often lasted for many generations. In terms of land use or architectural typology, the estate is one *type* that helps shed light on the way the Hancock Woodlands evolved and were occupied and regarded. The other *type* is the farm.

More typical of North America is the presence of multi-generational farms with buildings built for livestock, grain storage, equipment and two or three generations of family. Both the estate and the farm are economic entities in which income is generated by the production and sale of agricultural goods. A nursery is generally similar in this regard. However, in North America, nurseries, particularly in 2010, are not usually the locus for generations of family residents, whose houses are so sewn into the land that the two should not be separated.

It is with this understanding that the issue of *genius loci*, or spirit of place, should briefly be discussed. From interviews, site visits, and research the Hancock Woodlands are not fully decipherable without the stories of the people and structures that made the nursery possible. The contextual story is almost paradoxical: on a fixed plot of land on which seasonal growth was cultivated, promoted, and exploited, through an activity that is necessarily as old as man, the twentieth century exploded on all sides of the property.



3.2.1, The Land, Winter 1930²²



3.2.2, House & Nursery, Summer 1931

²² Images 3.2.1 – 3.2.21 Courtesy, Marjorie Hancock.



3.2.3, Early Nursery, c. 1940.



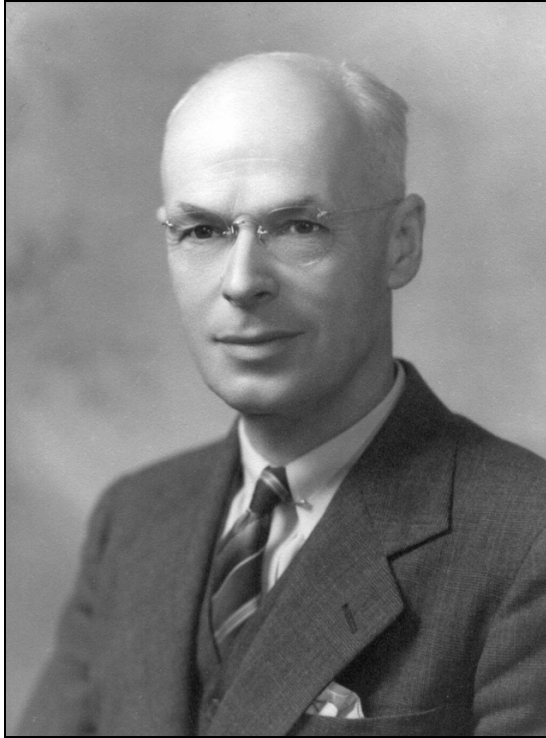
3.2.4, Macklin, Marjorie, Dorothy, Leslie, and Donald, 1936.



3.2.5, Drive from Front Step, 1941.



3.2.6, Drive from Roof, 1942.



3.2.7, Leslie Hancock, c. 1943.



3.2.8, 'Shimo & Marj', 1943.



3.2.9, Yoshio Shimoda, 1943.



3.2.10, Aerial View from the northwest, 1945; pilot - Macklin Hancock, photograph - Don Hancock.



3.2.11, Nursery from Camilla Road, c. 1946.



3.2.12, Woodland Nursery Staff Party, 1948.



3.2.13, Hedge and Office, 1960.



3.2.14, Albert Deenen, 1965



3.2.15, Leslie Hancock in his Nursery, undated.



3.2.16, Joao Sousa & Helper, c. 1970.



3.2.17, Lath House, c. 1970.



3.2.18, Shade Houses, c. late 1960s.



3.2.19, Leslie Hancock, in Shade House, *c.* mid-1970s.



3.2.20, Nursery, *c.* 1980s.



3.2.21, Late Spring Snowfall, 2003.

To understand the sense of anachronism mentioned earlier, review images 3.2.1 through 3.2.21 and remember that all of these images are from land located just northeast of the Q.E.W. and Hurontario Street in the City of Mississauga. That is the extraordinary strangeness of the Hancock Woodlands: time has moved more slowly, more organically, and more harmoniously on these few acres. It should be noted that strangeness is considered an aesthetic virtue and one of the describable criteria for discerning the everyday from the timeless.²³

In terms of Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest*, the Hancock Woodlands is of contextual cultural heritage value because:

- i. The Hancock Woodlands is important in defining, maintaining or supporting the early character of the Cooksville area; and**
- ii. The Hancock Woodlands is physically, visually, and historically linked to the surrounding area; and**
- iii. The Hancock Woodlands is a landmark.**

²³ The Western Canon, p.3.

4.0 HISTORICAL / ASSOCIATIVE VALUE

In broad terms the subject lands, Concession I, Lot 14, South of Dundas Street (SDS), have passed through the following periods of human use:

1. North American native habitation until the Danforth Survey, 1798;
2. Beginning of “settlement” frequently by United Empire Loyalists;
3. Mississauga Treaty and Wilmot Survey of 1806 (Old Survey);
4. Grist and saw mills established;
5. Ceding of river lands by Mississauga, 1820;
6. Homesteading, agriculture, and village life with family-based building construction;
7. Creation of New Survey (B-27, 4 Feb. 1927) with easements for Hydro Electric Commission
8. Agricultural uses until c. 1960;
9. Industrialized building construction and development often at the expense of settlement era buildings and farmhouses;
10. Contemporary land use intensification including individual infill housing.

Of particular interest, in the case of the Hancock lands, is the history of the formation of the land. Don and Marjorie Hancock cited two physical features identified by their father, Leslie, when he first walked the land in 1930: the four white pines²⁴ and three ridges / sand bars comprised of Fox Sand (which Leslie called ‘yellow powder’), the major axes of which ran almost due true west to east. The sandy ridges would have been left from the recession of the last ice age when this land would have been part of the lake bed.²⁵ The land slopes from the main sand ridge toward true south and the sun. The topography of the property and the orientation to the sun were the determining factors for siting the planting beds, greenhouses, cold frames and buildings on the Hancock Woodlands. The principle of the layout was defined by the compass, not by the road map²⁶.

Below in Fig. 4.0.1 is a chart of land ownership that begins with the issuance of the Crown patent in 1807. The tracing backward of the ownership is centred on the origins of the Hancock Woodlands property.

²⁴ These four White Pines may have been left by loggers who cut the tall pines for ship masts. Where the QEW is now was designated as “King’s mastings”. These four pines, which are still there in 2010, were slightly ragged, probably as a result of growing on the top of the dry sandy ridge. Interview with Don, Marjorie, and Grace Hancock by O. Scott and D. Chalykoff, 24 June 2010.

²⁵ *Ibid*

²⁶ Interview with Marjorie Hancock by O. Scott, 28 July 2010.

	<i>Date</i>	<i>Action</i>	<i>2152 Camilla Drive, PIN 13347-0315</i>	<i>Instrument No.</i>
1	30 Nov 1807	Patent granted	Crown to John Steel (Lot 14, 1st Concession S.D.S.)	
2	24 May 1808	Bargain & Sale	Steel to William Robertson	294*
3	14 Sept 1831	Mortgage	James McMillan to William Robertson	212*
4	9 May 1832	Bargain & Sale	William Robertson to James McMillan	8956*
5	4 Dec 1832	Assumption of Mortgage	William Robertson to David Thompson	9341
6	16 May 1833	Bargain & Sale	James McMillan to James Trotter	9841
7	27 Jan 1849	Mortgage	Charles E. Romain to James Trotter	5515*
8	27 Jan 1849	?	James Trotter to Charles E. Romain	5584*
9	Jul 1850	Discharge of Mortgage	James Trotter to Charles E. Romain	37464, 33515*
10	Jul 1850	Mortgage*	Romain to Thompson Smith	37595*
11	19 Sept 1850	Mortgage	Romain to James Trotter	38014*
12	18 June, July 1851	Discharge of Mortgage	Thompson Smith to Charles E. Romain	Not Available
13	30 July 1851	Discharge of Mortgage	James Trotter to Charles E. Romain	41348
14	30 July 1851	Bargain & Sale	Romain to Henrietta Maria Jennings	41349
15	4 March 1858	Mortgage	Jennings to William Crewe	4937
16	9 Jan 1859	Bargain & Sale	Jennings to Albert Parker	6230
17	8 Jan 1859	Mortgage	Albert Parker to Jennings	6231
18	29 Nov 1859	Discharge of Mortgage	William Crewe to Jennings	8196
19	19 May 1860	Mortgage	Albert Parker to Jennings	8198
20	10 Mar 1865	Discharge of Mortgage	Jennings to Albert Parker	13281
21	9 Sept 1872	Bargain & Sale	Parker to Andrew R. Gordon	1021
22	8 Dec 1876	Bargain & Sale	Gordon to William Moody	2058
23	1 Mar 1906	Will	William Moody to William Moody	12199
24	Not Available	Mortgage	William Moody to Janet Lawson	11711
25	22 Dec 1926	Certificate	SCO to The Sterling Trust Corp. trustees	28395
26	24 Feb 1927	Plan		B27
27	28 Jan 1931	Mortgage	Cecil P. Henderson to Sterling Trust Corp.	33537
28	25 Feb 1931	Grant	Sterling to Cecil P. Henderson	33573
29	11 May 1932	Grant	Henderson to Dorothy M. & Marcus L. Hancock	34594
30	11 May 1932	Mortgage	Hancocks to Henderson	34595
31	17 May 1945	Discharge of Mortgage	Boyd Estate to Hancocks	45537
32	1 Nov 1946	Discharge of Mortgage	Sterling to Henderson	48838
33	30 Jan 1992	Transfer	Estates of Dorothy M... to D.W., M.L. & M. Hancock	RO 996022
34	29 Jan 2010	Transfer	Hancocks to Corporation of the City of Mississauga	PR1770559
		* Incomplete Information		

4.0.1, Chain of Title, Hancock Woodlands, June 2010

The traceable history of the subject site begins with the awarding of the Land Patent from the Crown in 1807. Unfortunately no documentation has yet been found identifying John Steel though there are Steels listed in Pope's Surname Index. Daniel Steel was listed as being from Toronto Gore, George Steel, Toronto North, and J. Steel of Albion.²⁷

“The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll, who kept the Government House and Ferry at Port Credit, previous to the year 1806. The whole population of the Township in 1808 consisted of seven families, being those of John Silverthorn,

²⁷ Pope, *Atlas of the County of Peel*, after p. 98, end of book.

Joseph Silverthorn, Philip Cody, Daniel Harris, Allen Robinett, Wm. Barber, and Absolom Wilcox. Those families were scattered along Dundas Street, in the Old Survey. The first white children born in the County were Elias Cody, Johanna Silverthorn, and Allen Wilcox.”²⁸

Given this information, it is possible that Steel was awarded the patent from afar though this flies in the face of the conditions typically associated with the granting of a land patent:

- 1) Clear and fence 5 acres of land;
- 2) Build a 16' x 20' cabin;
- 3) Clear the roadway in front of the homestead; and,
- 4) Have a certificate regarding the first three conditions signed by a witness.²⁹

It is hard to imagine a man or a family exerting the extraordinary effort required to meet these conditions and not being a part of the community. It is also doubtful that an exception would have been made so soon after the negotiation of the Mississauga lands, but no clarifying information has been found.

Another Steele (misspellings in title documents are very common), James (1797-?), “...saddler and harness maker, brought his family to Oakville in 1833, six years later building a shop on the south side of Colborne Street [now Lakeshore Road] near Dunn.”³⁰

The history continues below.

“...originally part of a 200-acre lot granted from the Crown to John Steel in 1807. The land was transferred to William Robertson in 1808, and in 1832 James McMillan purchased all 200 acres for 225 pounds. James Trotter purchased 198 acres of land a year later for 500 pounds. Trotter split the parcel into halves, the northern portion coming under the ownership of Peter Buchanan in 1843, then Samuel Mills in 1846. The southern portion came under the ownership of Charles Romain in 1849, Henrietta Jennings in 1851, Albert Parker in 1859 and eventually William Moody in the 1870s.”³¹

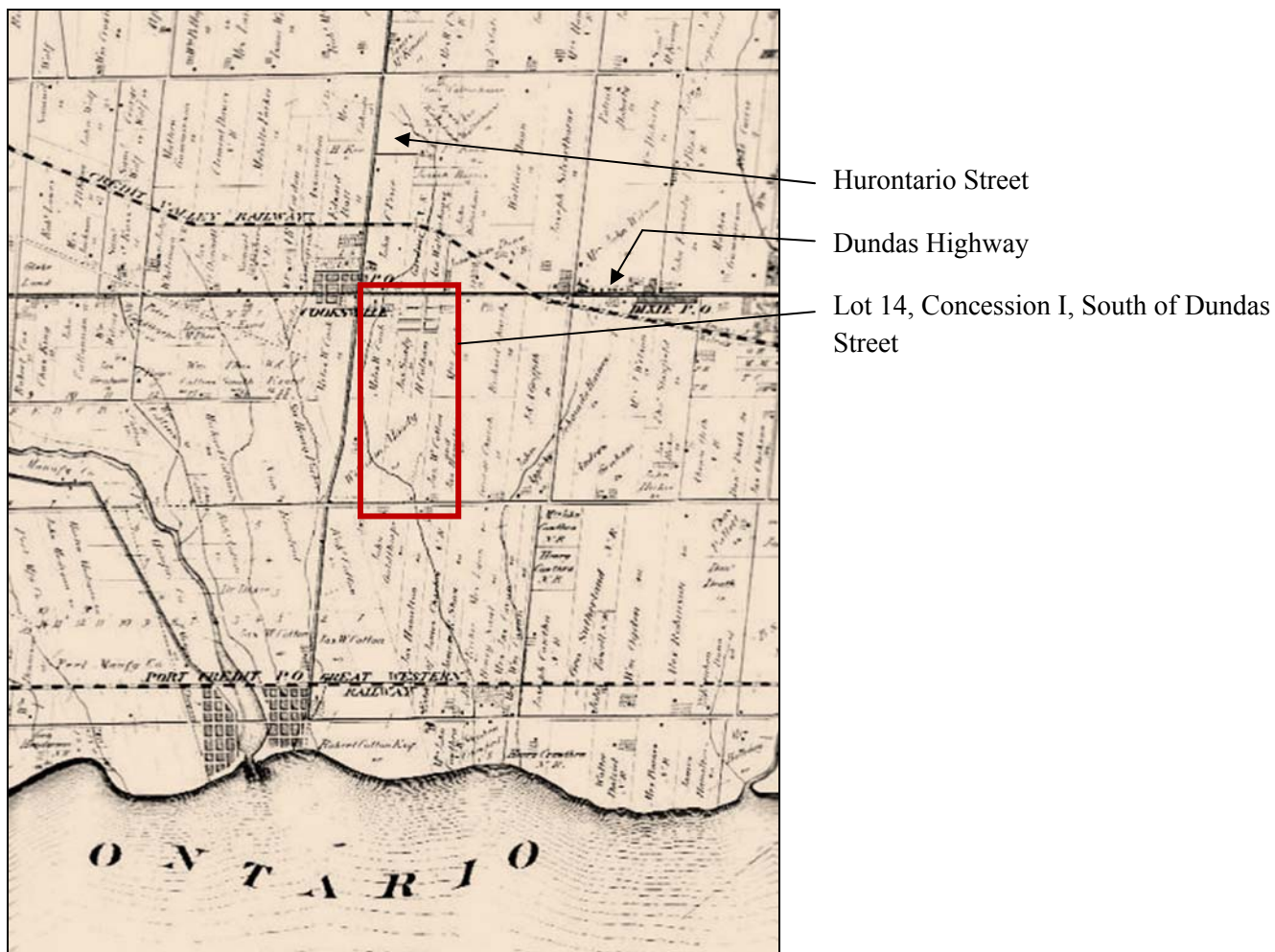
Figs. 4.0.2 and 4.0.3 below show the subject lands, with notes of ownership, and are taken from Pope’s 1877 work.

²⁸ *Ibid*, p. 86.

²⁹ Hicks, *Cooksville: Country to City*, p. 4.

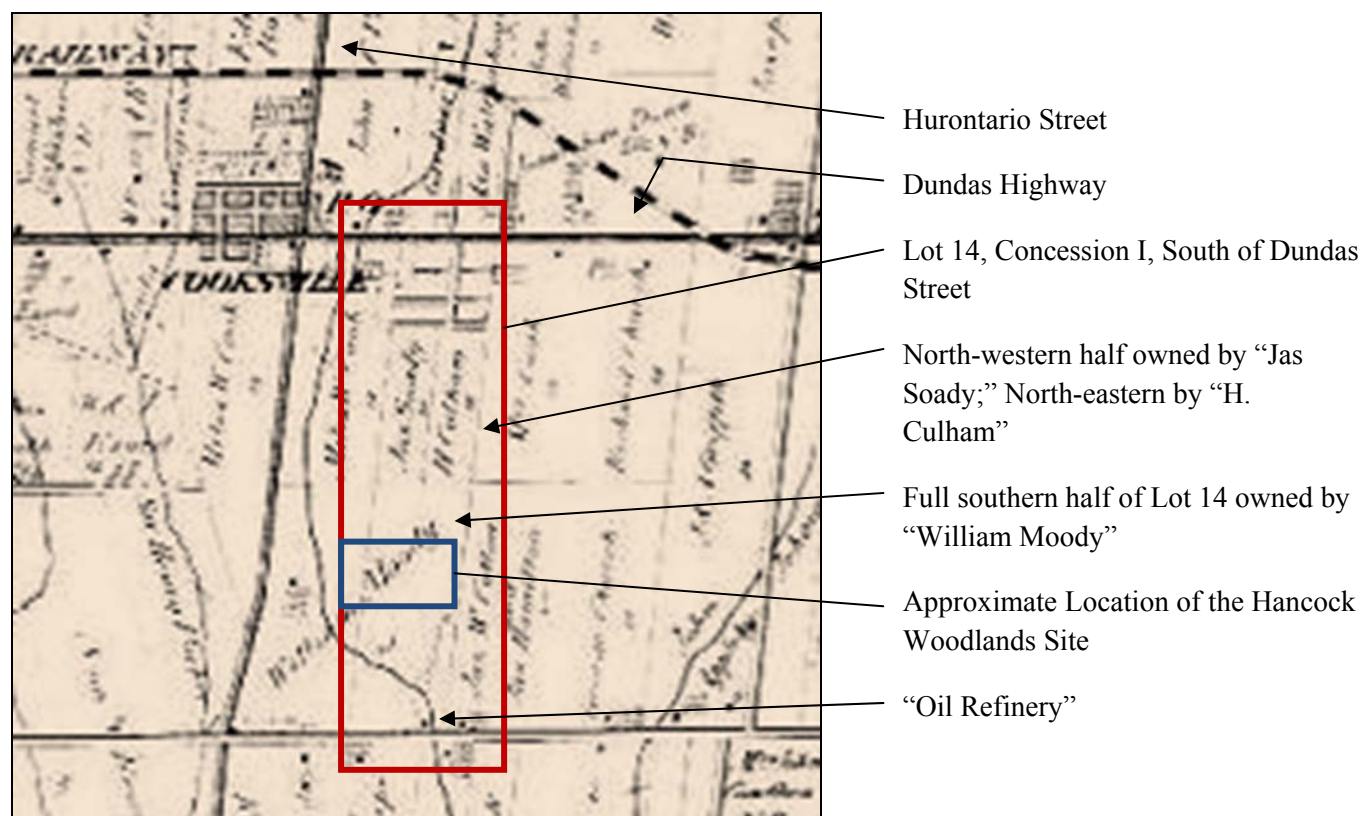
³⁰ Mathews, *Oakville and the Sixteen*, p. 68.

³¹ *Corporate Report*, City of Mississauga, 15 June 2005 Appendix 2.



4.0.2, Southern Half (Partial), Toronto Township, 1877³²

³² Pope, *Atlas of the County of Peel*, p. 24-5..



4.0.3, Lot 14, Concession I, SDS, Toronto Township, 1877³³

Though difficult to read in the figure above, Moody is shown to own the southern half of lot 15, Concession I, immediately west of the subject lands, as well. Just east of Hurontario Road, shown on Moody's land is an orchard. In the extreme south-eastern corner of Lot 14 there is a small dot with the accompanying notation "Oil Refinery." All of the above was current as of 1877.

Peel County was not struck as an individual legal entity until 1866, the year before confederation. By 1877 Pope was able to write the following about the Cooksville area of Peel County:

"Dundas Street, one of the leading roads in the Province, passes through the front part of Toronto Township. In the year 1836 it was partly gravelled and macadamized by grants of money from the Legislature. There is a tremendous amount of travel on this road, and the country along this line is more thickly settled than any other part of the county. Another road very much travelled is the lake shore road, which was at one time planked by a private company, but now is pretty much gravelled. The leading road through the length of the county is Hurontario Street, which runs from Port Credit north-west, through the centre of Toronto, Chinguacousy and Caledon, and thence through to Collingwood."³⁴

Given that the subject history is of nursery lands, Pope's entry on soil and crops is also relevant.

³³ Pope, *Atlas of the County of Peel*, p. 24-5..

³⁴ Pope, *Atlas of the County of Peel*, pp. 84,5.

“The soil of the lower region of the county is generally loamy clay, in some places approaching to a sandy loam, with a good coating of vegetable mould. As you ascend the mountain you come upon a county differing widely from the lower part of the county, both in soil and climate, and in general appearance. The soil here is generally a rich sandy loam and in some places inclining rather much to pure sand. The air is clearer the climate colder and perhaps more healthy than below the mountain—though all parts of Peel is noted for the general good health of its inhabitants—much more snow falls in the winter and remains longer on the ground. The face of the country is more hilly and broken, and the timber of a larger and more thrifty growth. The lower portion, and in fact the whole of the county, is not excelled for wheat growing in any part of Canada. The other crops, such as peas, barely, oats, rye, corn and all root crops, grow abundantly and prove remunerative to the farmers.”

Returning to Fig. 4.0.1 above no further information was discovered on Robertson, Trotter, McMillan or Thompson. A non-resident Rev. D. McMillan is cited as owning Lot 14, Concession 5E in Caledon in 1877 but nothing ties the Rev. D. to the James McMillan listed on title. Similarly, Josiah Robertson is listed as the owner of lot 20, Concession 4E in Caledon in the same year but no proof of relation exists there either. More interestingly, A. Robertson, of the Toronto South Township, is listed as owning Lot 35, Concession III, SDS.³⁵ Given the low population and the nearness of the two lots, a relationship becomes more probable.

Mathews cites a William Robertson (1829-96), a prosperous hardware merchant in neighbouring Trafalgar Township who built a substantial house in the 1850s³⁶ but it is unlikely that this is the same family as they're also noted as having arrived from Stirling, Scotland in the 1840s.³⁷

Although there are Thompsons throughout Peel County by 1877, there is no evidence indicating their possible relationship to David Thompson who assumed the mortgage on the lands in 1832. Similarly, there was no trace found of James Trotter in Peel or Trafalgar. The same is not true of Charles E. Romain.



4.0.4, Charles E. Romain (1820-1902)³⁸

³⁵ Pope, *Atlas of the County of Peel*, After p. 98, End of book.

