



# Corporate Report

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**DATE:** November 13, 2009

**TO:** Heritage Advisory Committee  
Meeting Date: November 24, 2009

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Proposed Addition to the Heritage Register**  
**Percy Hodgetts House (838 Clarkson Road South)**  
**(Ward 2)**

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**RECOMMENDATION:** That the Percy Hodgetts House, 838 Clarkson Road South, be listed on the City's Heritage Register for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**BACKGROUND:** Percy Warburton Hodgetts (1878-1966) built the subject dwelling in 1913. Port Credit native Dixie Cox Cotton (1882-1943) designed the Bungalow style residence, with its Tudor half timbering. Hodgetts was one of the first Torontonians to set up house in Clarkson and commute to his downtown job.

In 1904 Hodgetts became Secretary of the Ontario Fruit Growers Association. He continued to hold this post after becoming the first Director of the Fruit Branch of the Ontario Ministry of Agriculture in 1908. The Branch became known for its educational work and for its improvement and promotion of fruit.

Hodgett's passion for fruit likely attracted him to Clarkson. His estate boasted seventeen acres of orchards. Hodgett perched his house up on the south bank of Sheridan Creek known, during his tenure, as

“Hodgetts Creek.” The residence faces the creek and, ultimately, the village of Clarkson. Hodgetts built a retirement home for his father George Warburton Hodgetts to the north at 866 Clarkson Road, circa 1915. This house still exists and faces Clarkson Road.

Hodgetts chaired the Carman Church Community Hall building committee. (The hall was built in 1924 to the rear of the church at the southeast corner of Lakeshore Road West and Clarkson Road South.) He also contributed financially, though “quietly,” in the words of granddaughter Sandra Lindsay, to eliminating the church’s debt.

**COMMENTS:**

Section 27.1.2 of the *Ontario Heritage Act* states that property that “the municipality believes to be of cultural heritage value or interest” may be included on its Heritage Register.

**Physical/Design Value**

The house is a rare early twentieth century residence in Mississauga. It displays a high degree of craftsmanship and artistic merit.

**Historical/Associative Value**

The property has direct associations with Percy Hodgetts who was significant to the local community and beyond. It yields information that contributes to an understanding of early twentieth century commuter, agricultural and pre-suburban culture. The house demonstrates the work of Port Credit architect Dixie Cox Cotton.

**Contextual Value**

Being one of the original estates, the property is important in defining, maintaining and supporting the character of the area. It is physically, functionally, visually and historically linked to its surroundings, including Clarkson as a whole, Clarkson Road South, Sheridan Creek, the George Hodgetts House and Carman Church and Community Hall.

**FINANCIAL IMPACT:** N/A

**CONCLUSION:**

The Percy Hodgetts House is a rare remnant of an early twentieth century estate in Clarkson. The house’s orientation is testament to Clarkson’s agricultural roots, before mass subdivision. The property merits listing on the City’s Heritage Register for its physical/design, historical/associative and contextual value.

