

## Heritage Property Research Report



Source: <https://www.mississauga.ca/apps/#/property/view/heritage>

### 972 Clarkson Rd. South

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For: Heritage Planning and Indigenous Relations

Culture Division

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## Executive Summary

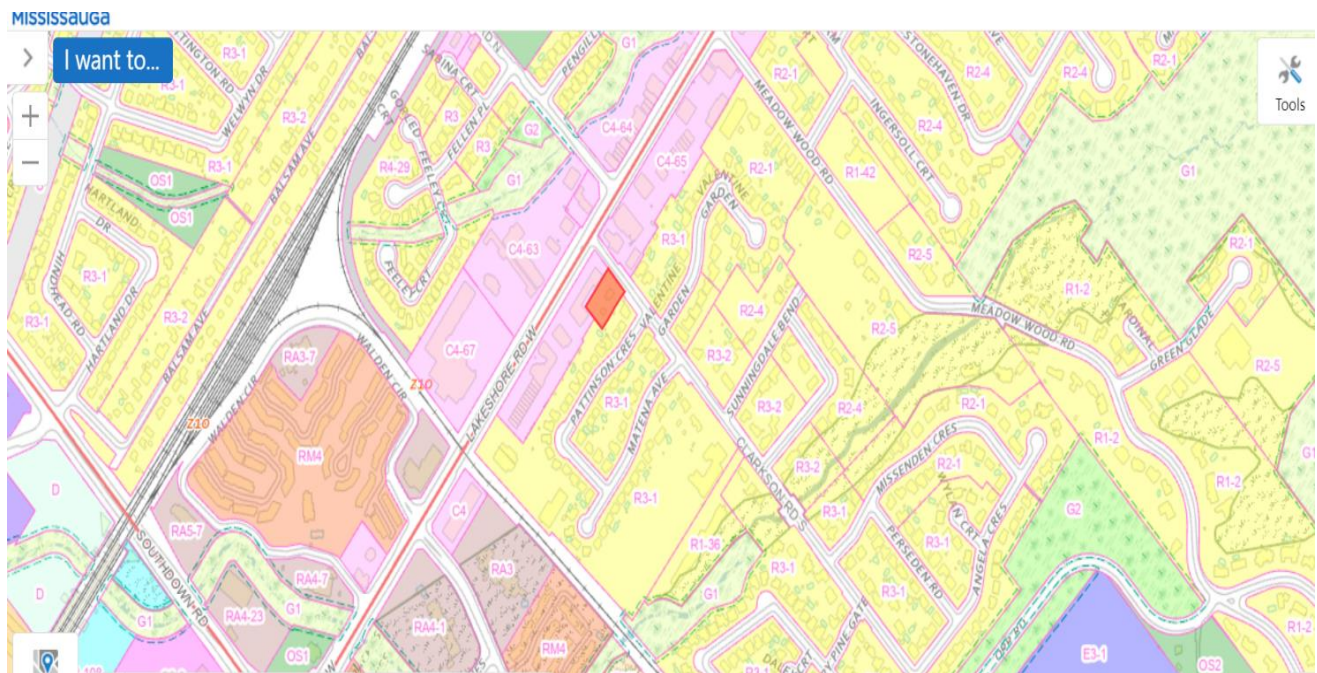
- Pattinson House was built in 1915 by Gordon Pattinson on 23 acres of land that was purchased from Andrew Orr.
- The house is an example of a nineteenth-century vernacular farmhouse with some Victorian influence.
- The property is significant for its connections to early Clarkson families such as the Oliphants and Specks.

## Introduction

This report examines the history, architecture, and genealogical connections of the property at 972 Clarkson Road South and considers its designation as a heritage site under the criteria prescribed by the Province of Ontario in Part IV of the Ontario Heritage Act. The property was listed on the heritage inventory in December, 1999.

## Property Description

This two storey red brick home was built as a residence for Gordon Pattinson in 1915. Today, it serves as the offices for Garvey and Garvey LLP Barristers and Solicitors. It is located south of Lakeshore Road West and north of Orr Road.