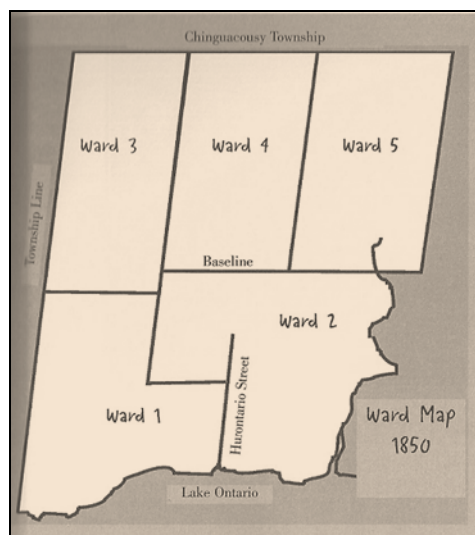
³⁶ Mathews, *Oakville and the Sixteen*, p.227.

³⁷ *Ibid*, p. 235.

“The Romaines came from Lower Canada (Quebec) to Cooksville around 1835. Peter and Elizabeth Romain were of Italian descent. They had three sons, Pierre Zamor, Charles Edward (1820-1902), and William Francis, who were born in Point Levis. [...] The three Romain boys got their education at Upper Canada College in Toronto.”³⁹

C.E. Romain’s name is listed eight times on title; as a mortgagor or lender issuing loans, and then as a mortgagor closing out the mortgages, and finally as an owner selling the subject land. This was a very prominent local family with strong ties to Toronto and Oakville. William Francis, C.E.’s younger brother, married Esther Ann Chisholm, the daughter of the founder of Oakville who made a fortune first dredging the harbour of the Sixteen in return for billing rights and secondly as a banker. By 1866 W.F. Romain was the mayor of Oakville. Through two marriages the Romaines were related to the prosperous local Silverthorn family. If there were Family Compacts in Toronto or Trafalgar Townships, it is highly probable that the Romaines were charter members.

In 1850, C.E. was a Councillor for Ward 2 of the freshly struck Toronto Township.



4.0.5, Wards of Toronto Township, 1850⁴⁰

In the Cooksville fire of 1852 Peter Romain’s store was burned down. Peter sold the land and moved to Oakville to live with his son Frank until Peter’s death in 1858.

“After the fire, Charles expanded his horizons and moved to Toronto where he became a councillor, then alderman, 1854-55. He built the Romain Building in 1857 at 83-93 King Street West. (Today the Romain Building site is the central courtyard of the Toronto Dominion [bank’s] TD Centre.) Then he moved to Guelph where he became a Collector and Inspector of Inland Revenue.”⁴¹

³⁸ Hicks, *Cooksville: Country to City*, p. 33.

³⁹ *Ibid*, p. 32.

⁴⁰ *Ibid*, p.59.

⁴¹ *Ibid*, p. 33.

One of the people to whom C.E. Romain issued a mortgage was Thompson Smith.

Thompson Smith, locally born, began as a farmer and evidently increased his wealth by "...teaming the products of his skill to Toronto for sale."⁴² Related to others in Oakville through marriage into the Post family, he opened a sawmill near Upper Middle Road and the 6th Line in 1838 and became "...one of the largest lumber dealers in the district."⁴³ One of his brothers-in-law, Charles Culham, bought land adjacent to Smith's mill and operated the business with him. Mathews recounts stories of Smith and Culham, a Methodist, having many heated arguments over operation of the mill on Sundays.

Smith's entrepreneurial talent was further evidenced by his purchase and operation of the Oakville Brewing & Distilling Co. on the west side of the Sixteen, at Walker Street overlooking the harbour,⁴⁴ during the 1850s. Upon purchase he converted it to a tannery under the operation of another brother-in-law, Joseph Milbourne. Milbourne had married Desdemona a daughter of Jordan Post a successful watchmaker and landowner from York.⁴⁵ In the early 1860s Smith moved to Toronto once again to transform a failing business (the Tinning Sawmill) into a prosperous concern. Before his death in 1883, Smith's highly successful mill owned the land on which railroad tracks and the present Union Station stand today.⁴⁶

Of particular interest is the relationship of Thompson Smith and Charles Culham. In Fig. 4.0.3, above, the owner of the contiguous lot on the north-east boundary of the subject lands is H. Culham. The circle appears to shrink. Given the nature of Thompson Smith's ambition and endeavours, and the brief tenure of involvement, one wonders, particularly given the title searcher's note about incomplete information, whether the mortgage issued by Romain was simply transferred to Smith while Romain held office in the subject ward?

Next on title is Henrietta Maria Jennings about which not a shred of information is presently available. Her years of ownership were 1851-1865. Seven years after purchasing the lot from C.E. Romain, Jennings borrowed money from William Crewe which she repaid in 1859.



4.0.6, Dr. Wm. P. Crewe⁴⁷

⁴² Mathews, *Oakville and the Sixteen*, p. 184.

⁴³ *Ibid*, p. 184.

⁴⁴ *Ibid*, p. 76.

⁴⁵ *Ibid*, p. 204.

⁴⁶ *Ibid*, p. 354.

⁴⁷ Hicks, *Cooksville: Country to City*, p. 34.

Dr. Crewe was sufficiently important to merit a warmly laudatory biographical sketch in Pope's Atlas of 1877. Although the doctor had died sixteen years earlier, recollections of his devoted and often selfless service were sufficient to justify such a long-standing legacy. He hailed from Staffordshire, England, the son of an M.D., and came to Canada in 1834 at the age of thirty-seven years. He was the first doctor in Peel County and had been sought out by his friend Jacob Cook.⁴⁸

In 1841 the Crewes (he was married to Sarah) bought the north half of Lot 13, 100 acres, on which "...a substantial 15 room Georgian brick mansion [was] built. Here, he would set up his practice. He called it Stafford House... Five rooms were utilized for his office, examination rooms and surgical area."⁴⁹ The house was torn down in 1958 to make room for car dealerships.

As is often the case, ownership of the subject lands appears to have transferred through related families in such a way as to shed probable light on the identity of Henrietta Maria Jennings.

"In 1841, Sir William George Parker (1787-1848) and sons, Henry (1822-1877), Melville (1824-1903) and Albert (1826-?), arrived from Harbourne County, Warwick, England. Sir William's father had been a Vice-Admiral and for his involvement in the Franco-Spanish Maritime Alliance (1793-1795), a baronetcy was created... On October 11 1841, Sir William purchased 66 acres of Johann Schiller's vineyard, on Lot 17, Concession I, NDS, from Thomas Anderson... Then he purchased 66 acres that Stanous Daniells owned on November 6th. The Parker brothers eventually bought up all but a few acres of Lot 17, and owned hundreds of acres around Cooksville.

"Sir William had no intention of remaining in Toronto Township. Upon his arrival he had said, "I came to Canada on purpose to settle my sons on land." [...] Shortly after moving to Cooksville, Henry built a palatial mansion he called Clair House and large wine vaults on the property. In 1847 he and his brother, Melville, had a double wedding at St. James Cathedral in Toronto. [...] Albert married Lucy Jennings in 1851 and bought 200 acres on Hurontario Street, north of Middle Road (Q.E.W.), and constructed a house he named "Harbourne."⁵⁰

All of the buildings and vestiges erected by the Parker brothers have been destroyed by fire or demolished. What remains are street names: Parkerhill Road, Parker Drive, Harborn Trail, and Gordon Drive, all just west of Hurontario between Dundas and the Q.E.W.

Referring back to Fig. 4.0.1, the chain of title, it is interesting to note that Henrietta Maria Jennings purchased the subject lands in 1851, the same year Hicks reports the purchase of his estate lands by Albert Parker. Were H. M. and Lucy the formal and informal names of the same person? Was H.M. Lucy's mother who bought the land in trust? Something of interest occurred simply based on the number of transactions.

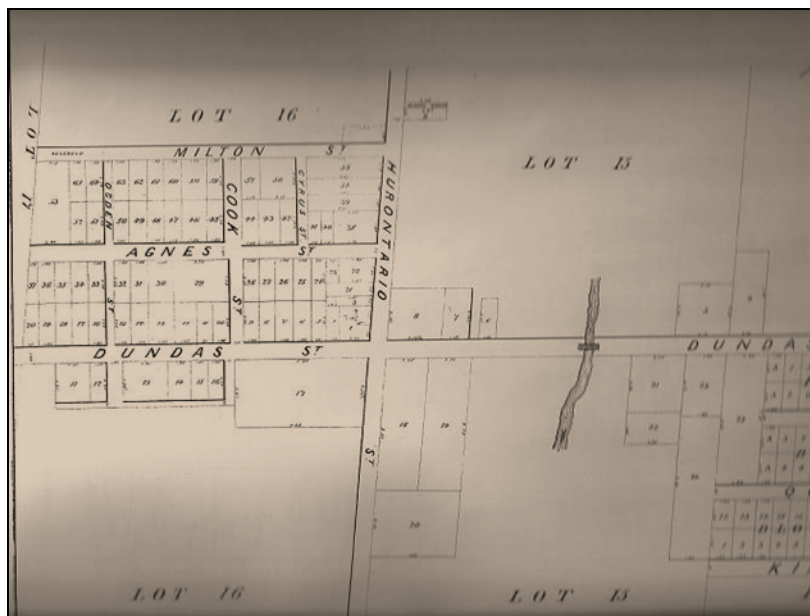
⁴⁸ Pope, *Atlas of the County of Peel*, p. 92.

⁴⁹ Hicks, *Cooksville: Country to City*, p. 34.

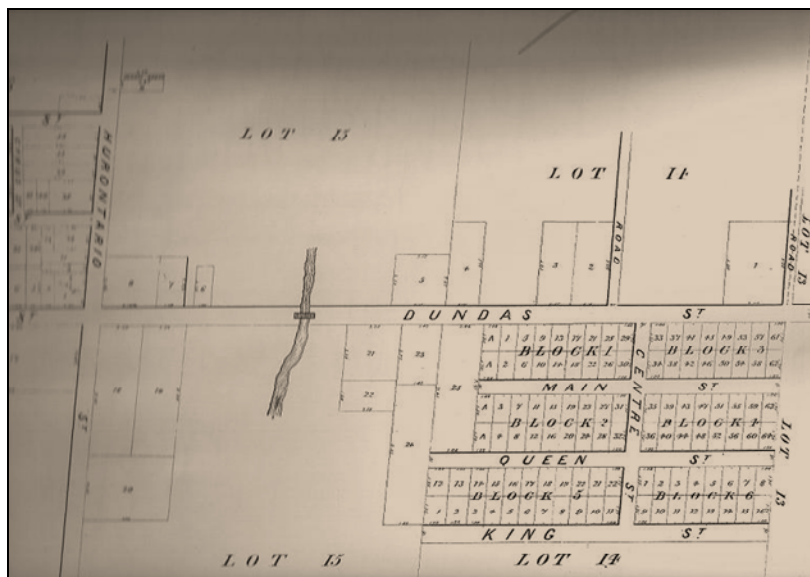
⁵⁰ *Ibid*, p. 46.

The final sale in this family line occurred on 9 September 1872 when Albert Parker sold the land to Andrew R. Gordon, the husband of Albert's brother, Melville's daughter, May Elizabeth. The same Navy Lieutenant Andrew R. Gordon was credited with the discovery of oil on the property in the 1860s. (Cf, Fig. 4.0.3, above.)

In 1877, the year of publication of Pope's Atlas, a map of Cooksville was drawn.



4.0.7, Cooksville, North-west Corner, Dundas & Hurontario, 1877



4.0.8, Cooksville, South-east Corner, Dundas & Hurontario, 1877⁵¹

⁵¹ Both maps, Pope, *Atlas of the County of Peel*, p. 22.

In the year just prior to the issuance of these maps the subject land was sold by Andrew R. Gordon to William Moody.

William Moody was a successful farmer and land owner; during the 1870s and 1880s he owned the south half of Lot 14, Concession 1 SDS and the south half of Lot 15, Concession 1, SDS, fifty plus acres in the Indian Reserve Ranges 2, Lot 9 and Range 3, Lot 1, as well as some 150 acres of land in Chinguacousy East (*The Perkins Bull Collection*). According to the 1881 Census, W. Moody was born in Ireland in 1829. His wife Leticia (or Letitia) was born in Ireland in 1821. Also listed in William's household is his son, William Edwards Moody Jr. born in 1876, and a servant, Elizabeth Edwards.⁵²

No information was available to shed light on the identity of Janet Lawson cited in transaction #24, Fig. 4.0.1. The Sterling Trust Corporation were the trustees of the estate of William Moody Jr., son of Wm. Moody and his former servant, Elizabeth Edwards.⁵³ Cecil P. Henderson is listed on the transfer documents as being located at 371 Bay Street, Toronto. Note that the new survey, B-27 was fashioned between the time the trustees were appointed and Henderson took title. It is possible that Henderson was behind Plan B-27 and sold the resultant lots.

Transaction #29 shows Henderson selling the subject lands to Dorothy M. and Marcus L. Hancock on 11 May 1932. The Hancock children, Don and Marjorie, speak of the land being in the family's possession from 1930 onward. Leslie Hancock first viewed it in late November 1930.⁵⁴

The final story, in the Hancock Woodlands narrative, belongs to the Hancocks and the Macklins. In a sense the century-long saga begins in China, a generation before Leslie Hancock (Marcus Leslie was known as Leslie) met Dorothy Macklin. For without the work of Dorothy's missionary parents, the meeting of the two displaced Canadians would not likely have happened.

Dr. William Edward Macklin was from a small town north of London, Ontario. "[He] first arrived in Nanjing on April 16, 1886 under the auspices of the Disciples (Canada) Mission to China. With the assistance of the American Presbyterian and the American Methodist Missions to China, Dr. Macklin initially established quarters in the Southgate district of Nanjing (Nanking), where he founded his first dispensary."⁵⁵



4.0.9, Dr. & Mrs. William E. Macklin with Children, c. 1894.⁵⁶

⁵² *Corporate Report*, City of Mississauga, 15 June 2005 Appendix 2.

⁵³ *Ibid.*

⁵⁴ Interview with Marjorie Hancock by O. Scott and D. Chalykoff, 21 July 2010.

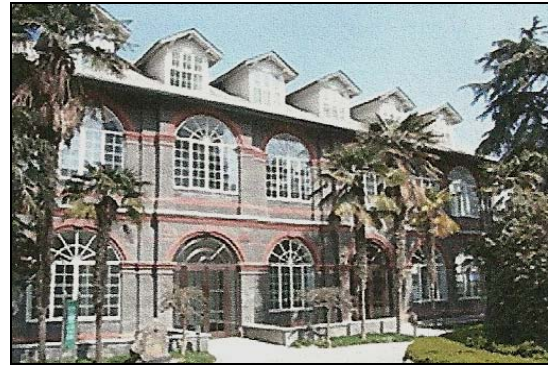
⁵⁵ <http://www.njglyy.com/en/Honoring-the-Heritage%E2%80%A6.asp>, p.1.

⁵⁶ *Honoring the Heritage*, p.1.

Mrs. Dorothy Macklin, nee DeLany, was born in Detroit, Michigan. During a visit to A'kita, Japan, to visit her sister who was working as a missionary, Dorothy met the young Dr. William Macklin where he gained his first missionary employment as an M.D. Dorothy and William married in Tokyo in 1889 and by 1892 had established the first hospital in Nanjing, the Drum Tower Hospital, which still stands in 2010.⁵⁷



4.0.10, Drum Tower Hospital, 1892.



4.0.11, Memorial Hall & Hospital Archives, 2007.⁵⁸

Of the eight children born to the Macklins, six survived; four sons and two daughters, one of whom was also named Dorothy Macklin.

Leslie Hancock was born in Brabourne, Kent, England in 1892. He was the eldest son and the third of six children born to Marcus Hancock, a corn miller, and Caroline Dunn. Leslie began outdoor gardening work at the behest of his family doctor as the result of tubercular glands. After working in England for a time he emigrated to Canada in February, 1914. In the autumn of the same year Leslie enrolled at the Ontario Agricultural College in Guelph but his studies, like the careers of so many others, were interrupted by WWI. During the final days of the war, Leslie fought to liberate Mons, Belgium and was awarded the Military Cross for his valour. On his return to Canada, he completed his studies at Guelph graduating with a degree in Horticulture in 1922.⁵⁹

In 1923 Leslie was appointed to teach agriculture and horticulture at the University of Nanjing. While teaching at the Drum Hospital, in the wing dedicated to the university, Leslie was invited home for dinner by Dr. William Macklin. It was through this professional relationship that Leslie and Dorothy Macklin met.⁶⁰ In the next year, 1924, Dorothy and Leslie married.

“Their first son, Macklin, was born in April 1925. In March of 1927, they were driven from China by the Chinese Nationalist Army, fleeing to Leslie’s family in Kent, England. Dorothy and little Macklin traveled by boat. Leslie was captured at gunpoint but was helped by some of his students to escape from the soldiers and to reach Shanghai. Rather than take the “Slow Boat from

⁵⁷ Don & Marjorie Hancock, *Hancock Family History*, included in Recommendation for Designation under the OHA.

⁵⁸ Both Images: *Honoring the Heritage*, p. 3.

⁵⁹ Hancocks, *Hancock Family History*, p.1.

⁶⁰ Bellissimo, *Hancock Family Story*, p. 3.

China”, he elected then to travel overland through Siberia and Europe to reunite with his family. Their second son, Donald, was born in England in June, soon after their arrival. The economy there at the time, was not strong. As both Dorothy and Leslie were Canadian, she by birth and he by adoption, they chose to return to Ontario and sailed for Canada in the autumn of 1927.”⁶¹

The reader may wonder about the significance of this colourful history to the cultural heritage value of the Hancock Woodlands. There are two interesting inferences to be drawn from the foregoing: both the Hancock and the Macklin families demonstrated an international public-mindedness through their work, travel, and military service; and, both families were ambassadorial in the sense of being Canadians engaged in international work at an early time in Canadian history.

From 1927 through 1930 Leslie was employed at various landscaping firms until the October '29 stock market crash caught up with spending in the summer of 1930. At that time the Hancocks looked west toward Toronto Township because they wanted land of their own and they knew the soil to be highly arable.

From the history that precedes that of the Hancocks, Fig. 4.0.1 relates that the Moody lands were being subdivided through the use of Plan B-27. One portion of this land, part of Lots 7 and 8, Plan B-27, had not yet been ploughed. “It was mostly meadow, a bit swampy, with a sand ridge running diagonally through the middle, and with woodlots both front and back, but it held an aesthetic appeal for Leslie and Dorothy.”^{62 63} The winter of 1930/31 was the beginning of the building that would continue for a half century on the Hancock Woodlands.



4.0.12, The House, South-East Perspective, 1931, Courtesy of Marjorie Hancock.

⁶¹ Hancocks, *Hancock Family History*, p.1.

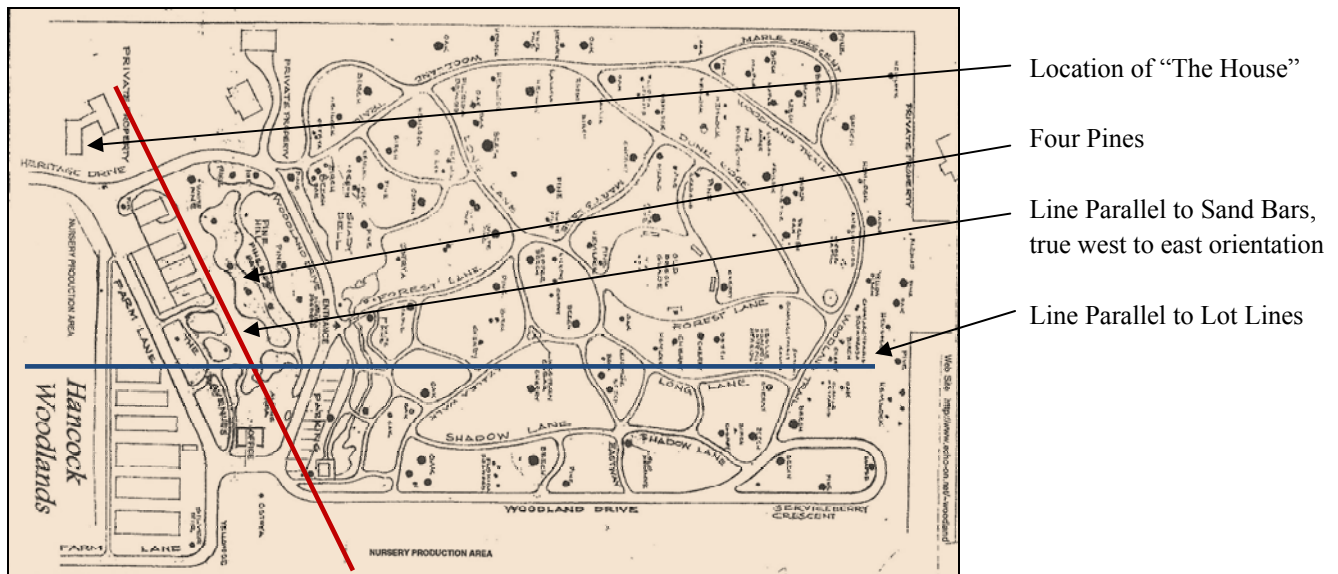
⁶² *Ibid*, p. 2.

⁶³ The property that is Hancock Woodlands was discovered by Dorothy Hancock when she answered a real estate advertisement in November 1930; loaded young Macklin and Don into the car; and drove to Cooksville. Leslie was out of town on a landscape project at the time. When he returned, Dorothy informed him of her “find”. Interview with Marjorie Hancock by O. Scott, 28 July 2010.



4.0.13, The House with the Four Pines, West Elevation, 1931, Courtesy of Marjorie Hancock.

While The House, shown in Figs. 4.0.12, 13, was obviously simple and modest it was already conforming to some overarching design guidelines that prevailed throughout the Hancock tenure: first all residential buildings were built at the perimeter of the property; and, secondly all buildings had to align with one of two major axes: the red line in Fig. 4.0.14 runs parallel to the original sand bar that was home to the four pines while the blue line is parallel to the east-west lot lines.



4.0.14, Partial Plot Plan, Hancock Woodlands, drawing by Don & Marjorie Hancock.

Such design guidelines, formulated and employed from the outset of tenure, are another indication of a principled approach to land use and to sensitive and aesthetically aware stewardship.

The Hancocks survived the Depression of the 1930s by adapting to the times. First they grew, cut, and delivered flowers to the more successful Toronto markets and, secondly, they did custom landscape design and construction work for well-heeled Torontonians who could still afford such work. In 1932, Marjorie was born.

“Through the growing season, various perennials provided crops of cut flowers for the florist trade. Bunches of delphinium, liatris, phlox and astilbe were cut and graded in the cool of the summer evenings by Dorothy and Leslie; the children carried the bunches into the cool basement and stood them in washtubs of water overnight. Early the next morning, Leslie, or often Dorothy, would deliver them to Toronto – to Simpson’s, Tidy’s, and Cooper’s, for their choice, and if there were any left, finally to the St. Lawrence Market at wholesale price.

“In 1937 Leslie was asked to teach a short course at OAC (Ontario Agricultural College, Guelph) and this was extended to horticulture, from 1938 to 1943, providing a most welcome “cash crop” during the winter months. His strong interest in people and social issues led him to run as the CCF⁶⁴ candidate for the riding of Wellington South (Guelph and area). He was elected to the Ontario Legislature where he served from 1943 to 1945. His maiden speech in the Legislature was on conservation.”⁶⁵

Again an emphasis is shown on principles (CCF), ideas (teaching), and on an attitude of stewardship (conservation).