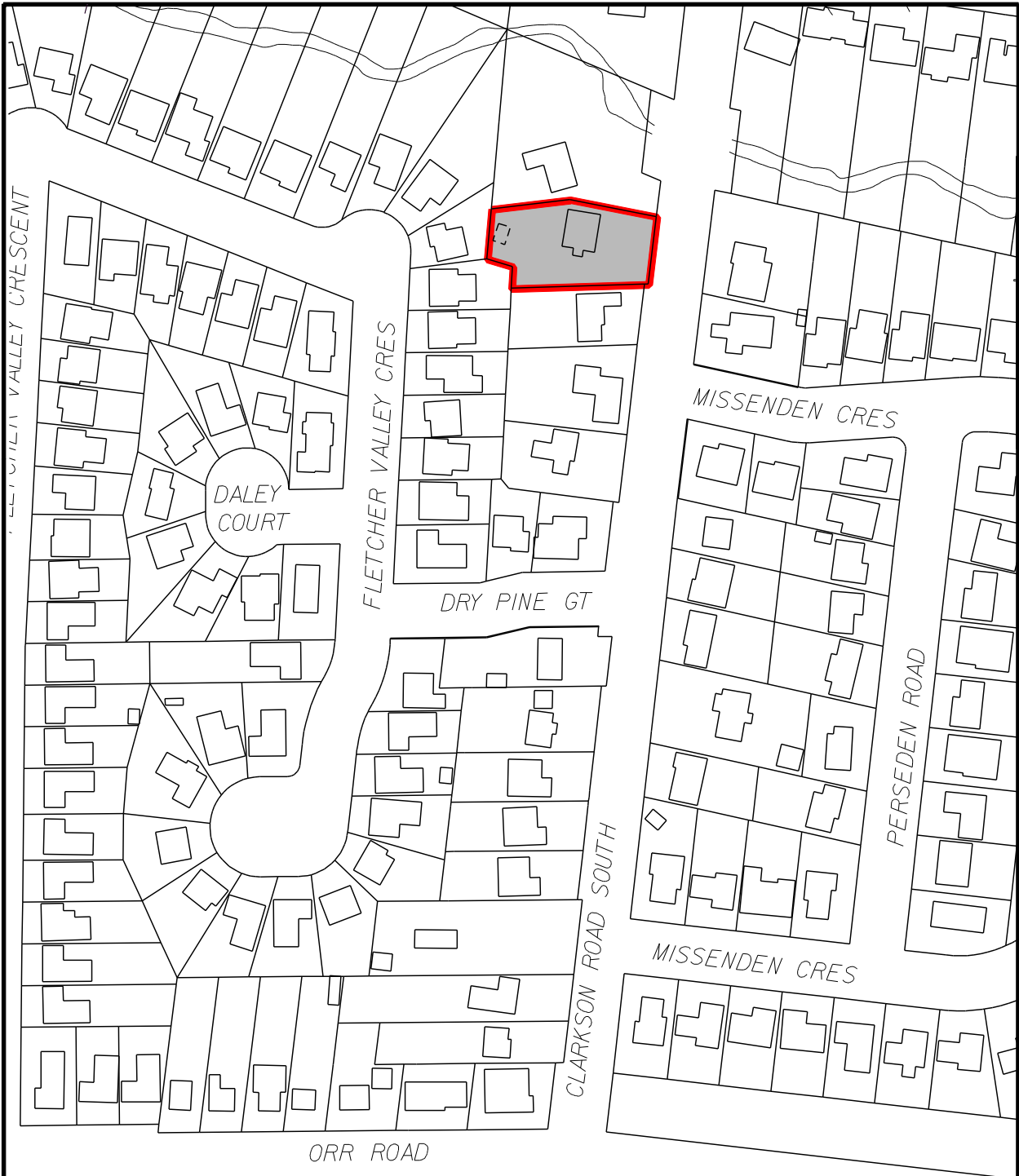
**ATTACHMENTS:**      Appendix 1:      Location Map of 838 Clarkson Road South  
                         Appendix 2:      Images

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Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

*Prepared By: Paula Wubbenhorst, Heritage Coordinator*

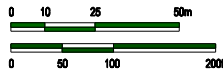
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**LOCATION MAP – 838 Clarkson Rd. South**



*Produced by  
T&W, Geomatics*



**October 2009**

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Southeast side of Percy Hodgetts House. Photo: Barnett Scrapbook, Mississauga Central Library.



Southwest side of Percy Hodgetts House.  
Photo: Barnett Scrapbook, Mississauga  
Central Library.



May and Percy Hodgetts. Photo: Barnett Scrapbook, Mississauga Central Library.



Northwest side of Percy Hodgetts House. Photo: Sandra Lindsay.



Clarkson Road South and north side of Percy Hodgetts House, c. 1920. Photo: Sandra Lindsay.



North side, 838 Clarkson Road South, 1989.



Northeast side, 838 Clarkson Road South, 1989.





East side, 838 Clarkson Road South, 1989.



South side, 838 Clarkson Road South, 1989.



Long shot of 838 Clarkson Road South, 1989.



East side, 838 Clarkson Road South, October 2009.



Southeast side, 838 Clarkson Road South, October 2009.



East side, 838 Clarkson Road South, September 2009.



Southeast side of George Hodgetts House, 866 Clarkson Road South. Photo: Sandra Lindsay



East side of 866 Clarkson Road South, October 2009.