Source: <http://www6.mississauga.ca/missmaps/#map=18/-8863622.42/5390861.74/0>



### Relevant Historical Timeline

Date	Event
1906	Gordon Pattinson purchases 23 acres of land from Andrew Orr for \$5500.
1915	Pattinson builds a home on the land he purchases from Orr.
1973	Pattinson passes away and leaves the home to his daughter, Kathleen.
1985	Kathleen sells the Pattinson family home to Shoreacres Property and Investments Ltd. for \$100,000 and moves to a condo on Inverhouse Drive.
1985	Michael Garvey purchases the home and turns it into an office for his law firm.

### Relevant Family History

Gordon Pattinson built this house in 1915 on 23 acres of land that he purchased from Andrew Orr in 1906 for \$5500. He farmed a variety of vegetables and fruits such as apples, pears, and strawberries on his property.

Gordon married the daughter of Thomas and Mary Oliphant, Armadell (Dell). They raised their two children, Tom and Kathleen, in this house, which remained in the family until 1985.

Gordon and his family were active in the local community, attending Carman Methodist Church along with many other early Clarkson settlers such as the Oliphants, Hodgetts, and Wests. Dell was also involved with the Clarkson-Lorne Park Women's Institute. Below is an image of her with some of the other members (third from the left).



Source: "Clarkson Women's Institute Members", Mississauga Library System, Historical Image Gallery

Gordon served as a trustee for Clarkson School #6. He was also Hydro Commissioner from 1941 to 1963 and Chairman from 1948-1949 and 1953-1959.

Dell passed away in 1955 (aged 70) and Gordon passed away in 1973 (aged 89), leaving their daughter, Kathleen, with the house. She remained there until 1985 when she sold it to Shoreacres Property and Investment Ltd. for \$100,000. Today, the property is owned by Garvey and Garvey Barristers and Solicitors.

One example of the Pattinson family's importance to the Clarkson area is the naming of Pattinson Crescent just south of Pattinson House; this street lies on a portion of the original Pattinson farm.



Kathleen Pattinson

Source: Kathleen Hicks, *Clarkson and its Many Corners* (Mississauga: The Friends of the Mississauga Library System, 2011), 148.

### Harry Pattinson/Robert William Speck

Some of Gordon's more notable relations were members of his brother, Harry's, family. Harry's daughter, **Enid**, married **Robert William Speck**, who served as the first mayor of Mississauga in 1968. While in office, Speck suffered two heart attacks and was eventually told that his heart condition was terminal. This led to him undergoing a new medical procedure, the heart transplant, in 1971; Speck was the 18<sup>th</sup> person to receive a heart transplant in Canada. Below is an image of Mayor Speck alongside his family.



Source: Kathleen Hicks, *Clarkson and its Many Corners* (Mississauga: The Friends of the Mississauga Library System, 2011), 142.

### Architect

Gordon Pattinson built this home as a residence for his family in 1915.

### Architectural Description

Built in 1915, this two storey red brick building features a gable roof and a covered porch that wraps around the front façade (facing east) to the north side. Circular windows appear in the gables while the rest of the building features double hung windows. A bargeboard was likely added to the gables at a later point. The building has a stone foundation.

The Pattinson house is an example of a nineteenth-century vernacular farmhouse. The gable roof, wraparound veranda, red brick, and bargeboard are also reflective of the property's Victorian style.

Below are images of the house from different angles depicting some of the architectural features discussed above.



Front east façade





North façade



North-west angle



West rear facade



This an image of the stone foundation of the property (taken on the south side of the house).



### **Other Buildings of the Same Style**

Other notable buildings of the same style include the William Clarkson House which is another example of a nineteenth-century vernacular farmhouse. Both homes feature a gable roof wraparound verandah.