Through the 1930s the nursery expanded by building a frame storage shed cum garage, then a work-shed cum office and later, as required, three linear greenhouses were appended to the north-east face of the work-shed or header house. The header house and the greenhouses were bermed into the sand originally cited by the Hancocks. Thus the sand provided natural cooling in the summer and insulation during the cold months. According to Don and Marjorie Hancock the idea came from some local Scots farming neighbours who were always available to lend a hand during construction or other labour intensive times. Some of the names recalled were Scots: George Morris, Jack Wood, Charlie Greig, Samuel Finnie, and Yorkshiremen: Fred and Frank Cornish and Sam Billings.⁶⁶

Another interesting part of the Hancock history involves the years of WWII when, in 1943, the office was converted to a bunkhouse to accommodate a Nisei Japanese family, the Aihoshis, interned from BC. This worked for the Nisei Japanese probably as a culturally sympathetic oasis while providing the Hancocks with difficult to find labour during the war years. Interestingly the relationships fostered between the resident Aihoshi family and other labouring Nisei Japanese and the Hancocks still endure in 2010. One senses the relationship was one of common effort and not one of overlords and serfs or owners and workers. In a different way this too is stewardship, but of human and social growth.

The remainder of the story is best told by the Hancocks themselves:

⁶⁴ Co-operative Commonwealth Federation, (1932 – 1961) forerunner of the New Democratic Party

⁶⁵ Hancocks, *Hancock Family History*, p.2.

⁶⁶ Interview with Don, Marjorie, and Grace Hancock by O. Scott and D. Chalykoff, 24 June 2010.

While at Guelph, Leslie's own personal studies in the evenings inspired him to begin his work with rhododendrons, first obtaining some species seed and importing a few plants from Holland before the war cut off trade with that country. In those early years he began planting seedlings into the woods as a trial. Gradually shaping the pathways through the woods, he planted on the ridges and deepened the lower swales for drainage. The oaks and pines of the native woodlot provided just the right conditions for success; some of those earliest plantings are now 10-15 feet and more high.

On completing 5th form at Port Credit High School (PCHS) in spring 1943, Macklin joined the Canadian Air Force and trained as a pilot. Being put on reserve in spring of 1945, he transferred to the British Fleet Air Arm where he trained to fly Spitfire and Seafire aircraft, expecting to serve in the Pacific. The war ended that summer before he saw active service and he returned to Canada late in 1945.

Donald had graduated from PCHS and was enrolled at OAC to study horticulture; Macklin enrolled also and they attended the college together, both graduating in 1949 with degrees in Horticultural Science like their father, Leslie, and with plans to continue with the family farm.

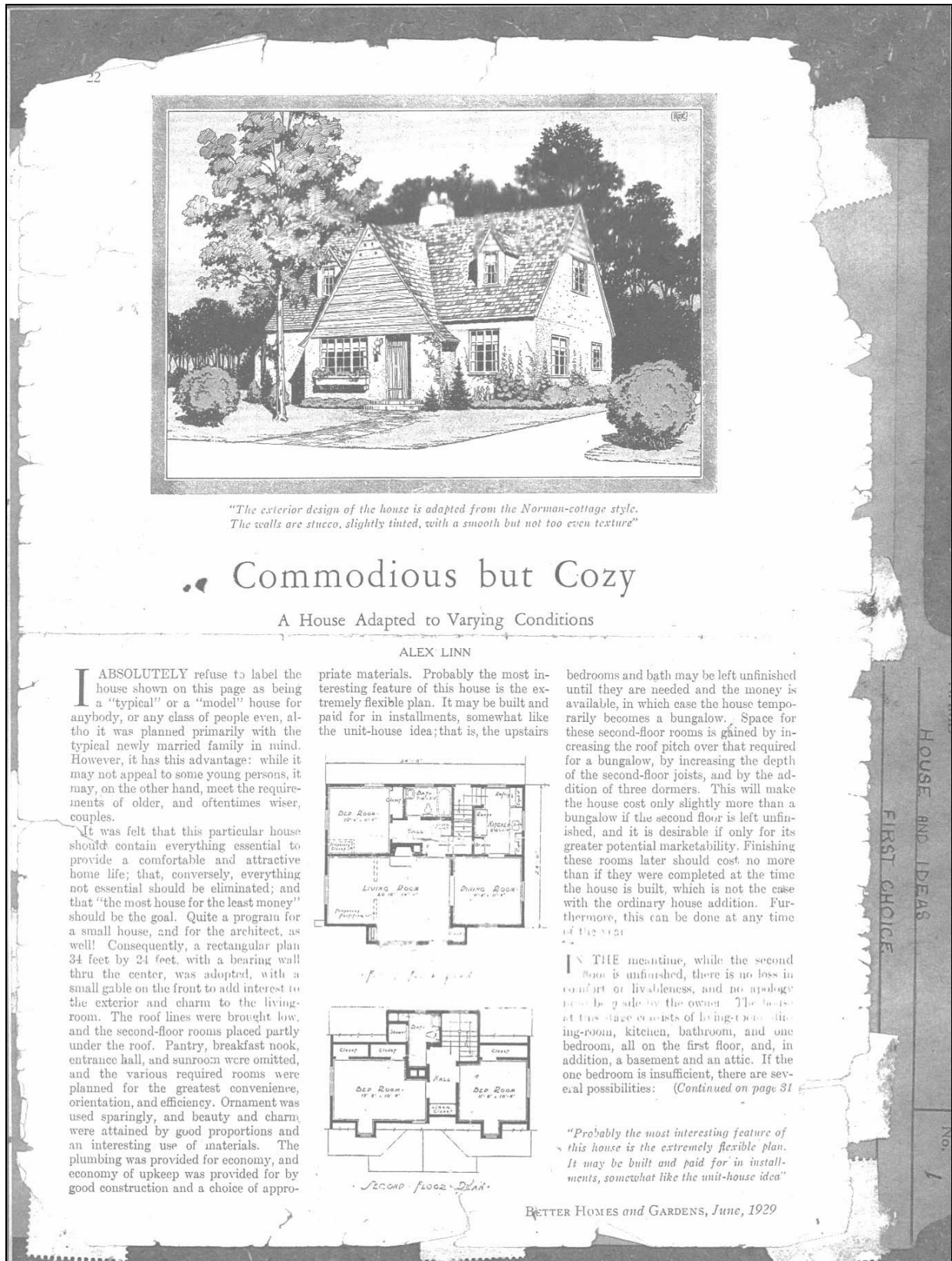
In 1946, Dorothy's aging parents (the aforementioned Dr. and Mrs. Macklin) came to Cooksville to spend their final days and are now buried in Springcreek Cemetery, Clarkson. At the home nursery, Leslie and Dorothy built their "dream home"⁶⁷ in 1948, on the sandy hill at the base of the giant pines.



4.0.15, The House on the Hill, South-West Perspective from Pine Tree, 1949, Courtesy of Marjorie Hancock.

In September 1947, Macklin married Grace Fraser, daughter of Karl and Isabel Fraser, previous residents of Port Credit. Mack and Grace planned to settle into the original cottage. In 1949 he went on to graduate studies at Harvard, he and Grace living in Cambridge with their little daughter, Carol.

⁶⁷ In 1929, Dorothy clipped an article from *Better Homes and Gardens* with a picture and plan of her "dream home" The House on the Hill is modeled after the home in that article (Fig. 4.0.16) – interview with Marjorie Hancock by O. Scott 28 July 2010



4.0.16, Dorothy Hancock's "dream home", *Better Homes and Gardens*. June 1929. Courtesy of Marjorie Hancock.

In 1953, Macklin was invited to become involved in the planning and building of Canada's first satellite new town, Don Mills. This venture led him into an impressive career in town planning, with projects across Canada and world-wide, as well as right around home such as Meadowvale, and well-known endeavours such as the St. Lawrence Seaway Parks system, planning for Expo '67 and a Master Plan for the University of Guelph. On the 25th of January 1956⁶⁸, Macklin founded Project Planning Associates Limited (PPAL), Canada's first interdisciplinary firm of landscape architects, planners, architects, engineers, sociologists and other professionals. The original PPAL partners were Mack, Don Pettit (an OAC, Harvard and RCAF classmate / associate, later Director of Design for the National Capital Commission), Noboru (Nobby) Koyama (a former Woodland Nurseries and Don Mills Development Corporation employee), Theodore (Ted) Smith, Wallace Little, Walter Meyer, and Douglas Lee.⁶⁹

Mack and Grace's family grew to six, three daughters and three sons, with the resultant need to enlarge the house, doing so in 1960 by adding another "house" of the same proportions as the original, and linked by a 33 foot long, glass-walled bridge, through the garden.



4.0.17, Linking Bridge and Second Residential Node, The House, c. 1960s, Courtesy of Marjorie Hancock.

With the need to expand the nursery business base, further acreage had been purchased in Hornby in the late '40s. Don married Donna Pyman in 1951, building a dramatic home on the edge of the ravine of Sixteen Mile Creek, at the farm on Trafalgar Road, where they raised two sons and a daughter.

Don's interests soon led him into Landscape Architecture and many interesting projects, both residential and commercial. A joint venture between Macklin's firm, PPAL and Don in 1972, resulted in Bronte Creek Provincial Park and they also worked together on the Kuwait Waterfront, King Abdul Aziz University Nursery in Jeddah, the Welland Canal Relocation, a recreational complex in Fiji, and other projects.

⁶⁸ pers. comm. Don Hancock, July 28, 2010

⁶⁹ *Ibid*

Marjorie graduated from PCHS in 1951 and entered the Ontario College of Art in Toronto to study Design and Graphics. She graduated from OCA in 1955, obtaining a position in a commercial art studio and then as an artist at the Toronto Public Libraries. Part time work involved her in work on the Don Mills project as Colour Coordinator, model-building, and other work at PPAL. She is a Member of the Ontario Association of Landscape Architects.

In 1959 she married Bob Van Alstyne, a sociologist. This led them briefly to Newfoundland to do an urban renewal study for Macklin's firm. After a short stay in Ottawa, Marjorie returned to work at Project Planning from 1965 to 1968. In 1969 they began to build a home on the original nursery homestead, fronting on Corsair road, in the woods so that their two young sons could "grow up in the bush", as she had. Helping out at the nursery on Saturdays and some office and catalogue work soon led to greater involvement with Woodland Nurseries.

As well as an obviously unique relationship to their land, the Hancocks embody a way of life now almost extinct. While undoubtedly not as uniformly idyllic as it first appears, such a way of life must have fostered a sense of rootedness and belonging that would be nearly the antithesis of typical late 20th-Century experience.

During the 1960s a landscape contracting company, Lakeshore Landscape Associates Limited was formed, operating for a time from the nursery base on Camilla Road, with Mack, Don and Leslie as shareholders, together with previous employees of Woodland Nurseries, Wilfrid (Bill) Schrieber, John Northwood, and Hugh McVitie.⁷⁰ Woodland Nurseries and Lakeshore Landscape Associates were the training ground for many who became leaders in the landscape industry in Ontario, including the aforementioned Lakeshore personnel, Glenn Peister and Don McLean (McLean-Peister Limited), Bob and Dave Moote (golf course architects), Mas Omoto (landscape architect with Sasaki Strong, *et al.*), Russell Gomme (Ontario Horticultural Association Secretary from 1959 to 1983), and many others.

Through those years, Leslie, too, was able to serve on projects afield with PPAL such as a park in Newfoundland, an agricultural and transportation feasibility study in Somalia for the World Bank and as consultant to the landscape plans for Expo '67.

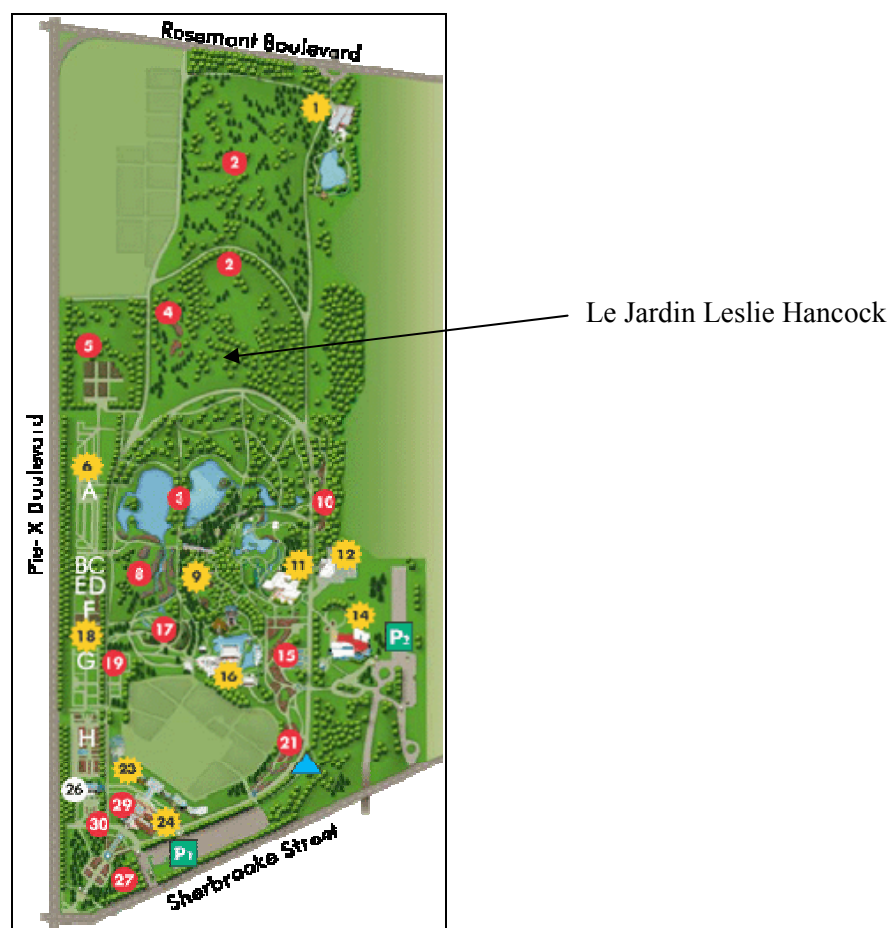
From the fifties and onward, Leslie became more deeply involved with the propagation and promotion of interesting plants, particularly the rhododendrons and azaleas. Leslie was an active stimulus in the formation of the Rhododendron Society of Canada in 1972 and Marjorie took an interest as well. He took on the task of compiling and editing a semi-annual Bulletin of information about these plants, with Marjorie's skills employed in its publication and distribution to the growing membership.

Over the years Woodland Nurseries had often set up beautiful garden settings for the flower shows sponsored by the Garden Club of Toronto. These always featured magnificent rhodos and azaleas forced into bloom and were frequently awarded prizes, thus promoting the use of rhododendrons in the landscape.

⁷⁰ pers. comm. Don Hancock, July 28, 2010

Leslie Hancock died on the 2nd of December 1977 at the age of 85. Over the years he had served in the horticultural industry as designer, propagator, teacher and promoter of the art and trades of garden building. While he was teaching at Guelph he suggested the establishment of an arboretum, and later, was a strong advocate of a degree course for Landscape Architecture. He helped establish all of the various trade groups – the Landscape Gardener’s Guild, forerunner of the Ontario Nursery Trades Association and the Ontario Landscape Contractors’ Association, which coalesced into the blanket organization ‘Landscape Ontario’ in 1973. He had been a member of the International Plant Propagators’ Society since 1952 and wrote articles for various horticultural journals. His contributions over the years were acknowledged with many awards.

His work with rhododendrons has been recognized by the placing of a plaque in Edward’s Gardens, Don Mills and the dedication of the rhododendron plantings at the Guelph Arboretum in his memory⁷¹. He designed a Rhododendron garden for the Montreal Botanic Garden. It was officially opened in 1976 at the 5th Annual Meeting and Flower Show of the RSC and at the 10th Anniversary in 1981 the garden was named “Le Jardin Leslie Hancock” in his honour.



4.0.18, Montreal Botanical Garden⁷²

⁷¹ Leslie Hancock Memorial Rhododendron Collection, University of Guelph Arboretum
<http://www.uoguelph.ca/arboretum/GardenNA/rhododendron.htm>

⁷² http://www2.ville.montreal.qc.ca/jardin/en/jardin_virtuel/jardin_virtuel.htm

After Leslie's death, Dorothy lived on in the House on the Hill, as the nominal sole proprietor of Woodland Nurseries. Though fairly well for several years, her health gradually deteriorated and she passed away in 1985. While not having been schooled in horticulture, Marjorie had learned quite a lot about plants through the years by "osmosis", and latterly working with her father. At that time, Leslie's grandson, Fraser Hancock was studying horticulture, also at OAC, and the two of them, in consultation with Mack and Don, continued to operate the business.

During the '80s much of the nursery industry changed over to container growing and there was a surge in both landscaping trade and home gardening. With increased interest in rhododendrons they soon became more commonly available in garden centres. They were, and are, frequently bought on impulse with inadequate or no cultural information. Being grown and marketed in containers and then often planted in heavy soils, they soon perish. The consequence is either apprehension or super-protectiveness – both unfortunate situations!

Woodland continued to produce rhododendrons at the Camilla Road nursery, in the ground in raised beds instead of in artificial container media, and continued to learn more about growing these interesting and challenging plants. The nursery shared this knowledge with all who purchased the plants, providing information and guidance.

Over the decades the original rhodo and azalea plantings in the woods have grown to impressive heights and present an ever-changing kaleidoscope of bloom from late April to mid-June.⁷³

The final word on the history of the Woodlands as a component of its Cooksville neighbourhood is left to Grace and Marjorie Hancock and concerns their late neighbour, Duchess Olga Alexandrovna Romanov, sister to Russia's last Czar, Nicholas II.

"I met Duchess Olga shortly after she moved across the street from us. She was a very proud lady. I remember that she hated hats and the year she was going to visit Queen Elizabeth and Prince Philip, she had to buy a hat. So I took her to Dixie Plaza and we bought a pale blue hat. When she got home, she told me that as she was leaving the Royal Yacht, she tossed her hat in the Lake. She always wore pearls. She said that you had to wear them all the time because the pearls absorbed the oil from your skin and it gave them a lustre. She took in stray dogs and always took them for walks and she wore rubber boots without socks and her feet used to get blue, so I bought her a pair of workmen's socks to wear. After she moved to Toronto, I heard she was ill and Erma Large and I drove down to the Danforth to see her. She was living over a hairdressing salon. The lady she was staying with took us upstairs and she was lying on a small cot and she was very frail. We sat and talked to her for a while and left. The next day she died." Grace Fraser Hancock, 28 January 2004.⁷⁴

⁷³ pages 45 – 50 Hancocks, *Hancock Family History*, pp. 3-5.

⁷⁴ Hicks, *Cooksville: Country to City*, p. 192.



4.0.19, Duchess Olga in Cooksville Home with a Portrait of her Father, Emperor Alexander III.

The day that Grace and Marjorie consented to be interviewed they mentioned that one of Duchess Olga's favourite activities, while in Cooksville, was walking alone through the Hancock Woodlands. There is something so *right* yet absurdly poignant about the vision of a rubber-booted Russian Grand Duchess walking through Leslie Hancock's nursery, with a stray dog, that it defies categorization. The point is that both the Duchess and the Hancocks "got it" and "it" is the *genius loci* or spirit of the place that is the Hancock Woodlands.

The Hancock Woodlands has historical or associative value because it,

- i. Has direct associations with a theme, person, activity, and organization that is significant to the community,**
- ii. Yields, or has the potential to yield, information that contributes to an understanding of a culture, and,**
- iii. Demonstrates and reflects the work or ideas of Leslie, Macklin, Don, and Marjorie Hancock, *et al.* who are significant to the communities of Cooksville, Ontario, Canada and more.**

5.0 DESIGN / PHYSICAL VALUE

Below is a list of built form at Hancock Woodlands discovered and reviewed during site visits undertaken as part of this Study. The City has not provided an inventory of plantings, beds, roads, walkways, buildings, or other built remnants and artifacts. Nor was preparing such an inventory part of the scope of this Study, all of which is to say the list below is a starting point, rather than a definitive statement. Items 1 through 10 could be considered the major cultural heritage resources of 2151 Camilla Road. Items 11 through 14 are resources not in the ownership of the City of Mississauga.

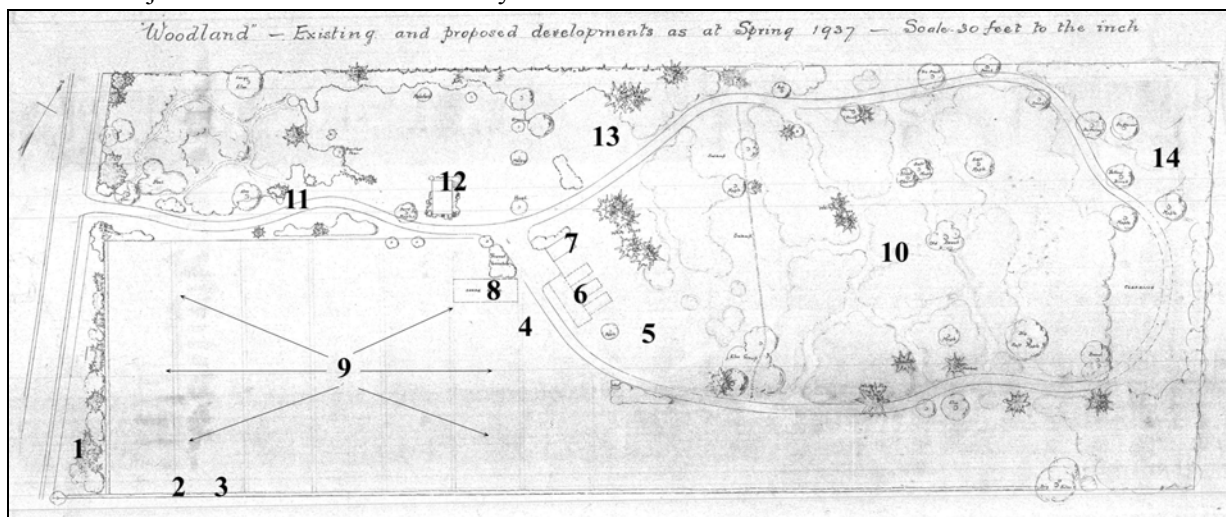
(Figure 5.02)

1. Hancock Woodlands Sign on Camilla Road, Fig. 5.1.1
2. Laneway along nursery leading to Office, Figs. 5.2.1 – 5.2.8
3. Rural-Style Mailbox on Laneway, Fig. 5.3.1
4. Cold Frames, Figs. 5.4.1,2,3
5. Office, Figs. 5.5.1 – 5.5.7
6. Header House with three appended Greenhouses, Figs. 5.6.1 – 5.6.5
7. Storage Shed, Figs. 5.7.1 – 5.7.4
8. Shade Houses / Lath House (demolished) Figs. 5.11.1,2,3
9. Nursery Rows, Figs. 5.12.1 – 5.12.5
10. Woodland Garden, Figs. 5.13.1 – 5.13.10

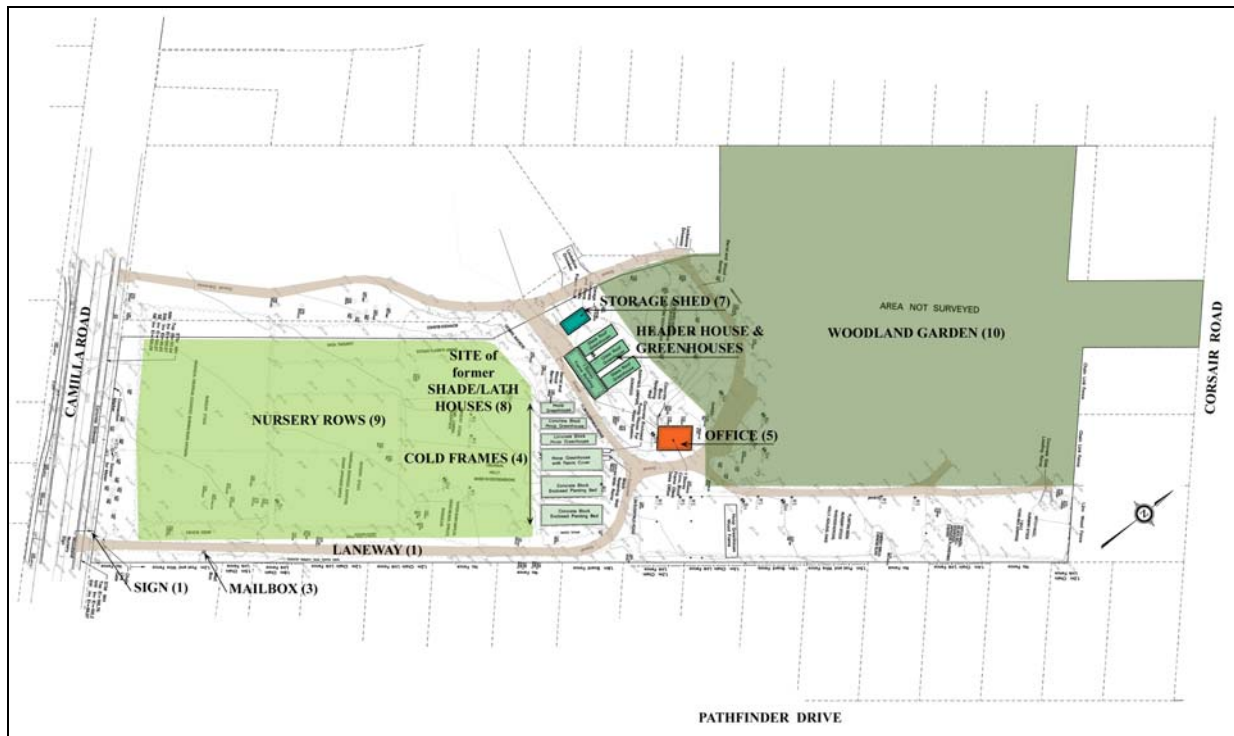
(Figure 5.03)

11. Heritage Drive, Figs. 5.14.1 – 5.14.9
12. The House, Figs. 5.8.1 – 5.8.20
13. The House on the Hill, Figs. 5.9.1 – 5.9.9
14. The Marjorie Hancock House, Figs. 5.10.1 – 5.10.21

A key map is provided below with locations corresponding to the numbers in the list above. As the drawing was prepared in 1937, by Leslie Hancock, the Cold Frames, the Office, the House on the Hill, and the Marjorie Hancock House had not yet been constructed.



5.0.1, Key Map, Hancock Woodlands, Leslie Hancock, Spring 1937, Courtesy, Don Hancock



5.0.2, Heritage Resources, 2151 Camilla Road, from City of Mississauga mapping

The heritage resources of **2151 Camilla Road** are illustrated on Figure 5.0.2 above and elaborated upon in the sections below.

5.1 Woodland Nurseries Sign



5.1.1, Sign on Camilla Road, June 2010.

Like the philosophy behind the nursery, the philosophy in which container raised and marketed plants were not sold for a quick profit, the sign communicates good design, directness, and simplicity. The materials are natural, the colours are not the usual garish commercial colours, instead opting for a darkish cold grey with white lettering all on a sea-green boarded background with a soft cool grey border. The colours, the materials, and the lettering are all easy on the eye. They are soft, cool colours that gently inform passers-by of what happens at this address.

5.2 Laneway Entrance



5.2.1, Looking East along Laneway, Hancock Woodlands, June 2010.

The roadway seen above, in Fig. 5.2.1, has been the primary means of access to this site. The experience of walking the roadway is one akin to shifting gears, metaphorically, or shifting one's perspective more literally. The quality of sound changes as one begins to sense the nursery and forget the highway, service road, and suburban sprawl left behind. The smell of the vegetation grows stronger and sweeter and one senses the unevenness under foot. The cedars provide cool shadow so the air temperature feels cooler and one has time to acclimate to an upcoming environment that is as forest-like as will likely ever be found on a plot of land this small orphaned in agricultural mode in the midst of one of Canada's larger cities.

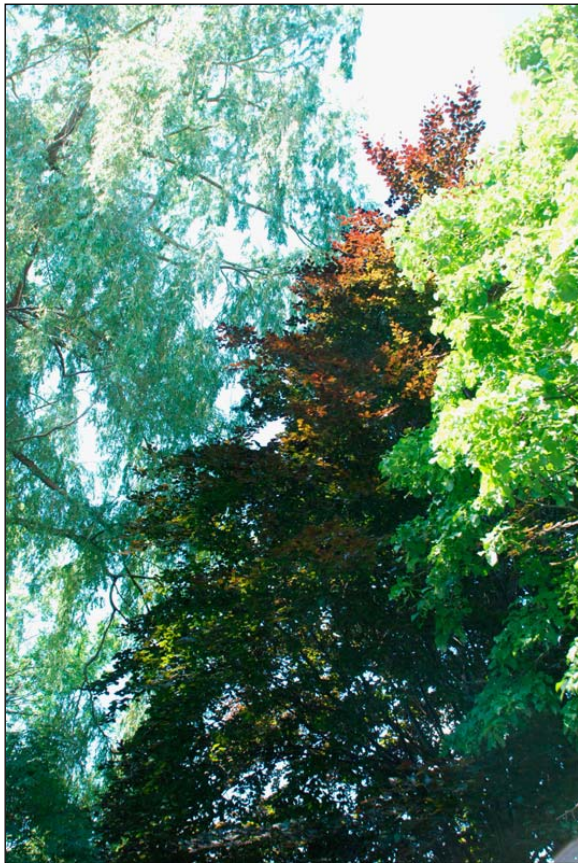
The plantings along the laneway are not random, but carefully chosen to display some unusual specimens, juxtapose foliage colours, and frame views. This is a country laneway in the heart of Mississauga. It is an anachronism packed full of charm and non-suburban sensory experiences. In wet weather one must wear boots – that's part of the difference that defines the character of the Hancock Woodlands.



5.2.2, Smokebush along Laneway, June 2010



5.2.3, Paperbark Maple, Laneway, June 2010.



5.2.4, Juxtaposed grey-green willow leaves with purple beech with yellow-green maple foliage along Laneway, June 2010.



5.2.5, Colorado Spruce sentinels along Laneway, June 2010.

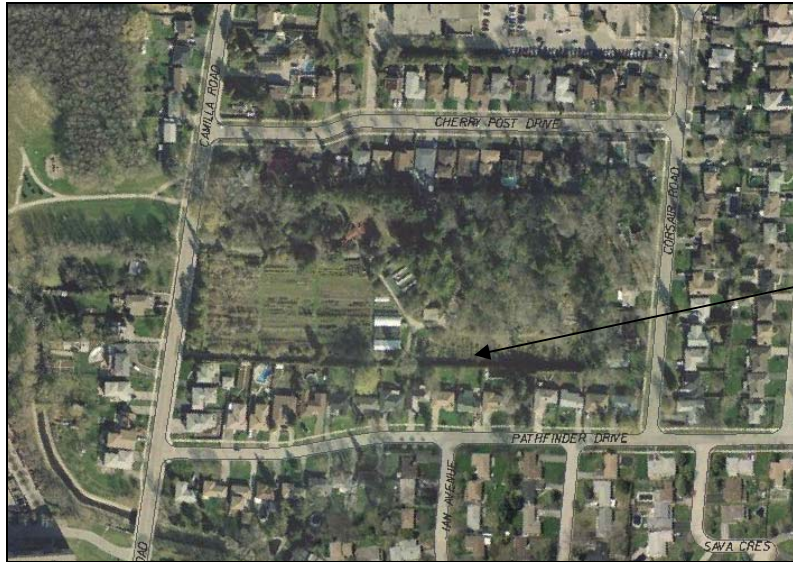


5.2.6, Looking West along Laneway, Hancock Woodlands, June 2010.



5.2.7, Aerial Image: Laneway leading into Hancock Woodlands, 1975, Courtesy, City of Mississauga.

As time went on the cedars on the south sides of the laneway and the service corridor grew and both are seen in much deeper shadow by 2004.



The lanes in this image are less clearly defined, because the growth has left them in greater shadow, than those in Fig. 6.2.3.

Cedar Border

5.2.8, Aerial Image: Laneway and Cedar Border Leading into Hancock Woodlands, 2004, Courtesy, City of Mississauga.

5.3 Rural-Style Mailbox on Laneway



5.3.1, Looking East Along Access Road, Hancock Woodlands, June 2010.

Like the laneway, the mailbox speaks of a different and more rural context and of a different time in Cooksville's history. Physically the patination and in-grown nature reflect its longevity of use but more importantly its distance from the houses, offices, and work sheds illustrate a sense of space. In 2010 people seldom walk for five minutes to pick up the mail; they glance at a hand-held electronic device while dropping off their children on the way in to work. Different times, different symbols. By conserving and retaining the mailbox, future visitors are given a wordless indication of this difference.

With the mailbox gone, the symbolism disappears *i.e.*, it is not the physical fabric of this particular object that communicates – it is the North American recognition of a type of mailbox used in rural areas – and the equally significant recognition that this area of Cooksville hasn't been rural since the late 1950s.



5.3.2, Aerial Image, 1954, Courtesy City of Mississauga.



5.3.3, Aerial Image, 1966, Courtesy, City of Miss.

In Fig. 5.3.2, above, the Billings Farm to the south is still intact and orderly orchards appear as grey-scale pixellations in the landscape. Twelve years later, in Fig. 5.3.3, also above, the orderly orchards have been replaced with spines of nodal housing dotting broader roads.

5.4 Cold Frames



Arched ribs on high-ceiling height cold frame

Note man doors at both ends of cold frame

Cementitious foundation

5.4.1, Looking West through Cold Frame, Hancock Woodlands, June 2010.



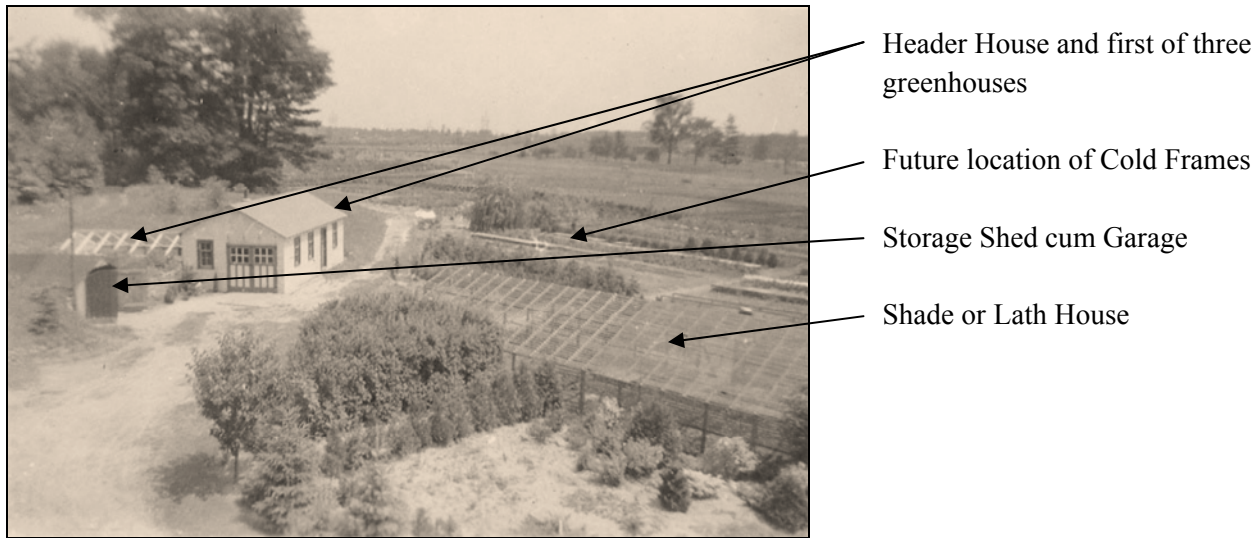
5.4.2, Looking West through Open Cold Frames, Hancock Woodlands, June 2010.

Cold frames are used for extending the growing season of plants. Through transparent or translucent covering, over light framing members, and with the additional use of soil-insulated planting beds, a microclimate is fostered allowing more growth time. The transparent netting or film prevents convection-driven heat loss thus ensuring warmer night-time temperatures as well.



5.4.3, Looking East toward Header House through Open Cold Frames, Hancock Woodlands, January 2010, Courtesy, Marjorie Hancock.

As seen in Figs. 5.4.1,2,3 the Hancocks used two styles of cold frame, apparently at different scales. The lower ones had steel reinforcing rods formed into gable-shaped bents (Figs. 5.4.2, 3) and higher cold frames with arced roofs as in 5.4.1.



5.4.4, Shade/Lath House, c.1948, Hancock Woodlands, Courtesy, Marjorie Hancock.

From the image above, Fig. 5.4.4, the Shade / Lath House is visible across from the Header House and Shed and predates the Cold Frames as also indicated in by the number eight (8) in Fig. 5.0.1.

The Cold Frames are of cultural heritage value because they indicate the primary activities of a nursery: growing plants and particularly in a northern clime, extending the growing season. As well, these two extant varieties of Cold Frame were designed and constructed by the Hancocks and would today represent a different style of Cold Frame from those being built (or prefabricated) in 2010. They are integral artifacts of the nursery business and though of strictly utilitarian use, the placement still conforms to the two primary axes dictated by Leslie Hancock in the winter of 1930-31.

5.5 Office

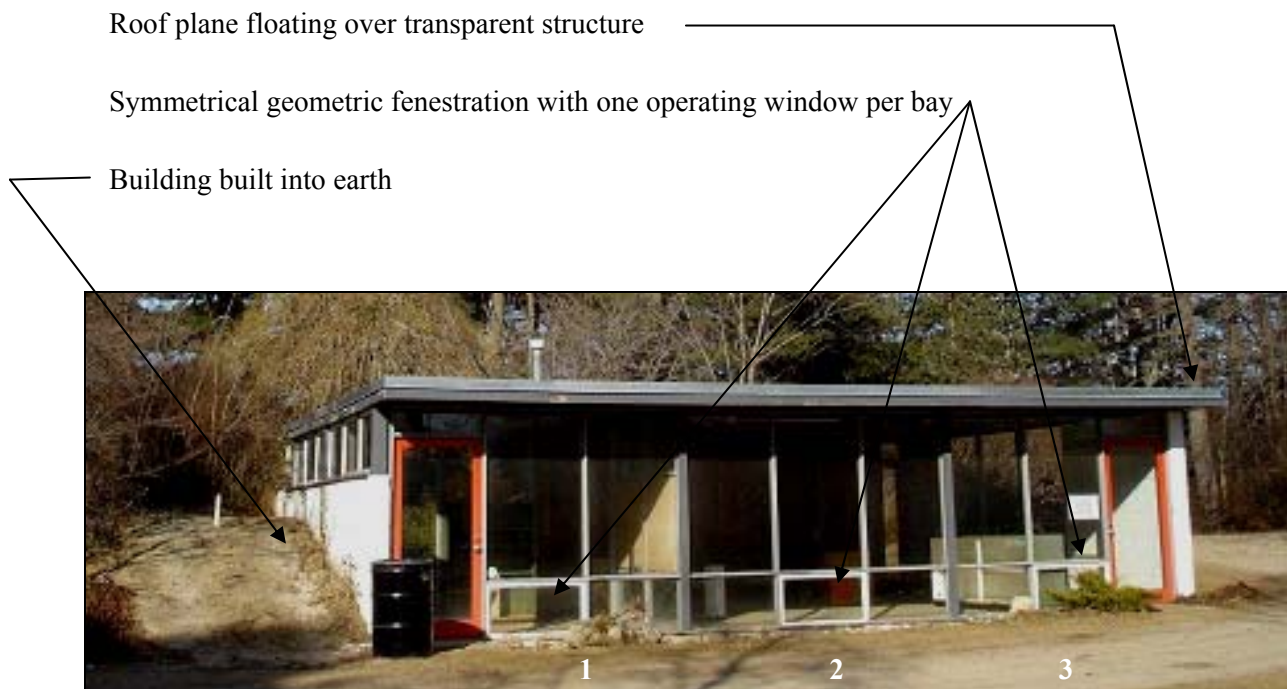
The terms of reference for this Study require the completion of a Heritage Impact Statement regarding the proposed demolition of several buildings on the property, including the Office, the Shed, and the Header House / Greenhouses.⁷⁵

The Office is the most Modern and machine-like of all the buildings on the Hancock Woodlands. Even the paint colours selected harken to a Bauhausian or early Corbusian language of the functional machine-for-working set into the landscape. Aesthetically it is much more akin to the Cold Frames than it is to the sheds or the houses. Yet there is a thematic tie to everything else on this property in terms of the employment of a minimum quantity of material used to achieve a maximum volume of space. The only exception, to the intentionally cold language of the early Modernists, is in the selection of a flagstone floor and the employment of China red on all of the doors. Even this detail, the use of one colour on all doors, indicates a disciplined, even coded, approach to design.

⁷⁵ STATEMENT OF WORK, "Proposal for consulting services", Cultural Heritage Assessment and Heritage Impact Statement, 'Hancock Woodlands' 2151 Camilla Road, Mississauga ON, L5A 2K1, City of Mississauga, May 18, 2010



5.5.1, Office, Perspective from SE, June 2010.



5.5.2, Office, Winter 2010, Courtesy, Marjorie Hancock. - 3-bayed curtain wall glazing, Note Grey, white, and red



Eaves project past transparent curtain wall with slender structural members

V-joint, tongue & grooved ceiling material continuous at interior and exterior

Curtain wall below beam

5.5.3, SE Eaves, Soffit, and Curtain Wall, June 2010.



5.5.4, Interior Looking East, Ceiling Frame & Deck, June 2010.



5.5.5, Interior Looking West, Flagstone Floor, June 2010.

The Office was built in 1951 after being jointly designed by Leslie, Don, and Mack Hancock together with Don and Mack's uncle, Charlie Macklin, a structural engineer visiting from Springfield, Illinois. Opening in 1952 it became the office for an affiliate firm, Lakeshore Landscape Associates.



5.5.6, Foundations of Dug-In Office, 1951.



5.5.7, Office Framing, 1952, Courtesy, Marjorie Hancock

In summary there were a number of principles employed in the design of the Office:

- a. structural honesty – structure open, self-evident, exposed to view;
- b. transparency – minimal visual weight placed on structure; large sheets of glass used inside and out and at doors;

- c. continuity of materials – framing and decking sail past window wall beam without interruption;
- d. curtain wall – front, south face “wall” is more truly a glass “curtain” (passive heat gain) bearing no weight except along discreet, rhythmically placed lines;
- e. slenderness of structural members – ceiling beams and wall posts are minimal in section; and
- f. continuity of space – minimal internal interruptions of bearing walls dividing spaces.

To test the accuracy of classifying the office as a modest Modernist building two iconic examples of early and late Modernism, respectively, Peter Behren’s Fagus Factory, and Mies van der Rohe’s Barcelona Pavilion are compared and contrasted with the Hancock Woodlands Office.



5.5.8, Front Elevation⁷⁶



5.5.9, Exoskeletal Framing

AEG Turbine Factory, Berlin, 1910

Structural Honesty

Transparency (huge planes of glass)

Continuity of Materials – unknown

Curtain wall Construction

Slenderness of Structural Members

Continuity of Space (Glass corners)



5.5.10, Transparent Structural Framing⁷⁷

⁷⁶ <http://www.arthistory.upenn.edu/spr01/282/w4c2i08.jpg>

⁷⁷ www.ochshorndesign.com for image 6.5.9,10

In five of the six principles tested for, the Hancock Office and the AEG Turbine Factory are congruent; evidence of the sixth quality, material continuity is almost certainly consistent as well as it is known that the production hall showed all of the exposed steel framing thus having members move through the inside to the exoskeletal exterior wall.



5.5.11, Continuity of Plane and Material



5.5.12, Floating Roof Plane, Curtain Wall



5.5.13, Slender Structure, Curtain Wall, Continuity⁷⁸

Barcelona Pavilion, Barcelona, 1929

Structural Honesty (Columns, planes)

Transparency (huge planes of glass)

Continuity of Materials

Curtain wall Construction

Slenderness of Structural Members

Continuity of Space

Unarguably the Barcelona Pavilion (and the AEG Turbine Factory) is a different class of building with one of the most refined material palettes available (custom fabricated + finished steel, travertine, marble...), but, nonetheless the principles on which the design is based map one-to-one onto those used to design the Hancock Woodlands Office. In short, this is a small, discrete example of vernacular Modernism in a City arguably with few examples of same.

⁷⁸ All three images, www.greatbuildings.com/

5.6 Header House with Three Appended Greenhouses



5.6.1, Header House from NW, c. 1938, Courtesy Marjorie Hancock



5.6.2, Header House & Greenhouses from House Roof, c. 1946, Courtesy Marjorie Hancock.

The Header House was the second work building constructed on the Hancock Woodlands, after the Shed, and was built around 1936.