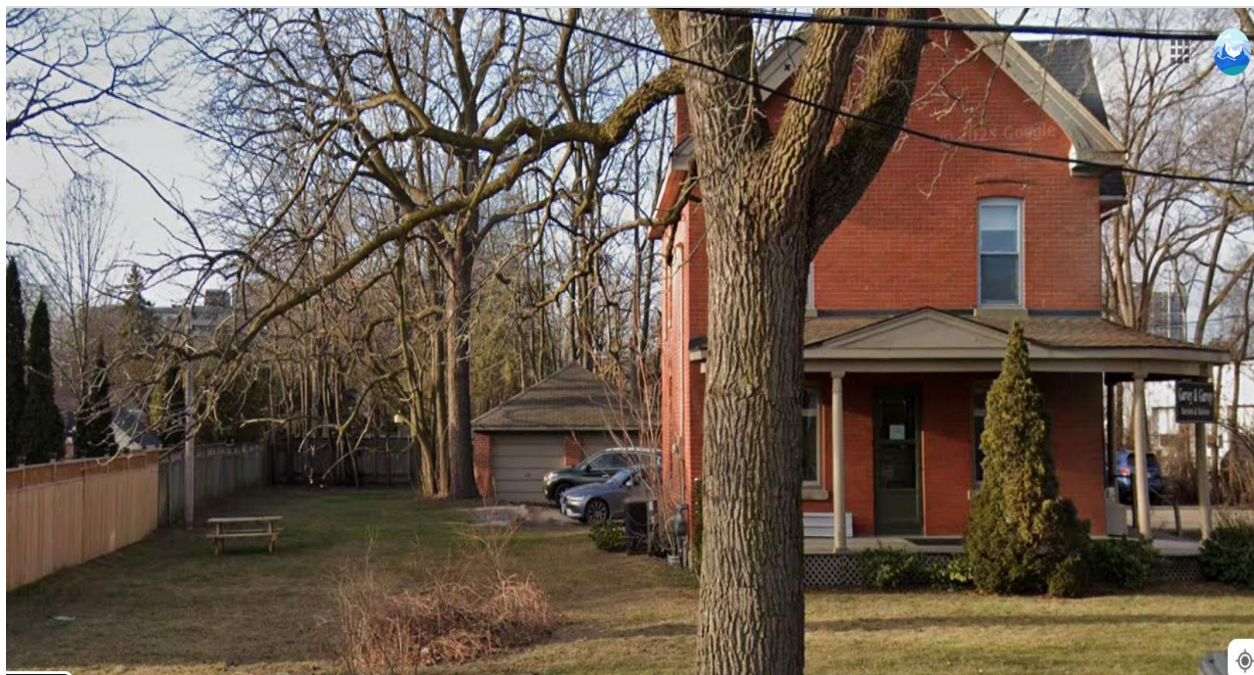
## Context

972 Clarkson Rd. S. is located north of Orr Rd. in the Clarkson neighbourhood. The house is situated on a rectangular lot adjacent to the Mississauga Auto Centre and is surrounded by other single-family detached dwellings. The house features a gable roof and a wraparound porch.

The property remained in the Pattinson family for seventy years and was used as a private residence by the family until it was transformed into a law office in 1985.

## Property Changes

A permit for a garage was granted to the Pattinson family in 1967. The garage can be seen in this Google Street View from 2021.



Source: Google Maps. Accessed October 9, 2023. <https://tinyurl.com/9extdp6y>

In 1985, Michael Garvey appealed to the Committee of Adjustment to use the single-family detached dwelling as a site for his law firm's business and administrative offices.<sup>1</sup> One of the changes requested was the construction of a parking lot towards the rear of the house. Some neighbours objected to Garvey's application because of concerns that the business would compromise the integrity of this historic site. As such, the Committee of Adjustment approved Garvey's application with certain condition: 1) the parking lot could not be asphalted and could only have a granular or stone base (to allow for proper drainage on the property) and 2) no major

<sup>1</sup> Committee of Adjustment, *Committee of Adjustment Decision in the Matter of Section 44 (1) or (2) of the Planning Act 1983* (Mississauga: 1985). <https://www.mississauga.ca/apps/#/property-preview/compliance-report-coa-text/6671/8262>

changes could be made to the exterior of the house so that its residential character could be maintained.<sup>2</sup>

### Community Engagement

The Pattinson residence was often the site of social gatherings for the Clarkson community. In 1935, Armadell and Gordon celebrated 25 years of marriage by hosting a reception in their home. The event was attended by many local community members who were considered close friends of the Pattinsons. The celebration was described in the *Port Credit News*.