5.6.3, Second Greenhouse under Construction, c. 1947, Courtesy Marjorie Hancock



5.6.4, Greenhouses from NE, c. 1968, Courtesy Marjorie Hancock

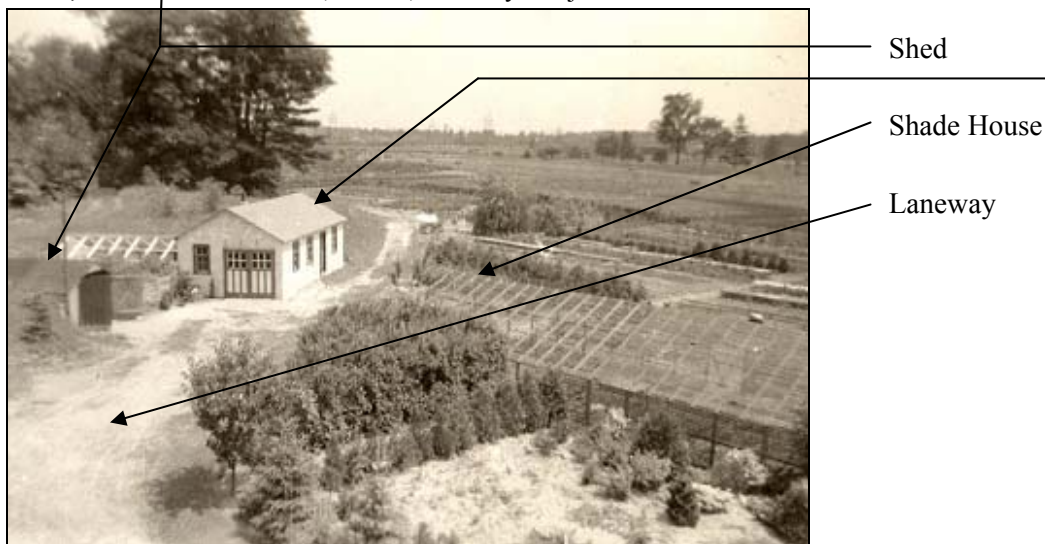
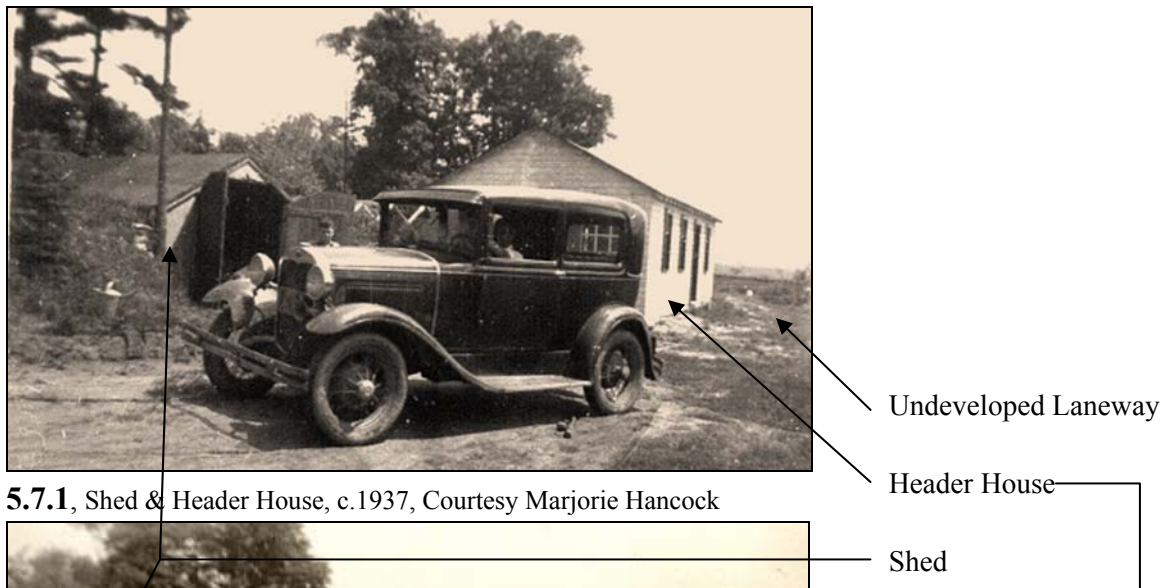


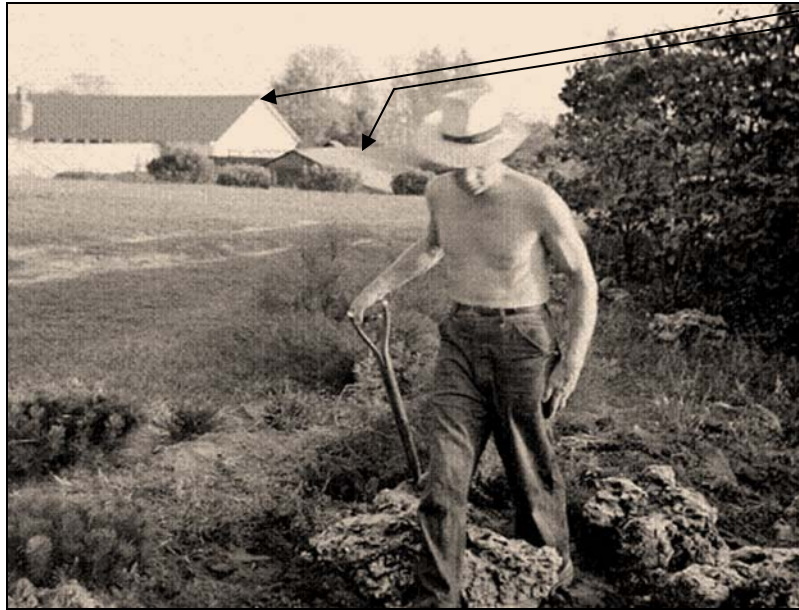
5.6.5, Header House from West, January 2010, Courtesy Marjorie Hancock

The Header House and the Shed, though distinct buildings put up at different times, share the same design and material language. Both are wood frame, wood-sided, gable-roofed buildings with wood sash windows, exposed rafter-ends, and asphalt shingle roofing. These are the most basic of the working buildings on the Hancock Woodlands. The Header House is also visibly accretive; that is it was added to or extruded northward as the business and demands on the nursery grew. In final form it is as appears above in Fig. 5.6.5, a long white shed with three greenhouses running perpendicularly to the east and accessible only through the Header House.

As well as material, formal, and chromatic similarities both buildings are also bermed-in or nestled into the soil as seen in Fig. 5.6.4, above. Again, this is “green” or ecologically conservative architecture and construction long before our culture thought such building techniques virtuous. In the case of the Hancock’s this technique was likely deployed for thermal conservation from integral (bermed earth) insulation.

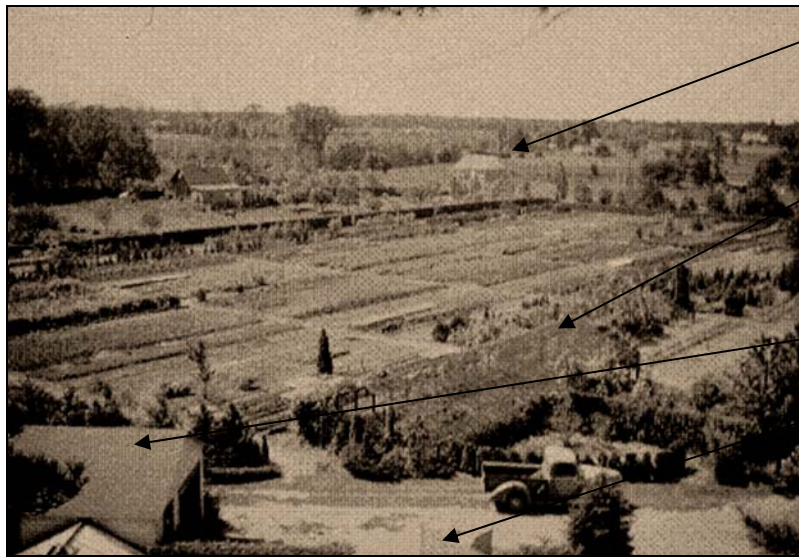
5.7 Storage Shed





Header House

Shed

5.7.3, Shed, Header & Shade Houses, 1948, Courtesy Marjorie Hancock2130 Camilla Road, (Duchess Olga
Alexandrovna Romanov's Residence
c.1951-1959)

Shade House

Header House

Shed

5.7.4, Shed, Header & Shade Houses, c.1945, Courtesy Marjorie Hancock

In tandem with large English estates, the Hancock Woodlands can be viewed as a village. (In fact many of the larger English estates had villages as part of their holdings.) Viewed as such, the Office, Header House, Cold Frames, Shed, and Shade House form the downtown nexus or village centre of the nursery "estate." Successive photographs from the mid-1940s onward show the increased development and use of the laneway system extant in 2010. This was the hub of the nursery and the point from which the coordinated human effort required to run a nursery originated. It was a centre of activity, learning, and gainful employment for generations of people from the Cooksville area and much, much farther afield.

5.8 Shade and Lath Houses



5.8.1, Lath House, c. 1970, Courtesy Marjorie Hancock

Neither the Lath House, above, nor the Shade House, in both lower figures is extant in 2010. Shade, broken light, slender wood framing, and the fragrance of new vegetation would have been the essence of these structures. They are the ultimate example of economy, structural simplicity and functionality.



5.8.2, Leslie with Cutting Frames – Shade House in Background, Undated, Courtesy Marjorie Hancock



5.9 Nursery Rows

The earliest photographs of the production nursery rows show these running parallel to the north and south property boundaries and west of the diagonal sand bar/ridge, a pattern established in Leslie Hancock's 1937 drawing "*Woodland*" – *existing and proposed developments as at Spring 1937* – Fig. 5.0.1.



5.9.1, Aerial View of nursery from the northwest, 1945; pilot - Macklin Hancock, photograph - Don Hancock.



5.9.2, Aerial view of nursery from the northwest, c.1952, Courtesy Marjorie Hancock.



5.9.3, “Nursery from Zitas” (Belch house) (west) date unknown, Courtesy Marjorie Hancock.

Plant materials have obviously come and gone over the years, and now somewhat overgrown, the pattern still exists in 2010, virtually unchanged in nearly 80 years. Figs 5.9.4,5.



5.9.4, Aerial photograph of the nursery, 2006, Courtesy City of Mississauga.



5.9.5, Nursery rows and cold frames, June 2010.

Some of the plant material remaining in these nursery rows in 2010 was salvageable for transplanting to other places in the City. Some might be considered to remain *in situ* as a reminder or marker of the original production fields.

5.10 Woodland Garden

The terms of reference for this Study require the completion of a Cultural Heritage Assessment to determine if the woodlot at the easterly end of the Hancock Woodlands merits designation under the *Ontario Heritage Act*.⁷⁹

When Dorothy and Leslie Hancock first viewed the property, the woodlot was fairly mature, although a little sparse. The four white pines noted earlier formed the western edge on the crest of the diagonal sand bar, with the wetter soils of the woods being behind the sand ridge.

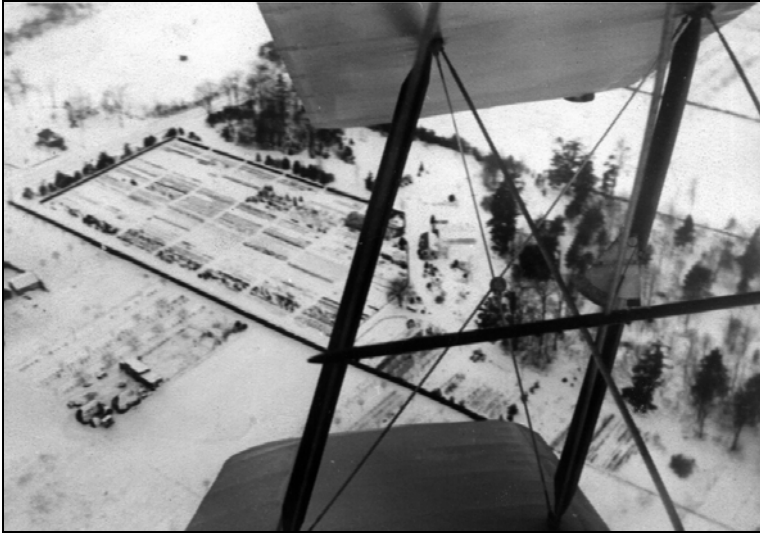


5.10.1, The House with white pines and woodlot in background, c. 1931, Courtesy Marjorie Hancock.



5.10.2, The House with delphinium in foreground and white pines/woodlot in background, c. 1936, Courtesy Marjorie Hancock.

⁷⁹ "Conduct a Cultural Heritage Assessment for the entire property as outlined in the terms of reference, with the understanding that the City has the intention to designate the woodlot under Part IV of the *Ontario Heritage Act*", STATEMENT OF WORK, "Proposal for consulting services", Cultural Heritage Assessment and Heritage Impact Statement, 'Hancock Woodlands' 2151 Camilla Road, Mississauga ON, L5A 2K1, City of Mississauga, May 18, 2010

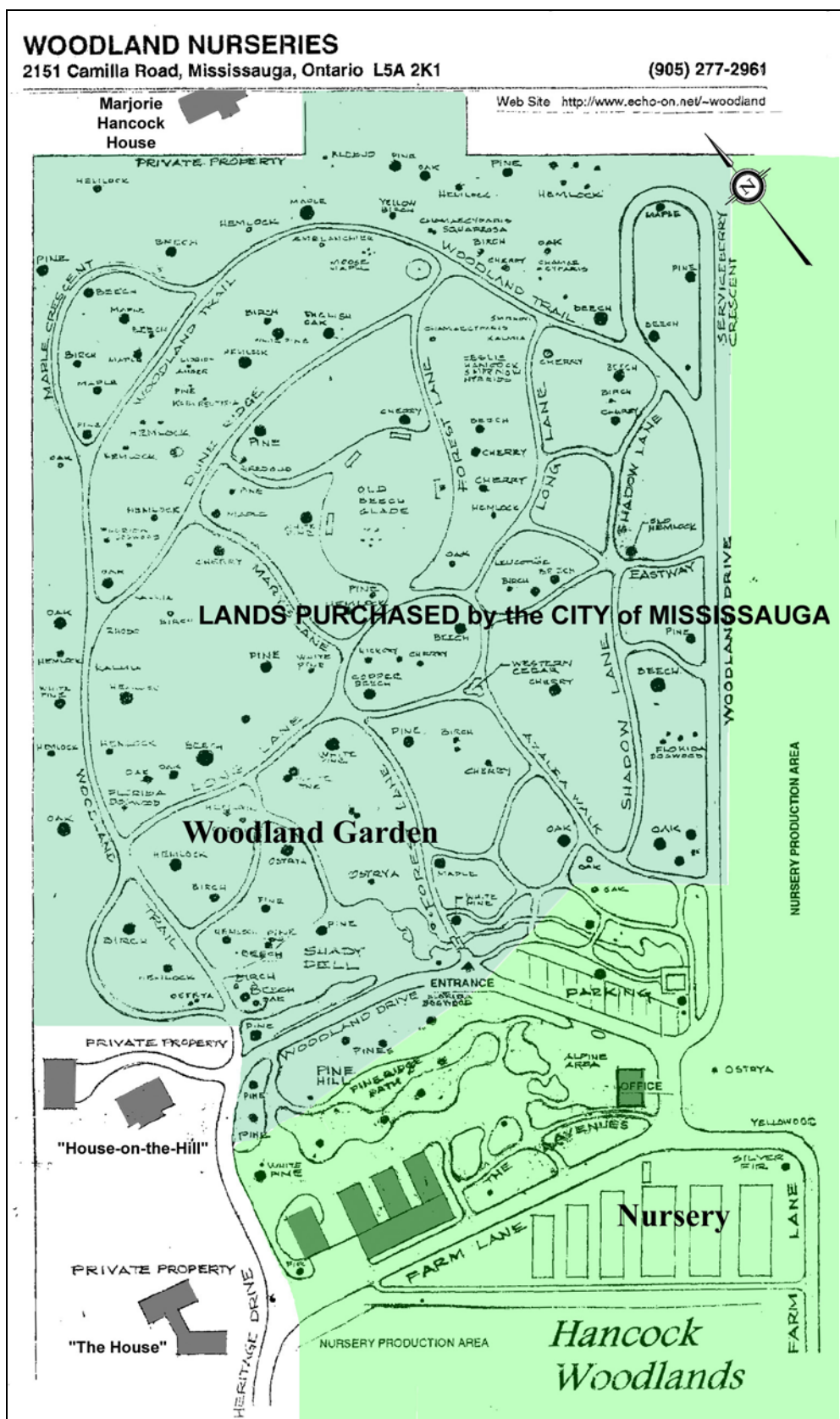


5.10.3, Aerial view 1945 (pilot - Macklin Hancock, photograph - Don Hancock) - woodlot at right, Courtesy Marjorie Hancock.

Leslie Hancock spent years experimenting with growing and breeding conditions for rhododendrons and azaleas. Much of the success of rhododendron growing on the Hancock land came from the excellent soil and climatic conditions. Two important factors are required for the successful growth of rhododendrons; good drainage capabilities and an acidic soil. The sand ridge that runs through the property, formed during glacial recession,⁸⁰ created favourable horticultural conditions due to its excellent drainage and the decay of rich surrounding organic material from the oak and pine in the woodlot promotes a high acidity level in the soil.

Leslie began shaping pathways in the woodlot on his property with these exotic plants. Figure 5.10.4 shows the current area of the woodlot and the City's delineation of the area for heritage designation consideration, overlain on a drawing that labels the major trees in the woodlot and many of the features of the east end of the property.

⁸⁰ Long, Peter. "Evolution of the Mississauga Landscape" in Mississauga: The First 10,000 years edited by Dieterman, Frank. (Toronto: Eastendbooks, 2002) p. 9



5.10.4, The woodland garden, drawing by Marjorie & Don Hancock, Courtesy of City of Mississauga

The Hancock legacy of rhododendron breeding and cultivation is evident in the woodland today and although it is not yet a public park, the pathways created by the Hancocks provide a very pleasant walk enjoyed by numerous members of the public, especially when rhododendrons, azaleas, dogwoods, magnolias, viburnums, redbuds and other flowering shrubs are in bloom (Figs. 5.10.6 - 9) It is also a fairyland in winter (Fig. 5.10.5).



5.10.5, The woodlot in winter, c. 1962, Courtesy of Marjorie Hancock.



5.10.6, Woodland Drive in spring, date unknown, Courtesy of Marjorie Hancock.

Many of the trees from Leslie Hancock's first visit in 1930 remain. It is likely that the four white pines are nearly 200 years old by now and some of the oaks, beech and maple are as well.



5.10.7, Beech trees in woodlot, June 2010.



5.10.8, Rhododendron in woodlot, June 2010.



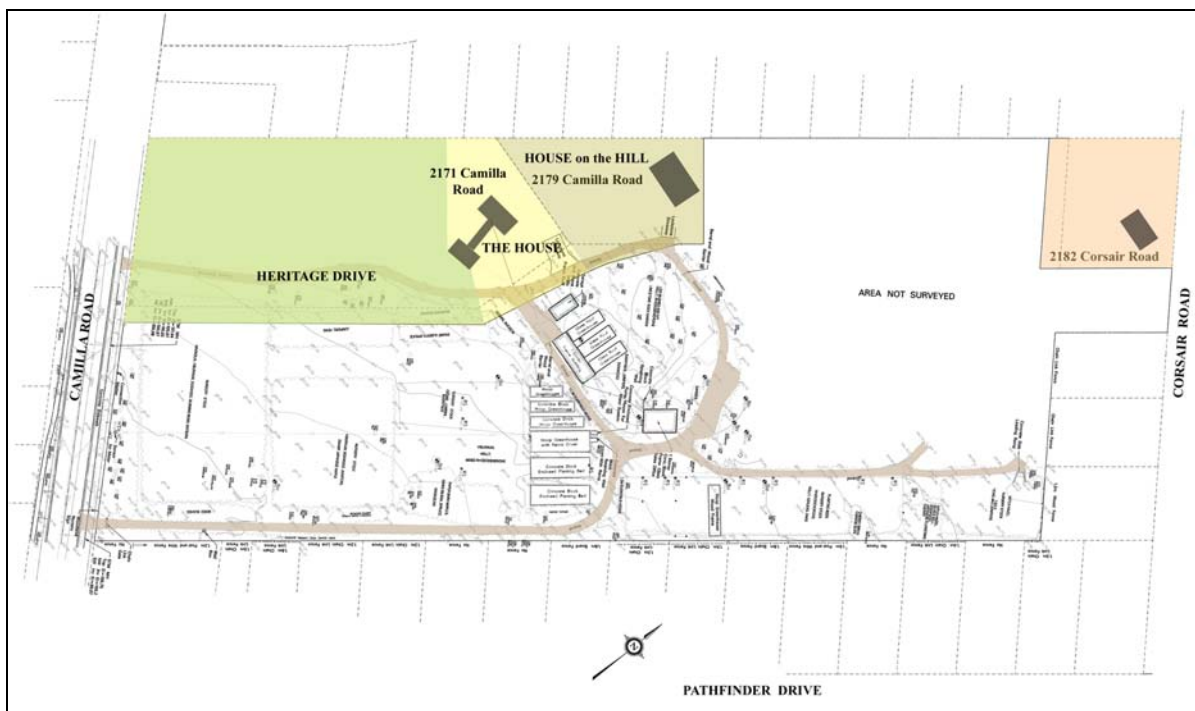
5.10.9, Dogwood, June 2010.



5.10.10, Viburnum, June 2010.

The woodlot is an integral part of the landscape of Hancock Woodlands; it was the test bed for growing rhododendrons, a display garden for nursery customers, a playground for generations of Hancock children, and is an inspiration to all who have the opportunity to walk through it.

The Woodland Garden (woodlot) and the nursery area (2151 Camilla Road) is worthy of designation under Part IV of the *Ontario Heritage Act*.



5.0.3, Heritage Resources, 2171 & 2179 Camilla Road, 2182 Corsair Drive, from City of Mississauga mapping

The heritage resources of **2171 Camilla Road**, **2179 Camilla Road** and **2182 Corsair Drive** are illustrated on Figure 5.0.3 above and elaborated upon in the sections below.

5.11 Heritage Drive

On the northern boundary of the property, a driveway runs from Camilla Road to The House, the House on the Hill, and as a “back door” to the nursery buildings (Fig 5.11.1)



5.11.1, Heritage Drive, 2006, City of Mississauga.

From the street, the drive curves gently through a landscape created in the picturesque style, reminiscent of an English country garden. The drive was laid out early in the development of the property (Figs. 5.11.2,3) and first planted in the 1930s.



5.11.2, Heritage Drive and The House, c. 1937, Courtesy of Marjorie Hancock.



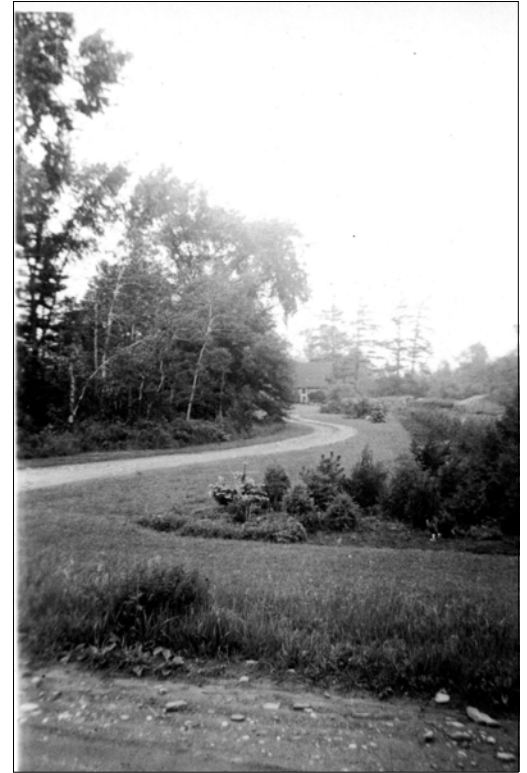
5.11.3, Heritage Drive and The House, March 1941, Courtesy of Marjorie Hancock.



5.11.4, Heritage Drive from The House front step, 1941



5.11.5, Heritage Drive, early spring 1945, Marjorie Hancock



5.11.6, Heritage Drive and The House, c. 1936, Courtesy of Marjorie Hancock.



5.11.7, Heritage Drive from The House roof, c. 1942, Courtesy of Marjorie Hancock.



With the winding drive, The House is no longer evident from the street, but becomes a welcome surprise after rounding the bend, as the plantings have grown over time, again in the picturesque landscape tradition. (Fig. 5.11.8)

Unfortunately the stately American Elms have succumbed to Dutch Elm disease and are no longer with us.

5.11.8, Heritage Drive, June 2010

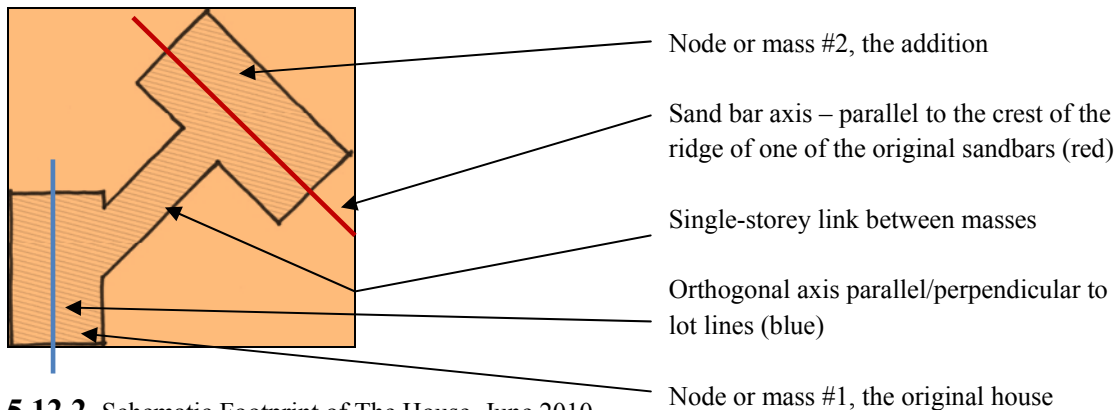
5.12 The House

While the laneway running from the Office to the Shade House was the public centrum of the nursery, the private centrum, the point from which the Hancock family began their days, was The House. (While some documents refer to The House as Camilla Cottage and to the House on the Hill as Norman Cottage, discussions with the Hancock family indicate that their own way of referring to these buildings was as The House and the House on the Hill.)



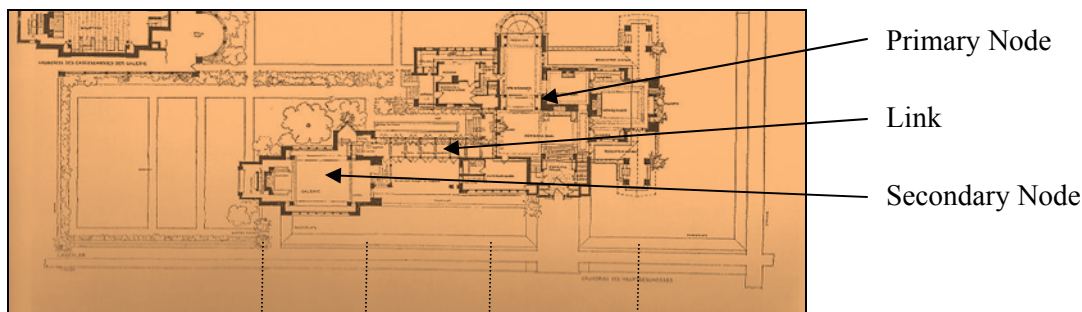
5.12.1, The House, January 2010, Courtesy Marjorie Hancock

To experience and understand The House as shown in Fig. 5.12.1, above in 2010, is to see the architectural melding of Arts & Crafts softness and materiality with Frank Lloyd Wright's sense of siting, and a functional Modernist's sense of connection and fenestration. In the simplest terms The House is two 1½ storey nodes tied together with a circulatory link. A schematic representation of the building's footprint appears below.

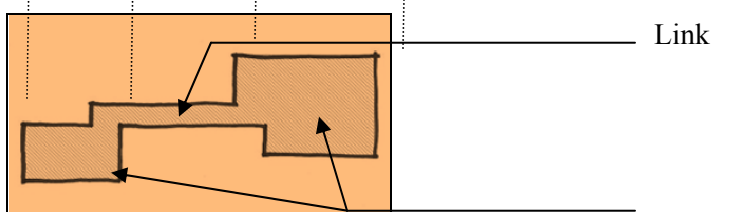


5.12.2, Schematic Footprint of The House, June 2010.

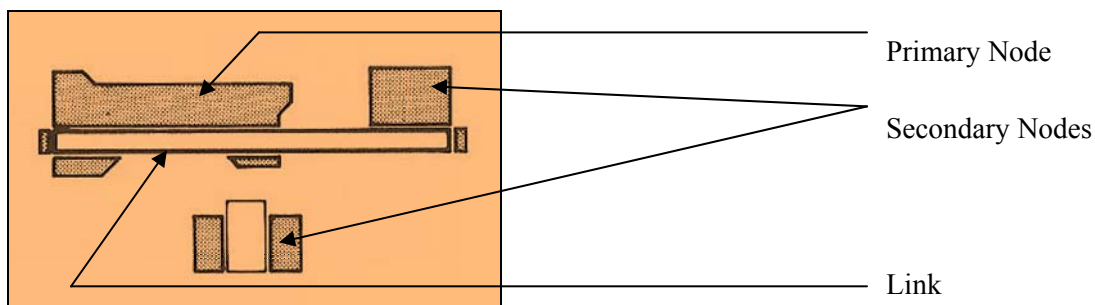
Other examples of bi- or multi-nodal plans are shown below, in plan and schematically.



5.12.3, Plan, Dana House, Springfield, Illinois, 1903, Frank Lloyd Wright⁸¹



5.12.4, Schematic Footprint, Dana House



5.12.5, Hines House, Sea Ranch, CA,
Charles Moore 1967⁸²

The point to be proved, above, is the rich lineage in architectural history of which The House appears to be an extension. Granted, The House is not on the scale of the precedents shown, but it did not have the budget, the master planning, or the architectural educations that produced those above. Nonetheless, it is a striking house for its obvious geometric intent, its subtlety of colours, and its marvellous integration with the landscape.

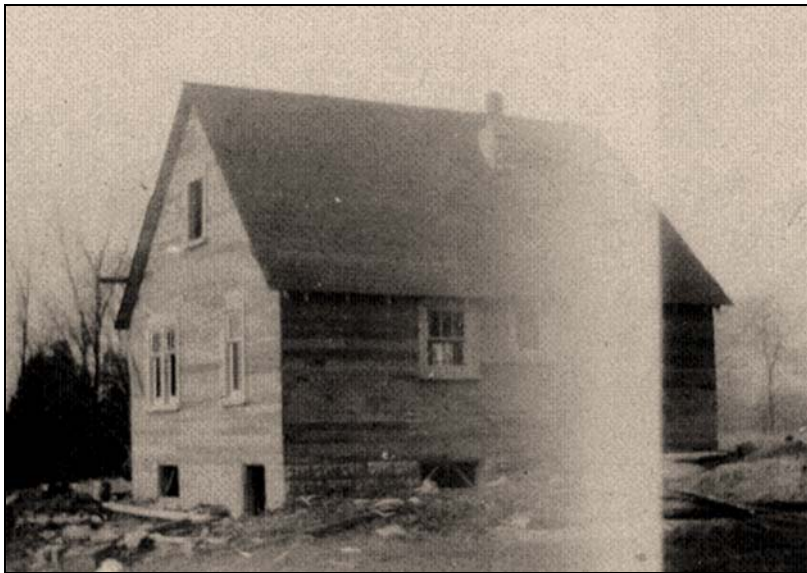
⁸¹ Frank Lloyd Wright, *The Early Work*, p. 33.

⁸² Clark & Pause, *Precedents in Architecture*, p. 85.



5.12.6, The House, 1930-31, Courtesy Marjorie Hancock

As seen above, in Fig. 5.12.6, The House had modest and completely unpretentious beginnings. It was a simple gabled mass with a concrete foundation. Local (Scottish) neighbours, mentioned earlier, offered help in excavating the foundation (with the assistance of local farmer, Tommy Clarke and his “honey dump”, a manure bucket, and team) and framing the roof.⁸³ Other than acts of generosity, one suspects the tradition of the local barn-raising, when farmers and their families from the area gathered to help each other, was at play here. It was a way of life that guaranteed highly affordable labour for all when the need arose.



5.12.7, The House near Completion, 1931, Courtesy Marjorie Hancock

⁸³ Interview with Don, Marjorie, and Grace Hancock by O. Scott and D. Chalykoff, 24 June 2010.



5.12.8, The House with Addition - doors open, not yet painted, c. 1933-1934, Courtesy Marjorie Hancock



5.12.9, The House in the Landscape, 1934, Courtesy Marjorie Hancock



Coursed cedar shingle cladding

Windows cased with 1"x4" wood

Leslie Hancock

Note similarity of doors to garage doors at Header House, Fig. 5.7.2.

5.12.10, The House with addition to North, 1935, Courtesy Marjorie Hancock

Three design themes are already apparent in 1935:

1. axial siting of buildings,
2. repetitive use of similar architectural elements (windows, doors), and
3. organic growth: architectural and vegetal.



5.12.11, The House with Dormer Addition, 1941, Courtesy Marjorie Hancock



5.12.12, The House after Addition, 1941, Courtesy Marjorie Hancock

Interestingly, another theme emerges in the alteration to the front elevation of the first addition; the panels are gone, the windows have been replaced with operating casements, and at close range, the exposed structure of the rafters at the addition are visible. Another principle:

4. exposed structure.



Note exposed rafter ends over north addition.

5.12.12b



5.12.13, Three/One Single Hung Windows, c. 1935, Courtesy Marjorie Hancock



5.12.14, The House, South-East Perspective, June 2010.



5.12.15, The House at Link: Path to Door, 2004, Courtesy Marjorie Hancock



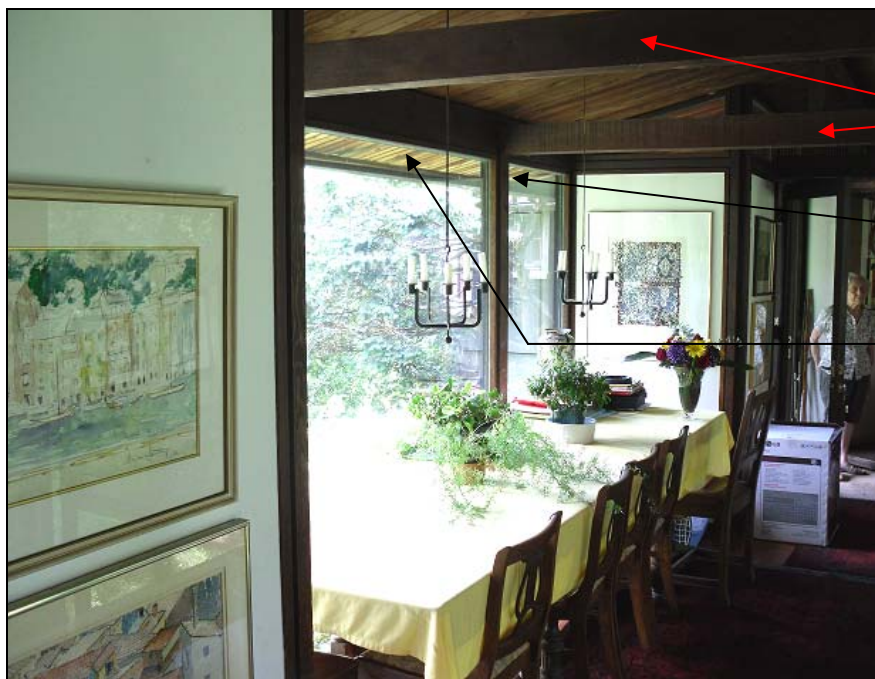
5.12.16, The House at the New Node looking toward Old Dormer, June 2010.



5.12.17, The House, New Node, South Elevation, June 2010.

An interesting corollary design principle is made evident by the difficulty finding a comprehensive image of the building. This arises because the landscape is so fully developed and so envelopes The House that wide angle photography is all but impossible. Another principle:

5. integration of buildings with landscape.



Exposed collar ties/lower truss chords

Exposed column

Continuous cedar 1" x 4" ceiling runs through from ceiling to outdoor soffit

5.12.18, The House, Looking South-West from within the Bridge/Link, June 2010.



5.12.19, The House with Ivy at South Wall, June 2010.

Interestingly, the integration of building and landscape, has thermal as well as aesthetic benefits: Ivy on exterior walls is known to decrease thermal heat gain by as much as 50%.⁸⁴ This is one of the more implicit principles in the Hancock canon:

6. conservation: material, thermal, and spatial.

This evolved, but design-conscious house is representative, not only of many of the ideas used by the Hancocks, but of many ideas tested and employed by some of the best architects ever practicing.

⁸⁴ Architectural Conservancy of Ontario, E-Newsletter, 8 July, 2010.



5.12.20, Looking West from House on the Hill to The House, June 2010.

5.13 House on the Hill



5.13.1, Barney, Don & Mack, Foundation, 1947. Courtesy Marjorie Hancock.



5.13.2, House on the Hill, 1948, Courtesy Marjorie Hancock.



5.13.3, House on the Hill, 1948, Courtesy Marjorie Hancock.

The origin of the design of the House on the Hill was an image from a magazine⁸⁵ that must have transfixed Dorothy Hancock. For years she had told the family that the house in the image was her dream house. The House on the Hill is a fully realized replication of that image. And as such it is the least organically derived of all the buildings at the Hancock Woodlands; essentially it's an import.

As the images attest, the House on the Hill is a sharply pitched, dormered, 1½ storey cottage clad in rough cedar and roughcast stucco. The design is derived, again, from the English Arts & Crafts Movement. Where the house becomes a Hancock house is in its axial layout, its placement in relatively mature vegetation, and particularly in the way it has evolved and been integrated into the overall site.

What's interesting about Mrs. Hancock's choice of design is the conceptual and aesthetic fit with the other buildings at the Hancock Woodlands. The Arts & Crafts Movement was part of a broadly felt revulsion against the industrialization of contemporary English (and North American) life. William

⁸⁵ Figure 4.0.16

Morris, John Ruskin, Phillip Webb *et al.* were leaders in a sort of harkening back to what they perceived to be more aesthetically and socially humane medieval values. And indeed the architecture, particularly in its massing and roof forms, recalls heavy timber, stone, and thatch construction methods. It has an anachronistic ancientness about it. Yet the charm of this language caught an international wave and rode it, arguably, for a full half century. It is not difficult to see traces of this renewed love of ancient simplicity at this site and within its buildings.



5.13.4, Aerial View from Pine, 1949, Courtesy Marjorie Hancock.



5.13.5, House on the Hill, West Elevation, January 2010, Courtesy Marjorie Hancock.



5.13.6, House on the Hill, Front (West) Door, June 2010.

As with previous buildings discussed, the House on the Hill has vines growing on both of the sunniest faces of the building. This ages and softens the building tying it to nature while, as mentioned, substantially decreasing summer heat gain.



5.13.7, House on the Hill, Perspective from Southwest, June 2010.



5.13.8, House on the Hill, Rear (East) Elevation, June 2010.

In Fig. 5.13.8, above, the more private side of the home is visible with a terrace raised three risers (steps) above grade. At grade is a large driveway with a planted island in the middle. The interesting point about the space at the driveway is its courtyard-like atmosphere: arguably this is, again, because of the interesting space created by the relationship between the new 3-bay driveshed and the back of the house.



5.13.9, House on the Hill, Front Door and Driveshed, June 2010.

Like every other building on the site the major axes of the House on the Hill and the new driveshed conform to the red and blue lines shown in Fig. 5.13.2, above. When looking at the finished product it seems an obvious and easy solution. When walking a pre-construction site or staring at a blank sheet of

tracing paper, such successful spatial relationships are not achieved without considerable thought and/or experience.

Finally, as seen in the transitional image, Fig. 5.13.20, above, the space between The House and the House on the Hill has been superbly calculated. While the red roof of the newer node at The House affords complete privacy to both buildings, the vertical relationship between them also ensures privacy. If The House had a ground floor level at the same elevation as the House on the Hill, activity within each house would be visible to the neighbour. While the separation between the houses is much greater than those of the adjacent suburban houses there is artfulness in place here that allows for privacy and intimacy simultaneously. It is an art much more easily preached than practiced.

5.14 Marjorie Hancock House



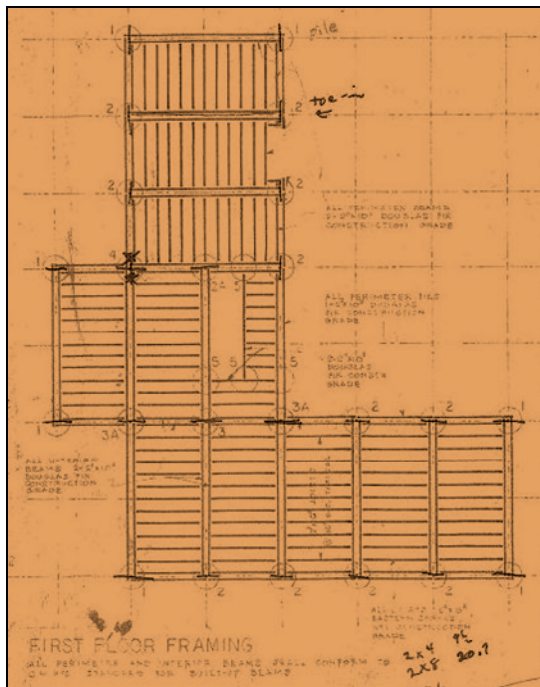
5.14.1, View of Marjorie Hancock House from Woodland Trail, Jan. 2010 Courtesy Marjorie Hancock.

The Marjorie Hancock House was commissioned by Marjorie and Bob Van Alstyne around 1969. A substantial set of the design and working drawings, prepared by McLaren & Tsow Architects for this house is extant and in the possession of Marjorie Hancock. As noted above, the couple wanted a house where their young sons could still “grow up in the bush,” so this, like the other buildings at the Hancock Woodlands, is very much a house in nature. It is also very much a house of its time.

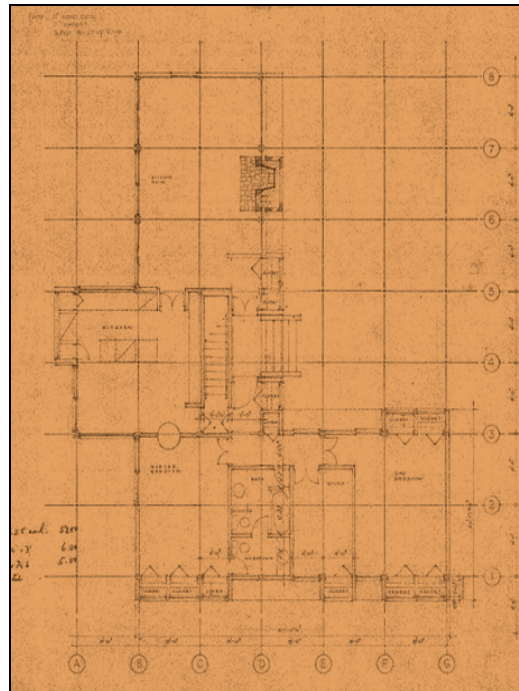
It is a rustic but Modern house with concrete block foundations, visibly connected wood framing, huge sheets of glass, and wood cladding. The whole house is modular, a theme of Modernism, certainly promoted by Le Corbusier and Marcel Breuer. This is easily illustrated looking at the First Floor Framing Plan, Fig. 5.14.3, below.



5.14.2, South Elevation, Marjorie Hancock House , Undated. Courtesy Marjorie Hancock.



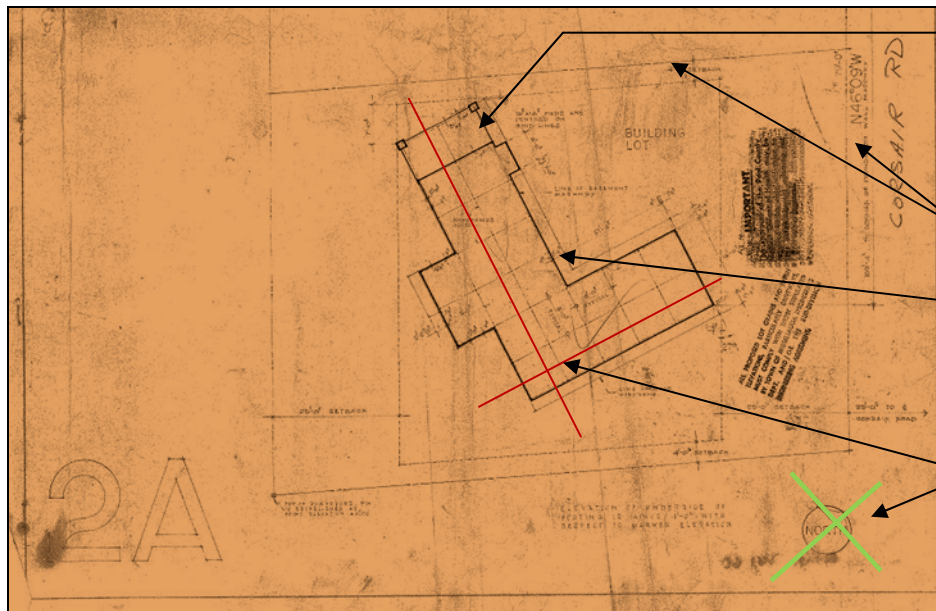
5.14.2, First Floor Framing Plan⁸⁶



5.14.2, Ground Floor Plan

Like the other buildings at the Hancock Woodlands, Marjorie and her family chose to build their house themselves. One point of interest is the noticeable changes between what was drawn and what was built. More contemporary photographs of the house are placed in sequence to aid this comparison.

⁸⁶ All drawings for this building from McLaren & Tsow Architects, Nov. 1969, Courtesy of Marjorie Hancock.



5.14.3, Plot Plan, Nov. 1969.

This portion of the living room built without a basement to avoid cutting the roots of an enormous Butternut tree

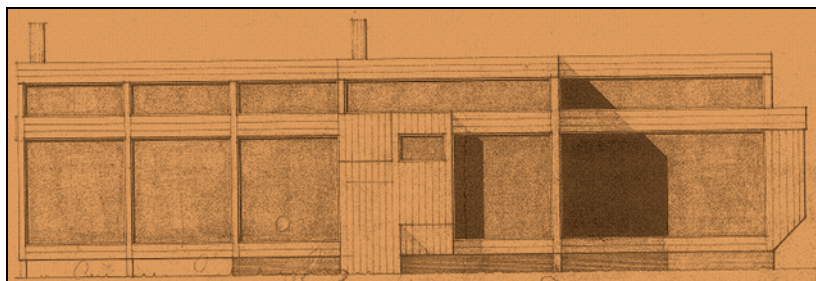
Lot Lines

Outline of House

Note the axial lines (green) through the North Arrow and through the major and minor axes of the house (red). The axial lines through the house correspond to those laid out by Leslie Hancock, while building The House, in 1930-1931.



5.14.4, South Elevation, Undated, Courtesy Marjorie Hancock.



5.14.5, Proposed South Elevation, Nov. 1969.

One of the first differences was noted by Marjorie when reviewing the drawings again in 2010. She noted that the architects had called for diagonal siding on some planes but the siding had been installed at right angles or square. “We probably should have used the diagonal siding,” was Marjorie’s comment.

On the South Elevation, above, one sees the modular plan reflected with 1:1 congruency in the elevation. Each bay of the elevation corresponds directly to a window bay: three tall and narrow, two virtually perfect squares bisected by a transom line.

In the photo above, the projecting bay, in the middle of the elevation, has lost its small window and the corresponding lower inflection in the wall. As well the whole bay is clad in plywood rather than siding. The other obvious difference is the absence of the enormous sheet of glass at the lower right side of the elevation.