A very enjoyable reception was held at the home of Mr. and Mrs. Gordon Pattinson, of Clarkson on Saturday, June 15th, when they celebrated their twenty-fifth anniversary of their wedding. The home was decorated with spring flowers and the wedding cake was made by Mrs. Pattinson's mother, Mrs. Oliphant. About sixty friends from Toronto, Hamilton, Burlington, Port Credit, and Clarkson, called to offer their congratulations. Mrs. Thomas Oliphant, Mrs. Henry Oliphant, Mrs. Hodgetts, Mrs. Fletcher and Mrs. Langton assisted Mrs. Pattinson and Miss Lorna Trenwith, Miss Enid Pattinson, Miss Kathleen Pattinson waited on the guests in the dining-room.

Source: *The Port Credit News*, June 19, 1935, [https://pub.canadiana.ca/view/omcn.PortCreditNews\\_3/531](https://pub.canadiana.ca/view/omcn.PortCreditNews_3/531)

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<sup>2</sup> Ibid.

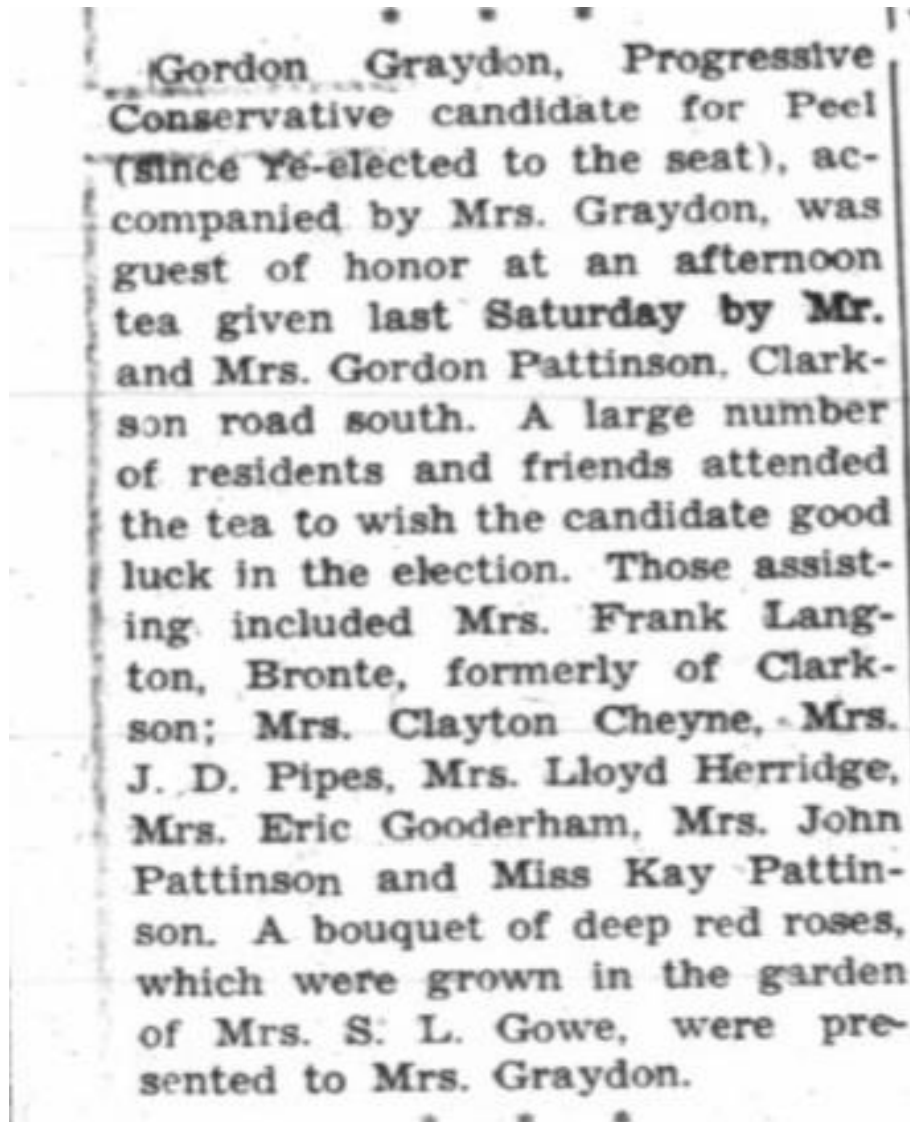


On their 40<sup>th</sup> wedding anniversary in 1950, a similar event was held at Pattinson House with over 100 guests in attendance.

Mr. and Mrs. Gordon D. Pattinson, Clarkson road, received over 100 guests at their home on Friday evening, on the occasion of their fortieth wedding anniversary. For the occasion the tea table was beautifully decorated with deep red snapdragons and red tapers. Pouring tea were Mrs. Fred Orr, Mrs. Harry Pattinson, Mrs. Annie Hall and Miss Myrtle Speck, while Mrs. Howard Speck, Mrs. Robert Speck and Miss Kay Pattinson, assisted by Mrs. Frank Langton and Mrs. Roy Terry, served. Many beautiful flowers and gifts were received, among these a bouquet of 40 red roses from their son and daughter Tom and Kay Pattinson. Mr. and Mrs. Pattinson are well known throughout all South Peel, having lived in this area all his life.

Source: *The Port Credit Weekly*, June 22, 1950, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_8/1242](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_8/1242)

The Pattinsons also hosted an afternoon tea during the summer of 1949; the tea was held in honour of Gordon Graydon, the Progressive Conservative candidate for Peel, who was up for re-election.



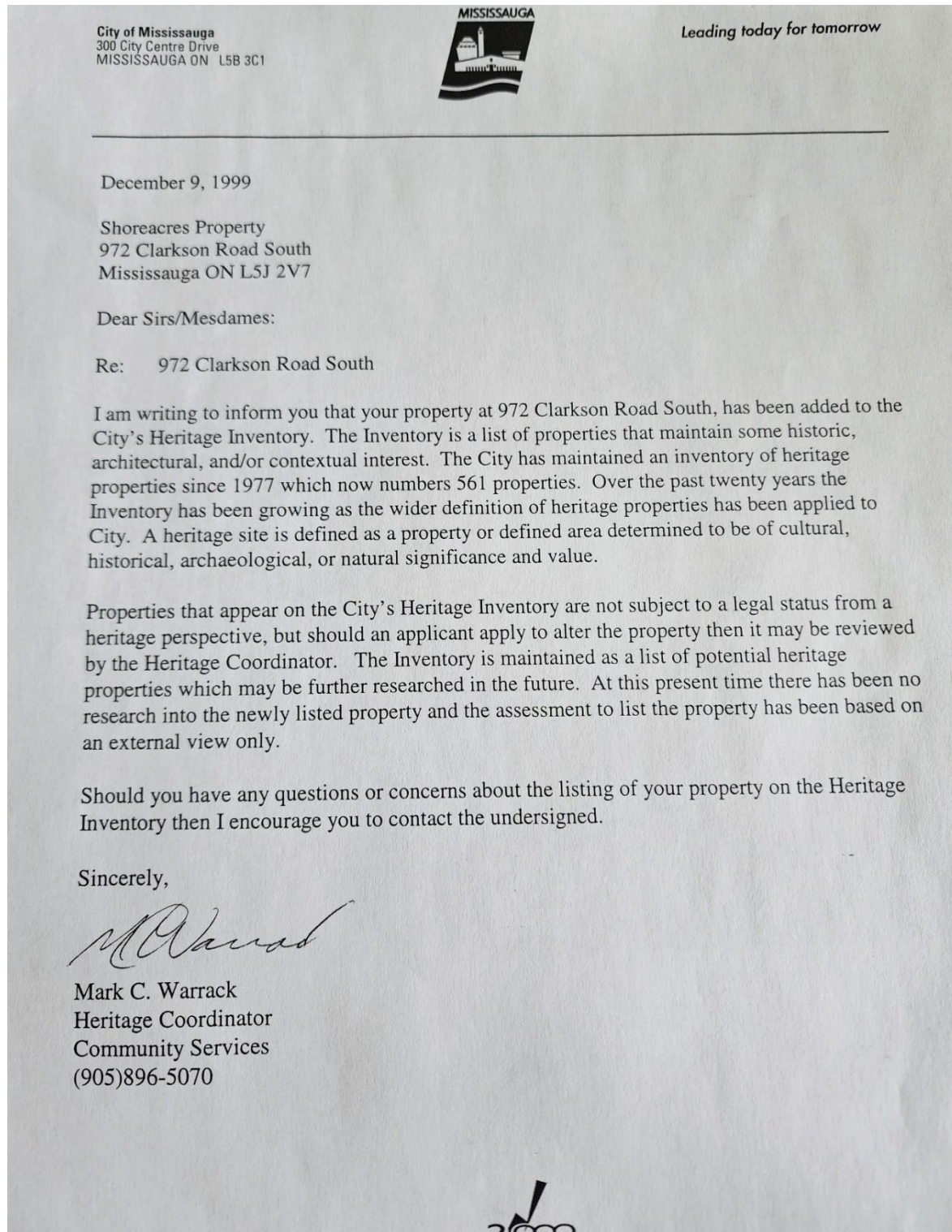
Source: *The Port Credit Weekly*, June 30, 1949, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_8/476](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_8/476)