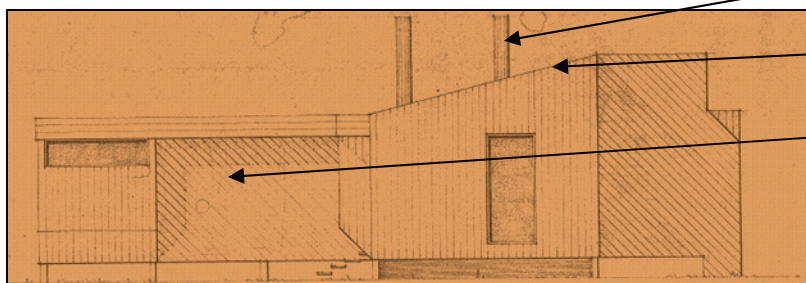


Voids in wall planes

Double operating sash windows

Large sheet of glass absent, Cf. Fig. 5.14.9

5.14.6, Partial West Elevation, June 2010.



Pipe chimneys

Shed section and roof

Void

5.14.7, Proposed West Elevation, Nov. 1969.

With only the left half of the actual West Elevation accessible for photography, the only apparent discrepancy between what was drawn and what was built is the division of the upper windows into two operating sashes rather than one long, fixed, rectangular window. As well the circular-section sheet metal

chimneys appear to be absent as is the diagonal siding. Other than that, the elevation is largely intact just over forty years later.

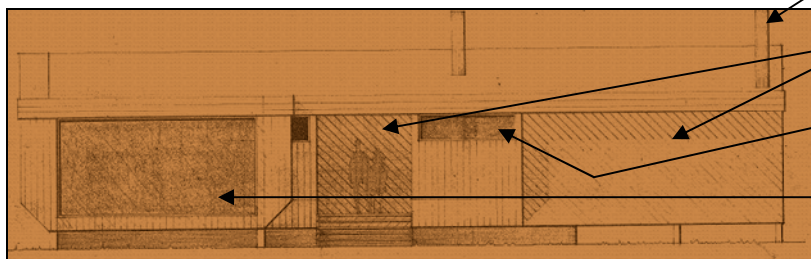
What the elevation speaks of is a movement known as West Coast Modernism. In many ways this house fits the bill like a hand in a glove: wood cladding, shed-like sections, bold shed dormers, pipe chimneys, and huge sheets of glass. There was also a subtle play of solids and voids forming part of this movement and that is definitely in evidence in the Marjorie Hancock House.



Voids with stone chimney not apparent on the 1969 drawing

Original stair was full width of entry void

5.14.8, Partial North Elevation, Undated, Courtesy Marjorie Hancock.



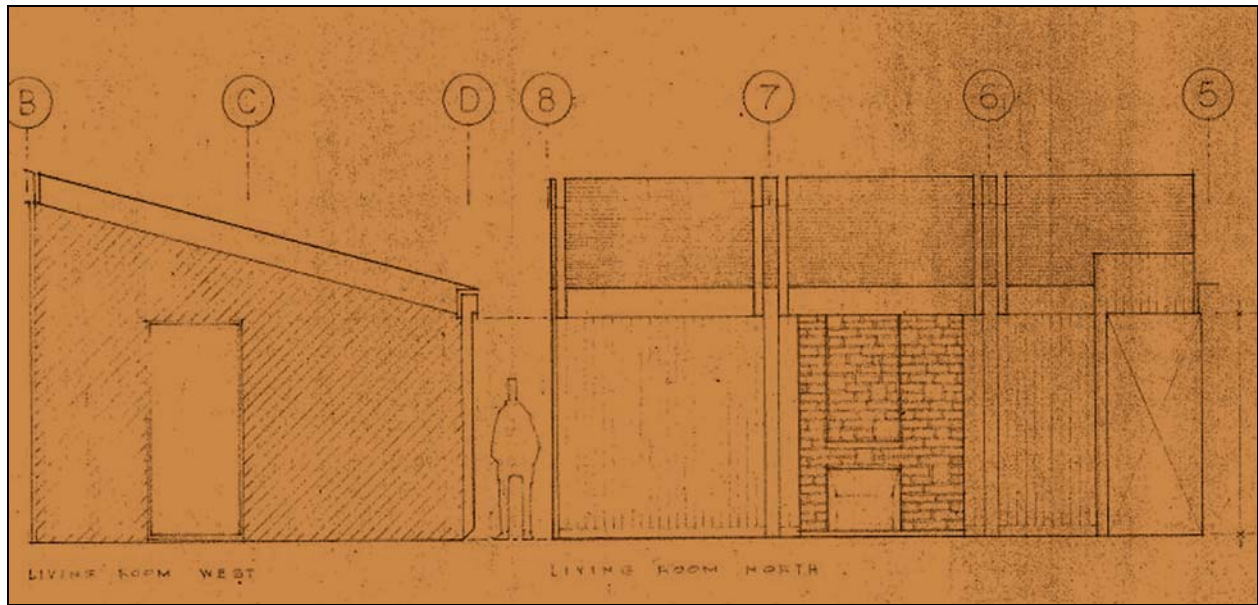
Pipe chimneys absent

Diagonal siding not used

Window closed over

Huge sheet of glass not installed

5.14.9, Proposed North Elevation, Nov. 1969.



5.14.10, Proposed Living Room Elevations, Nov. 1969.

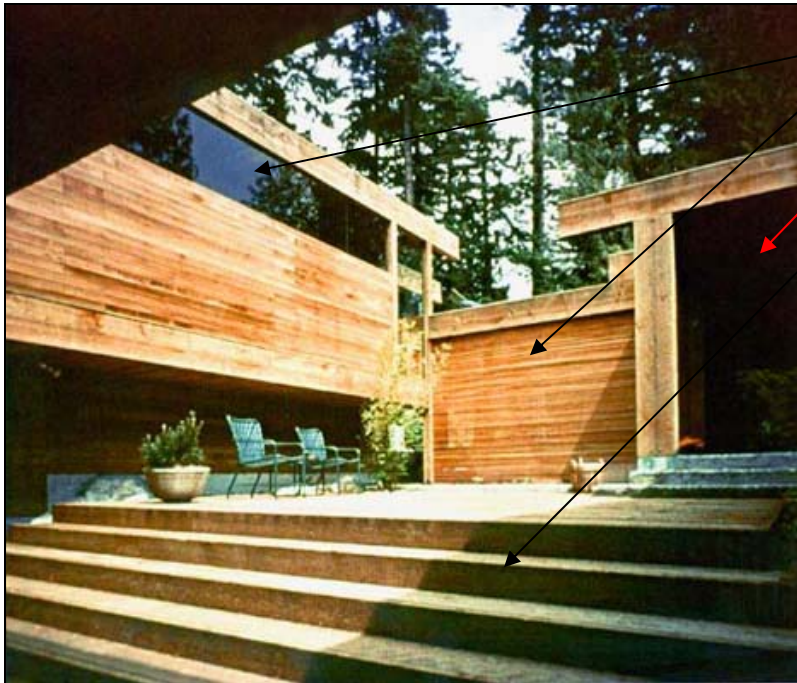


5.14.11, Partial East Elevation, June 2010.

**5.14.12**, Proposed East Elevation, Nov. 1969.**5.14.13**, Partial East Elevation, June 2010.

Although the second least visible of the exterior elevations, the East Elevation is perhaps the most loyal in execution to the design presented above. It is also a complex series of staccato solids and voids. As above, the suggested fixed sash windows appear to have been replaced with operators with two sashes in each single window opening. Typically, pipe chimneys and diagonal siding are absent.

Two notable practitioners of West Coast Modernism are the late Ron Thom and Arthur Erickson. Below are some annotated images used to compare and contrast generally similar designs to those of the subject house.



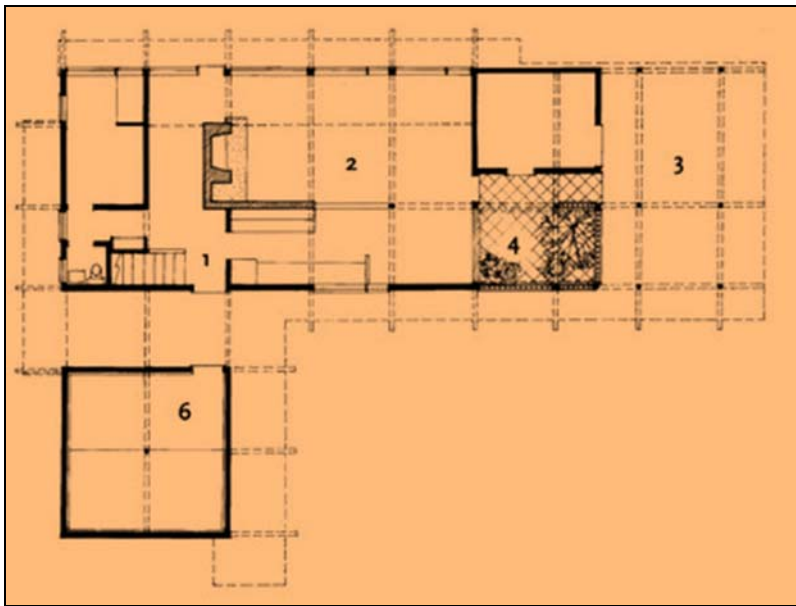
The roughly finished wood, the large rectangular transoms, the huge sheet of glass and the broad stair are all generally similar though not nearly as dramatically rendered in the subject house

5.14.14, Smith House, Vancouver, Arthur Erickson, Geoffrey Massey, 1964.



Pipe chimneys, large sheets of glass in heavy wood-framed bays with solids and voids rhythmically framed are generally similar. In some ways the south elevation of the Marjorie Hancock House is more dramatic and compelling, Cf. Fig. 5.14.12.

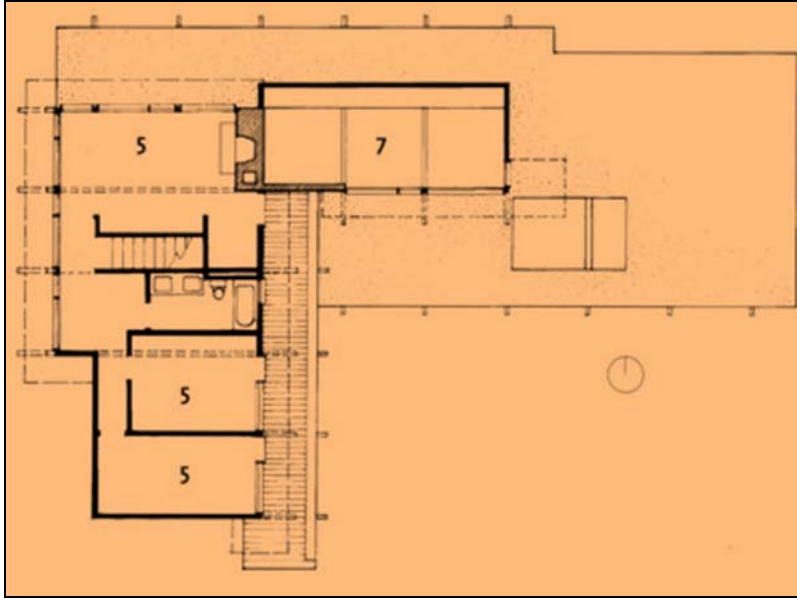
5.14.15, Keevil House, Savary Island, BC, Arthur Erickson, 1978.⁸⁷



5.14.16, Ground Floor Plan, Copp House, Ron Thom, 1951.

Above and below are plans prepared by Ron Thom in 1951. What initially strikes the eye is the similarity between the Ground Floor Plans of the Copp House and the Marjorie Hancock House particularly in Fig. 5.14.2. Both are L-shaped plans; both use square modular grids for layout and drawings and both show minimal solid walls and a strong reliance on columnar (posts) framing.

⁸⁷ Both Erickson photos: <http://www.arthurerickson.com>



5.14.17, Upper Floor Plan, Copp House, Ron Thom, 1951.⁸⁸



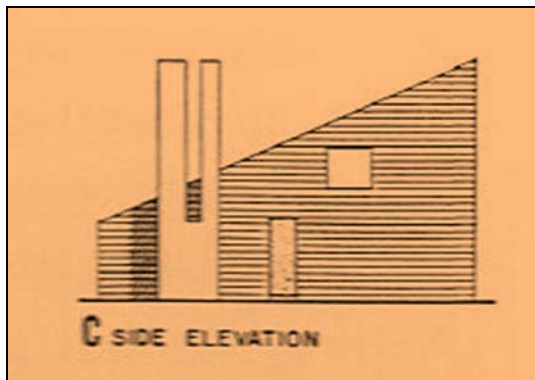
5.14.18, Weekend House, Blue Mountain Lake, Edward Larrabee Barnes c. 1966.

⁸⁸ <http://architecturewanted.blogspot.com/2008/10/ron-thom-works-copp-house.html>



5.14.19, Weekend House, Blue Mountain Lake, Edward Larrabee Barnes c. 1966.⁸⁹

Both of these images are mindful, in a general sense, of the Marjorie Hancock House. The tall, horizontally divided, bayed wall of large sheets of glass, the wood interiors and exteriors and the shed-like sectional quality of the living room and of the exterior elevation – all of these elements are at play in the subject house. These same elements were used by Barnes in another residence: Weekend House, Fisher's Island, New York.

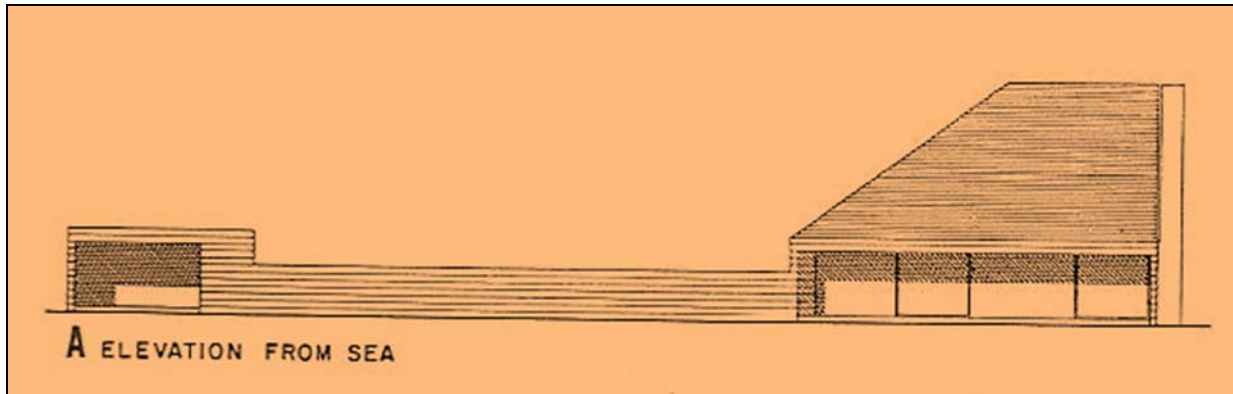


5.14.20, Weekend House, Fishers Island, NY.

To the right, the punched openings in the wood wall and the shed roof are both reminiscent of the subject house, though both East and West elevations of the subject house are much more intricate than that in Fig. 5.14.19.

Below, the glazed void to the lower right is stunning and slightly reminiscent of the south wall of the subject house, it's most dramatic.

⁸⁹ Heyer, *Architects on Architecture*, p. 333.



5.14.21, Weekend House, Fisher's Island, NY, Before 1966.⁹⁰

In subsequent research earlier analysis, regarding the Marjorie Hancock House, has received support in Lisa Rochon's essay *The West Coast Modernists*.

From their outpost in West Vancouver, a residential enclave freshly cut into the rain forest, Canada's first modernists started producing architecture that rubbed shoulders with the landscape. They cut their houses into impossibly steep sites overlooking the Pacific Ocean and set them down in forests of towering cedars. Steel and brick were prohibitively expensive, so they turned to concrete, wood and glass. Architecture was used to reveal the landscape, to act as an extension of it. It was authentic "land architecture," commissioned, as it continues to be today, by Canada's enlightened, woodsy elites: artists and designers, scientists, businessmen and media personalities. Smart, well-travelled people. Discreet with their money. Wanting to live lightly on the land.⁹¹

Who in Mississauga would be more likely to desire and understand architecture that rubs shoulders with the landscape than the Hancocks? As on the west coast, the Marjorie Hancock House is also of wood and glass, commissioned and built by a family easily deserving of inclusion in Canada's enlightened, woodsy elites; in fact, the term could just as easily have originated with the Hancocks.

The way that light enters a house, freely and generously, is a battle won by modernism. How often I've thought this when walking into the tight hierarchy of a Victorian home, where windows are no more than parsimonious cuts in a brick wall, barely evolved from the square apertures in the thick stone walls of medieval castles. Modern framing techniques, for wood and steel structures, allowed larger openings in buildings—and technology allowed wide expanses of glass to withstand the elements without shattering.⁹²

As evidenced in both the building and the McLaren & Tsow drawings, big expanses of glass, tucked beneath wide-spanning wood beams is the essence of the Marjorie Hancock House. Though displaced a few thousand miles eastward, it is of the same genetic constitution as the West Vancouver houses by Ron Thom, Arthur Erickson *et al* now classified as West Coast Modernism.

⁹⁰ *Ibid*, p. 332.

⁹¹ Rochon, *Up North*, p. 53.

⁹² *Ibid*, pp. 62,3.

Each of the properties at 2171 Camilla Road, 2179 Camilla Road and 2182 Corsair Drive is worthy of designation under Part IV of the *Ontario Heritage Act*.

In summary the foregoing section on Design / Physical Value has served to review the principles of design and construction employed by the Hancocks in their eighty-year tenure of the subject lands. Together the fourteen structures and landscapes form a remarkable collection of disparate parts linked by conceptual threads.

From the prevalence of winding roads, offering hidden vistas ahead, to the non-axial layout of all circulation paths, this is an English place. Its softness, its informality, its charm are all understated – this can be said of all the buildings. None cry out for attention, none make strikingly bold gestures. All of the buildings, without exception, are of their place – they are of, from, and for the land of which they form a part. Similarly, the designed and functional landscapes are informal, and in spite of the wealth of exotic and unusual plant materials, very much in character with the natural landscape as well as the cultural landscape.

The buildings, gardens, and production areas at the Hancock Woodlands have design and/or physical value because they form a unique example of an accretive, vernacular, conservation-based, organically-derived style that, in total, constitutes a remarkable, internationally influenced, but Cooksville-based whole.

Collectively, the four properties, 2151 Camilla Road, 2171 Camilla Road, 2179 Camilla Road and 2182 Corsair Drive are worthy of designation as a cultural heritage landscape under either Part IV or Part V of the *Ontario Heritage Act*.

6.0 A CULTURAL HERITAGE LANDSCAPE

After reviewing the contextual, historical / associative, and design values of the cultural heritage of 2151 Camilla Road and the three ancillary properties, their treatment as a group or landscape inevitably arises. Expressed in terms of cultural heritage, do these properties comprise a Cultural Heritage Landscape (CHL)?

6.1 *Ontario Heritage Toolkit*

*A cultural heritage landscape can be designated as a unit under section 29 or protected as part of a larger heritage conservation district under Part V. (See Heritage Conservation Districts, A Guide to District Designation Under the Ontario Heritage Act) These are geographical areas that involve a grouping of features such as buildings, spaces, archaeological sites and natural elements, which collectively form a significant type of cultural heritage resource. Examples might include villages, parks, gardens, battlefields, main streets and other streets of special interest, golf courses, farmscapes, neighbourhoods, cemeteries, historic roads and railways and industrial complexes*⁹³

6.2 *Provincial Policy Statement, 2005 (PPS, [2005])*

The *Provincial Policy Statement (2005)*, defines a Cultural Heritage Landscape as:

1. a defined geographical area,
2. of heritage significance,
3. which has been modified by human activities.

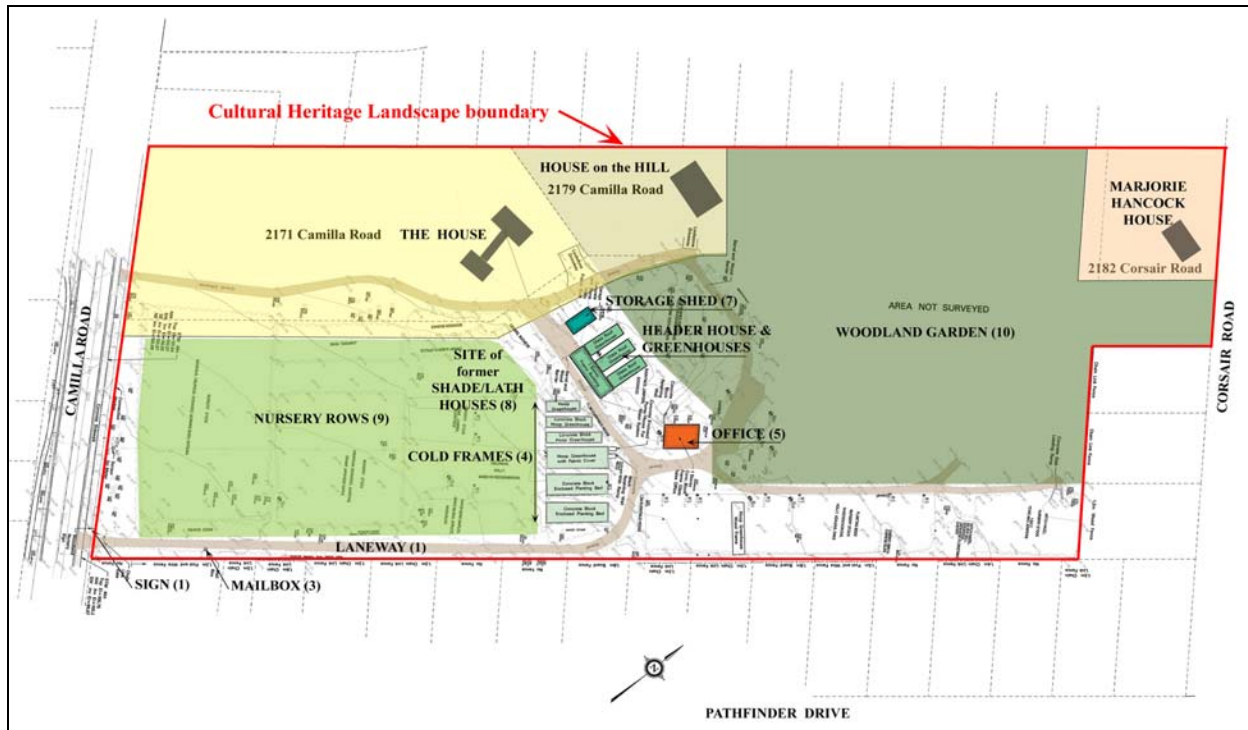
Such an area is:

4. valued by a community, and,
5. is of significance to the understanding of a people or a place.⁹⁴

Fig. 6.1.1, below, addresses the creation of a definable boundary for the subject properties as a group paying some attention to views into and out of the property from both Camilla and Corsair Roads.

⁹³ *Ontario Heritage Toolkit, Heritage Property Evaluation*, p. 7, Ontario Ministry of Culture, Queen's Printer for Ontario, 2006

⁹⁴ *Ontario Provincial Policy Statement, 2005*, p. 29.



6.1.1, Hypothetical boundary of CHL and heritage attributes

Whether the property is of heritage significance was partially determined by the City of Mississauga's purchase of the property and involvement of the heritage planners; any remaining doubt can be tested against the foregoing in this Study. For the sake of testing the criteria, it is safe to say that the aggregate properties do have heritage significance.

Have the properties been modified by human activity? Yes, and with a sensitivity and lightness of hand that is increasingly rare.