As a member of the Mississauga Lodge, Gordon's home was also open to social gatherings of the masonic order. For instance, in 1946, Armadell held a strawberry party for the Order of the Eastern Star at the Pattinson residence.<sup>3</sup> These examples demonstrate that Pattinson House was an important part of Clarkson society.

The Pattinson residence was formally placed on the heritage register in December, 1999 when it was owned by Shoreacres Ltd. The letter below explains that the grounds for listing the property

<sup>3</sup> *The Port Credit Weekly*, June 27, 1946, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_6/897](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_6/897).

were based solely on an external view.





**Evaluation** - Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

Design or Physical Value	
i. is a rare, unique representative or early example of a style, type, expression, material or construction method	X
ii. displays a high degree of craftsmanship or artistic merit	N/A
iii. demonstrates a high degree of technical or scientific achievement	N/A

i. Pattinson House has design value because it is reflective of a nineteenth century vernacular farmhouse that was a testament to the farming lifestyle of Clarkson's earliest settlers. The house has some key architectural features which reflect its Victorian influence. These include the gable roof, the bargeboard, red brick, and wraparound veranda.

Historical or Associative Value	
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

i. The house is directly connected to the Pattinson family who were active in the Clarkson community. Gordon Pattinson served as a trustee for Clarkson School #6 as well as Hydro Commissioner for Toronto Township. Gordon's niece, Enid, was married to the first mayor of Mississauga, Robert Speck.

ii. In 1985, concerned neighbours opposed Michael Garvey's application to transform the property into an office for his law firm. While Garvey's application was approved by the Committee of Adjustment, it stipulated that no changes could be made to the exterior of the building so that it maintained its residential character. This is a testament to the historic value of Pattinson House as well as to its importance to the local community.

Contextual Value	
i. is important in defining, maintaining or supporting the character of an area	X
ii. is physically, functionally, visually or historically linked to its surroundings	N/A
iii. is a landmark	N/A

i. Pattinson House reinforced the importance of farming within the Clarkson area. Gordon Pattinson actively farmed his land with local fruits and vegetables, contributing to the development of Clarkson as a farming community.

**Heritage Attributes**

- Example of a nineteenth-century vernacular farmhouse built in 1915.
- Exhibits certain Victorian characteristics such as the gable roof, wraparound veranda, red brick, and bargeboard.
- Was home to a prominent Clarkson family, the Pattinsons, who were actively involved in the local community and its affairs.
- Was a site for early Clarkson farming.

**Conclusion**

972 Clarkson Rd. S. is a unique property that holds historic and architectural value. A vernacular farmhouse built in 1915, it features some key Victorian characteristics and is among a few remaining historic homes in Mississauga.

## References

### Primary Sources

Committee of Adjustment. *Committee of Adjustment Decision in the Matter of Section 44 (1) or (2) of the Planning Act 1983*. Mississauga: 1985.

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Hicks, Kathleen. *Clarkson and its Many Corners*. Mississauga: The Friends of the Mississauga Library System, 2011.

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