Is the proposed area valued by the community? The entire property is listed in the City's Heritage Register "Hancock Woodlands (not yet named P-508)". In 2005 through the Ontario Heritage Trust Heritage Community Recognition Program, Marjorie, Don and Macklin Hancock were presented certificates and achievement pins for Natural Heritage for 'Hancock Woodlands'. The purchase of the land speaks for itself, though anecdotal reports from the Hancocks about then current and now past clients beseeching the family to retain these lands also attest to the valuation placed on the Hancock Woodlands, not to mention nearly eighty years of steady patronage.

Is the proposed CHL of significance to the understanding of early residents and to understanding Cooksville and Mississauga? Yes.

Thus, by the definition of CHLs in the Ministry's *Ontario Heritage Toolkit* and in the *PPS (2005)*, the answer is yes, the subject area comprises a significant Cultural Heritage Landscape.

6.3 Draft Cultural Heritage Landscape Criteria

A Cultural Heritage Landscape must:

Fulfill *all* of the following STRUCTURAL criteria

1.1	A geographically definable landscape;
1.2	Authentic or has restorative potential (i.e., not irreversibly transformed by recent concentrated human settlement in a way that effects its cultural heritage significance);
1.3	Contains features that are contiguous or in relatively close proximity to one another;
1.4	Is an area of sufficient size to conserve its cultural heritage significance if surrounding areas are developed
1.5	Has serviceable amounts of information gathered on the landscape or provided by the landscape.

Comprise at least two of the following COMPOSITIONAL features

2.1	Element(s) recognized on a municipal, regional, provincial, or national heritage list;
2.2	Element(s) dating from a prehistoric or early historical period in the development of the municipality, region, province, or nation;
2.3	Good representative example(s) of the work of an outstanding local, regional, national, or international architect, engineer, builder, designer, landscape architect, interior designer, or sculptor, or a good example of vernacular architecture;
2.4	Element(s) associated with a person(s) who is recognized as having made a significant contribution to the social, cultural, political, economic, technological, or physical development or as having materially influenced the course of municipal, regional, provincial, national or international events;
2.5	Element(s) depicted in artwork created by an outstanding and recognized literary, musical, or visual artist;
2.6	Area(s) directly associated with an historic event which is recognized as having municipal, regional, provincial, national, or international importance;
2.7	Significant example(s) and illustration(s) of the municipality's prehistoric or historic social, cultural, political, economic, or technological development;
2.8	Element(s) that are part of a group of similar structures which contribute to the particular "look" of the area or region (i.e., bridges, stone cottages);
2.9	Element(s) that are rare or unique.

Fulfill at least two of the following FUNCTIONAL criteria

3.1	Contributes to the continuity and character of the urban or rural community of which it may form a part;
3.2	Is particularly appealing or attractive because of its excellence, artistic merit, views, or perpetual quality or uniqueness of its design, composition, or details;
3.3	Creates a particularly important visual landmark;
3.4	Provides the observer with a strong and definite sense of position or place;
3.5	Provides an opportunity for the general public to enjoy the landscape;
3.6	Effectively illustrates a broad pattern of socio-cultural history;
3.7	Provides an opportunity to recognize a significant part of the municipality's pre-historic or historic social, cultural, political, economic, or technological development;
3.8	Provides for the continuation of cultural traditions;
3.9	Has potential for contributing to commercial tourist or other development that is based on heritage and/or culture.

1.0.1, Draft Criteria for Cultural Heritage Landscapes⁹⁵

⁹⁵ Heritage Resource Centre, University of Waterloo

Of the criteria listed under *Structural*, **all** must be met.

Structural:

1. The proposed area is geographically definable.
2. Authentic or restorable – yes to both.
3. The three houses sit on three perimeter lots all with a common relationship to the nursery and woodlot *i.e.*, at least two lot lines of each residential lot abut the nursery or woodlot.
4. Part of the distinctness and identity of the Hancock Woodlands is its startling survival as development has occurred on all sides since sometime after 1954, Cf. Fig. 6.3.2. Despite this relentless growth the integrity and area of the properties are easily sufficient to conserve its cultural heritage significance.
5. Yes, the proposed landscape provides and has the potential to provide cultural heritage information concerning Cooksville, Mississauga, and Ontario.

Of the criteria listed under *Compositional*, **two** must be met.

Compositional:

1. (2.2) The site retains elements dating from the agricultural period in the development of the village of Cooksville and is a late, unique example of homesteading.
2. (2.3) This site has good representative examples of the work of at an internationally significant horticulturist, Leslie Hancock, an internationally significant landscape architect, Macklin Hancock, and good examples of built work by landscape architect Don Hancock and artist, Marjorie Hancock, both active in the Ontario and wider design fields. The Marjorie (Hancock) Van Alstyne House is a good example of 1960s-era residential design ideas by the local architectural firm of McLaren & Tsow.
3. (2.4) Leslie and Macklin Hancock have been internationally recognized; Leslie for his contributions to horticulture and plant breeding; Macklin for his contributions to landscape architecture and urban planning. The self-designed homes and office of the family firm as well as all the service buildings are still on site and largely intact.
4. (2.9) The property as a typological entity classifiable within either architectural or planning categories is unique in its attributes of both a North American family farmstead and a rural English estate.

Of the criteria listed under *Functional*, **two** must be met.

Functional:

1. (3.1) This property contributes to the continuity and character of the rural/village community of Cooksville of which it was an integral part.
2. (3.2) The Hancock Woodlands is particularly appealing and attractive for its uniqueness, rural and forested qualities, anachronistic sense of time, and for the presence and integration of family-built houses, work spaces, offices, and woodland garden.
3. (3.3) The Hancock Woodlands is an important visual landmark because it presents an opportunity for the general public and expert visitors to experience a sense of the agricultural/horticultural roots that were an integral part of the evolution and livelihood of this part of Ontario. On an entirely different level there are horticultural and lifestyle elements in this landscape that are unique and worthy of considerable conservation efforts.

4. (3.4) This property provides the observer with a strong and definite sense of place.
5. (3.5) Conservation of the Hancock Woodlands provides an exceptional opportunity for the general public to experience, understand, and enjoy this landscape.
6. (3.7) This property provides an opportunity to recognize and experience its own, now all but extinct rural and agricultural historical roots.
7. (3.8) Conservation of this property would provide for the continuation of cultural traditions that have their roots in China, England and the ancient Lake Iroquois.
8. (3.9) For the unique plantings, the nursery setting, the woodland, and the integration of architecture this property has potential for contributing to commercial tourist development based on heritage.

By the standards of these draft criteria, the subject landscape again meets (or exceeds) the requirements of a CHL.

6.4 Types of Cultural Heritage Landscapes

1. **Defined landscapes:** those which have been intentionally designed (*e.g.*, a formal garden or, in a more urban setting, the square in the Town of Goderich)
2. **Evolved landscapes:** those which have grown organically including those which continue to evolve (continuing landscape); (relict landscape) where an evolutionary process has come to an end (*e.g.*, an abandoned mine site)
3. **Associative landscapes:** those with powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent (*e.g.*, Algonquin Park because of its association with the Group of Seven paintings)⁹⁶

The subject properties, as a CHL, would be a defined landscape, intentionally designed to function within Cooksville as an artistic, residential, and commercial property.

The subject properties, 2151, 2171, 2179 Camilla Road together with 2182 Corsair Road are worthy of designation as a Cultural Heritage Landscape under Part IV or Part V of the *Ontario Heritage Act* as defined within the PPS (2005).

Although the four properties warrant designation as a unit (a Cultural Heritage Landscape), under Part IV or Part V of the *Act*, they are in several ownerships; therefore, the following recommendation is made.

It is recommended that the City-owned property at 2151 Camilla Road be designated under Part IV of the *Ontario Heritage Act*.

It is also recommended that consideration be given to either individual Part IV designations of each of the other Hancock properties, (2171 and 2179 Camilla Road and 2182 Corsair Road), and / or designation of all four properties as a Heritage Conservation District under Part V of the *Act*.

⁹⁶ <http://www.culture.gov.on.ca/english/heritage/landscape.htm>, Ontario Ministry of Tourism and Culture, Cultural Landscapes in Ontario

7.0 CONSERVATION PRINCIPLES and APPLICATION

Below is a list of principles of conservation, from the Ontario Ministry of Tourism and Culture⁹⁷, each followed by a brief discussion of the applicability of these principles to the resources at the Hancock Woodlands.

1. Respect for documentary evidence:

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, and physical evidence.

The documentary evidence gathered for this Study is extensive. There are hundreds of photographs, numerous drawings, DVD records of interviews with the Hancock family, and transcriptions of other interviews. Most significantly Don, Marjorie, and Grace Hancock are alive and well and graciously willing to help provide insight and information regarding the history and resources concerned with this property. This is an advantage most heritage resources do not have. In terms of alterations to the landscape or built elements, this means very little will be unavailable concerning locations, materials, colours, or systems. Next steps for the City of Mississauga are outlined below so that full advantage can be had in gathering information while it is so readily available.

2. Respect for the original location:

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

This is particularly true of the Hancock Woodlands where the siting, orientation, and context of each building was quite carefully thought through. As outlined herein, Leslie Hancock, from the outset of work on this property, laid out everything on this site with reference to an axis that crested the sand ridge where the four pines sit and/or an axis parallel to the lot lines. The last major structure built on these lands, the Marjorie Hancock House, though the only structure designed out-of-house, still followed these guidelines. This property was developed over three-quarters of a century by very place-sensitive hands; much of that work could be reversed too easily through poorly planned intervention.

It is also interesting to note that many of the built structures employ “green” or environmental strategies for thermal balance *i.e.*, the greenhouses, cold frames, Shed, and Office are built with at least one wall partially enclosed with soil. This maintains cooler temperatures in the summer and warmer ones in the winter through the provision of an integral blanket of insulation. In consequence, movement of any of these buildings would destroy the evidence of such thoughtful and conservation-minded design and construction.

⁹⁷ http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm, Ontario Ministry of Tourism and Culture

3. Respect for historic material:

Repair / conserve – rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

One of the issues facing the City is the contamination discovered during the Golder Associates Ltd. Phase II Environmental Site Assessment (Phase II ESA) to confirm the environmental condition of the soil and groundwater on the property. Ministry of Environment standards for contaminant concentrations in soil were exceeded for dieldrin and chlordane, both of which are organochlorine pesticides and for petroleum hydrocarbon compounds beneath a former underground storage tank. Groundwater contaminant standards were exceeded for petroleum hydrocarbon compounds.⁹⁸ Remediation of the property to deal with the contaminants must be carefully conceived to avoid damaging the historic material.

As part of the next phase of work (Cf. 7.1 Next Steps, below), Mississauga will have to decide how it wishes to use these lands in the long and short terms and what soil remediation measures, if any, will be employed. Without protection and restoration work the building fabrics will degrade. The cold frames and the greenhouses are already in substandard condition and in need of attention as is the Office. Without doubt new uses will be proposed for some of these structures and the key to a sensitive adaptive reuse of this property is understanding and respecting the ideas that drove the design and construction of each of the structures on the site.

4. Respect for original fabric:

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

A possibility that bears investigation, should Mississauga proceed to offer heritage protection to this resource, is the reconstruction of the lath house.

With the kind assistance of the Hancocks, whether to be rebuilt or not, the location and dimensions of this structure should be determined and described graphically in a series of drawings that outlines the evolution of the site. In this case the materials would be as recalled by the Hancocks. In the case of the extant buildings, one simply takes the time to analyze what exists and makes best efforts to replace any work with a material as near to identical as available.

⁹⁸ Golder Associates, Phase II Environmental Site Assessment, 2151 Camilla Drive, Mississauga, Ontario



7.0.1, First Lath House, c. 1948 Courtesy, Marjorie Hancock

5. Respect for the heritage features' history:

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

This point is particularly relevant on this site. The House has undergone at least four transitions since its construction in 1930: a small addition to the north side; construction of the three-windowed east dormer; addition of a kitchen; and the addition of the bridge and second node in the 1960s. Similarly, the Header House has been added to in a north-westerly direction two times, not including the construction of the three greenhouses. These should be left intact and maintained according to a Master Plan developed in conjunction with a Statement of Cultural Heritage Value or Interest and a description of the physical features or Heritage Attributes of the property that support that heritage value or interest (Cf. 7.1 *Next Steps*, below). And all of this is equally applicable to the landscape.

6. Reversibility:

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g., When a new door opening is put into a stone wall, the original stones are numbered, removed, and stored, allowing for future restoration.

This is an important principle to consider when contemplating additions to the existing buildings or the founding, framing, and demount-ability of any new work. The more carefully this concept is thought through during design and documentation stages, the less effort will be required when and if the new work is deemed redundant years later. It is this type of well-planned, sensitive intervention that allow heritage sites to evolve and adapt while protecting and maintaining their original identity.

7. Legibility:

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

This principle works hand in hand with reversibility. Rather than trying to imitate the original period of a building, use contemporary language and material for sympathetic yet distinct additions. This frequently produces a better architectural experience as well as a more easily read history.

8. Maintenance:

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Again, some master planning in terms of understanding will, in the long run, be less expensive than postponed maintenance. Once Mississauga understands its long and short term goals for this property, a budget can be allocated and year by year maintenance and capital improvements can be planned. It is unusual but important to remember that the enterprise being embarked upon with a heritage property is one with a view possibly hundreds of years forward. Doing nothing but basic maintenance and upkeep for the first twenty years is a perfectly acceptable conservation option if based on the principles listed herein.

7.1 Next Steps for the City of Mississauga

2151 Camilla Road is listed in the City's Heritage Register (of Cultural Heritage Properties). Should the City decide to proceed with the recommendations herein, the next step is to commission a Statement of Cultural Heritage Value or Interest and a description of the physical features or Heritage Attributes of the property that support that heritage value or interest⁹⁹

As part of this process a full inventory of the heritage attributes should be compiled. The inventory should include, as well as the built heritage features, the numerous specimen plants in the woodlot, Heritage Drive and the nursery, some of which were bred and propagated on this site. Using the Statement and the list of heritage attributes, a heritage-sensitive design / plan can be developed for the adaptation and stewardship of these resources. Long-term, adaptive re-uses for the cultural heritage resources should be sought in the development of the property.

Depending on how it is designed, the City's intention to create a passive park on this site could be a sensitive and constructive adaptive re-use for the nursery and woodlot portions of the property.

⁹⁹ *Ontario Heritage Toolkit, Heritage Property Evaluation*, p. 25, Ontario Ministry of Culture, Queen's Printer for Ontario, 2006

In the planning / design for the property, several options might be considered for the City-owned property (2151 Camilla Road).

Examples:

- The cold frames might not be retained as extant structures, rather a park design that exhibits their location / position in the landscape and their form might be provided as a means to interpret them.
- Similarly, nursery rows need not be preserved intact; the park design could be reflective of the original form and selected plants could be left *in situ*.
- Reconstruction of a shade / lath house might prove to be a useful amenity for a picnic shelter in a passive park.
- The office might be considered for a rest station, washrooms, and / or a concession in the park.
- The shed could be used for maintenance equipment storage.
- An educational use might be considered for the header house.
- Should no useful purpose be found for the greenhouses, the glass might be removed, a drainage system installed, and the frames left for interpretive purposes. Alternatively, the greenhouses might be considered useful for propagating or holding plants for the park and others in the neighbourhood.

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9.0 QUALIFICATIONS of the CONSULTANTS

D. R. Chalykoff

Mr. Chalykoff is a Member of the Canadian Association of Heritage Professionals. He has been engaged in the design, construction, and analysis of buildings since 1979. Since 1993 Mr. Chalykoff has provided specialized services identifying evaluating, and documenting the historical, contextual, and architectural attributes of built heritage. Mr. Chalykoff is also experienced in repairing and restoring heritage buildings and structures. He is regularly consulted to provide research, opinions, peer reviews, reports, and testimony concerning architectural heritage resources.

memberships

2007 – Present	Architectural Conservancy of Ontario
2006 – Present	The Society for the Study of Architecture in Canada
2006 – 2007	Society of Architectural Historians of Great Britain
2006 – Present	Society of Architectural Historians (U.S.A.)
1997 – Present	Canadian Association of Heritage Professionals (formerly C.A.P.H.C.)
1991 – 2001	Student Associate, Ontario Association of Architects

activities

2009	Qualified as Expert Witness, Ontario Municipal Board
2007	Qualified as Expert Witness, Conservation Review Board, Ontario
2000 – 2003	V.P., Board of Directors, Canadian As'n of Professional Heritage Consultants
1997 – 2001	Co-Chair, Oakville Heritage Trust
1994 – 1999	Chair, Local Architectural Conservation Advisory Committee, Oakville
1997 – present	Free-lance writing on historical buildings

history

2004 – Present	D.R. Chalykoff, Oakville, Principal
2002 – 2004	E.R.A. Architects Inc., Toronto, Senior Project Architect
1994 – 2002	Chalykoff Master Builders, Oakville, Principal
1991 – 1993	Eric Connolly Architect, Georgetown, Project Architect
1984 – 1990	Chalykoff Construction & Design, Oakville, Owner
1983	Gibson & Pokorny Architects, Toronto, Draftsman
1979 – 1983	Apprentice Carpenter

education

2000 – 2001	Thesis Program, Bachelor of Architecture, University of Toronto
1986 – 2001	Independent Study, Royal Architectural Institute of Canada, Syllabus Program
1978 – 1980	Humanities Studies, Queen's University at Kingston

D. R. Chalykoff

selected heritage work

2075 Derry Road East, Mississauga Peer Review, City of Mississauga
 Elizabeth & Pearl Streets Peer Reviews, City of Burlington
 174 King Street East, Mississauga H.E.S., CRB, Legal Services, City of Mississauga
 École Publique Gabrielle Roy, Pembroke St. Heritage Review, Window Replacement, Toronto
 299, 313 Plains Rd. W., Burlington Peer Reviews, H.I.A., City of Burlington
 3083 Lakeshore Road, Burlington H.I.A., CRB for the City of Burlington
 863 Sangster Avenue, Mississauga H.I.A. for private client
 24 Front St. S., Mississauga H.I.A. for private client
 Church-Shuter Development, Toronto Historic Façade Conservation (ERA)
 Stone Distillery, Gooderham & Worts, Toronto Adaptive Re-use (ERA)
 Parkwood Estate, (National Historic Site) Oshawa Conservation & HVAC Retrofit (ERA)
 Elihu Pease House Relocation & Alterations Change of Use (ERA)
 Chum City TV Building, Queen St. Toronto Conservation Plan & Implementation (ERA)
 Massey Mansion, Jarvis St. Toronto Feasibility Study, School (ERA)
 Halfway House (c. 1830 Ggn) Oakville Addition & alterations
 Silver Creek Farmhouse (c.1860 Ggn) Bronte Creek Masterplanning: conversion of house to school
 Havill Residence (c.1910 Q. Anne) Oakville Masterplanning, approvals, construction
 Orillia Opera House, Orillia Alterations to Theatre (PGCA)
 Zion Schoolhouse New Administrative Building (PGCA)
 Revitalization of private estate, Oakville Initial Approvals, Schematic Design
 First Anglican Parsonage, Oakville Feasibility Study
 1101 Dupont Street, Toronto Study for Adaptive Reuse of 1910 Factory
 Old Mill & Shaft Machine Factory, Lindsay Study for Adaptive Reuse of Factories
 Ruthven Park (National Historic Site) Cayuga Change of Use, Stables (ERA)
 Woodside Library, Oakville Feasibility Study (ECA)

ECA Eric Connolly Architect CRB Conservation Review Board

ERA E.R.A. Architects Inc. HES Heritage Evaluation Study

PGCA Philip Goldsmith & Company, Architects HIA Heritage Impact Assessment

In addition to the heritage work above, Mr. Chalykoff has worked on numerous institutional, residential, and other heritage projects and buildings.

Owen R. Scott

Owen Scott's professional career commenced with his employment as a landscape architect at Project Planning Associates Limited preparing master plans for Wasaga Beach Provincial Park, the Canadian National Exhibition, the University of Guelph, a national parkway for the Kingdom of Kuwait, and Expo '67 in Montreal. He taught in the School of Landscape Architecture at the University of Guelph from 1969 through 1981; published and edited a national journal, *Landscape Architecture Canada*; founded an interdisciplinary consulting firm; and in 1977 was appointed president of The Landplan Collaborative Ltd. and a director of The Pacific Landplan Collaborative Ltd.

His expertise in horticultural matters stems from his early experience in the nursery business, an undergraduate degree in Landscape Horticulture, and his own native tree nursery, which he managed from 1972 to 1985. He has maintained an arboricultural and horticultural consulting practice since 1965.

Education:

Master of Landscape Architecture (M.L.A.) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (B.S.A.) University of Guelph, 1965

Professional Experience:

1977 - present	President, The Landplan Collaborative Ltd., Guelph, ON
1965 - present	President, Canadian Horticultural Consulting Company Limited, Guelph, ON
1977 - 1985	Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
1975 - 1981	Editor and Publisher, <i>Landscape Architecture Canada</i> , Ariss, ON
1969 - 1981	Associate Professor, School of Landscape Architecture, University of Guelph
1975 - 1979	Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON
1964 - 1969	Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise**Current Professional & Heritage Associations Affiliations:**

Member:	Alliance for Historic Landscape Preservation
Member:	Canadian Association of Heritage Professionals (formerly CAPHC)
Member:	Association for Preservation Technology
Member:	Alliance for Historic Landscape Preservation
Fellow:	Canadian Society of Landscape Architects (1977)
Member:	Ontario Association of Landscape Architects

Community and Professional Society Service (Heritage):

Director:	Canadian Association of Heritage Professionals (CAHP), 2002 - 2003
Member:	Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002
Member:	City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chairman 1988 - 1990)
Member:	Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Owen R. Scott

Personal and Professional Honours and Awards (Heritage):

National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	Canadian Society of Landscape Architects (CSLA), Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications (Heritage):

- Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
- Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter, American Society of Landscape Architects - Ontario Chapter*, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.

Owen R. Scott

Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.

Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.

Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.

Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.

Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).

Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the many heritage landscape projects** undertaken by Owen R. Scott in his capacity as a landscape architect with Project Planning Associates Ltd., as principal of Owen R. Scott & Associates Limited, and as principal of The Landplan Collaborative Ltd.

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Boehnke Property - 324 Old Huron Road, Heritage Assessment Kitchener, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Cambridge Retirement Complex , former Tiger Brand Lands, Heritage Impact Assessment Cambridge, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- *Downtown Guelph Private Realm Improvements Manual*, City of Guelph, ON
- *Downtown Guelph Public Realm Plan*, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Elgin County Courthouse Expansion, St. Thomas, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive, Heritage Impact Assessment Addendum, Kitchener, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON

- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Halton Region, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, KHS/Kitchener, ON
- Rockway Holdings Limited lands north of Fairway Road Extension, Heritage Impact Assessment, Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, MVA/Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON
- 25 Joseph Street Heritage Impact Assessment, Kitchener, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 140 Blue Heron Road Heritage Impact Assessment, Cambridge, ON
- 75 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment and Heritage Conservation Plan, Kitchener, ON

Expert Witness Experience (Heritage):

Owen R. Scott has been called as an expert witness at a number of hearings and trials. These include **Ontario Municipal Board Hearings, Conservation Review Board Hearings, Environmental Assessment Board** and **Environmental Protection Act Board Hearings**, and civil and criminal trials. The heritage landscapes evidence he has presented has been related to cultural heritage issues where historical and landscape resources were evaluated.