

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1011 Old Derry Road

Date of Construction: 1990

Historical Background: The two properties at 1009 and 1011 Old Derry Road were one lot until they were severed circa 1988. The 20<sup>th</sup> century one storey single family home was removed and relocated to another municipality. The two current homes were built at the same time with a shared drive and garage structure to the rear. Brick veneer, not usually permitted in new infill construction, was allowed in this instance due to the proximity of the Graham-Pearson house across the street.

This house was built in 1990. The property belonged to Gideon Silverthorn at the turn of the 20<sup>th</sup> century. Gideon, the grandson of Francis Silverthorn, was a prominent doctor in Toronto. He purchased the land presumably as a future investment, however, he never developed any of these lands and eventually sold the property to John Dugan in 1918.

Description: Frame construction with dichromatic brick (red with yellow accents) with a large central gable, flanked by two smaller gables. There is a large open porch across the front façade. The style of this house was not based on historical relevance to the Village but on a general Victorian era Gothic style.

Heritage Attributes:

- Contributing elements: wood shingle roofing, shared drive and garage, mixed brick and wood exterior materials

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### Statement of Significance:

The property at 1011 Old Derry Road does not have historic association within the Village HCD but the structure is compatible in its overall size, shape and form, detached garage and open space within the lot.

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Address: 1020 Old Derry Road

Date of Construction: 1862

Historical Background: Receiving a brand new 3,000 square foot brick home as a wedding gift was a rare occurrence in 19<sup>th</sup> century rural Ontario. The Graham-Pearson House is perhaps the best example of one of those rare occurrences in the Peel Region!

John Simpson came to Meadowvale Village in 1837 and purchased 200 acres of land on the south side of Old Derry Road. Simpson built the first saw mill in the area in 1838 on land that is now occupied by 1200 Old Derry Road. Simpson was also the first person to dam the Credit River in an attempt to create a water supply for his saw mill.

Starting in the 1860s, Simpson began selling off his lands east of the present Credit River bridge in Meadowvale Village. This land included a two acre parcel located at 1020 Old Derry Road which Simpson donated to James Graham to build a house. The house was built in about 1862 for James Graham's son, Thomas, and his new bride, Mary Simpson, daughter of John Simpson.

In 1888, the Grahams decided that they needed a larger home to accommodate their growing family. When the Gooderham Mansion came onto the market, they purchased it for \$3,600. Before they moved, the Graham's severed parts of their land and sold them to several purchasers. Part of that severed land was acquired by James Rowcliffe of Alton, Ontario in 1894. He was

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looking for land to build a blacksmith shop. His son, Albert Rowcliffe, also a blacksmith, took over the blacksmith business in 1897 and lived in the house at 1043 Old Derry Road.

The Pearson family, connected to the first Pearson settlers who came to the area in the 1820s, bought the house in 1912 and it stayed in the family until 1961. Emily Pearson married William Brett, the grist mill owner from 1911 until 1943. Emily was also a very active member of the Women's Institute in Meadowvale. Emily and William Brett lived here for a short time before the house passed to her brother and sister-in-law, Thomas and Jessie Pearson.

Throughout the first half of the 20<sup>th</sup> century, the Graham-Pearson House became a popular social and festivity location for the Women's Institute of Meadowvale. Often, the Institute would celebrate anniversaries or appointments to the Executive by having tea parties on the grounds of the property in the summer months.

The property has changed hands a few times in the twentieth century. However, the current owners have resided here since 1984, making them one of the longest serving owners in the house's history. They have worked diligently to maintain the outstanding heritage attributes of the home.

### Description:

A full two-storey red brick structure with ornate yellow brick detailing, window surrounds and quoining. The only residential structure of its kind in the Village, this house has an elaborate front entrance enclosed vestibule, front projecting bays on the ground level with bracketed eaves on the front bays. On the upper eaves there are decorative double brackets. The brick work and woodwork are of fine craftsmanship, all very well maintained by the present owners. A single hooded dormer is on the front façade. Functional shutters are on all but the front bays, with original two-over-two wood windows. On the west façade is an addition built in 1994. This one storey addition replaced what was originally an open porch, which had been enclosed at a later date. The addition was carefully designed to be sympathetic to the overall design and scale of the house.

The house illustrates the social and economic standing of those who built it as being quite separate from the more modest homes in the Village. The house sits elevated above Old Derry Road, with a

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good deal of open green space on all four sides. Mature trees and gardens provide a suitable setting for the home. To the rear of the property is an outbuilding which serves as a workshop.

### Heritage Attributes:

- Two-storey structure of dichromatic (red with yellow) brick
- Its historic association with the Simpson, Graham and Switzer families who were all significant contributors to the development of Meadowvale
- Original fine exterior detailing in the brick patterning and woodwork
- Its location on a rise set back from Old Derry Road with generous open space and views to and from the property from the front, side and rear elevations.

### Statement of Significance:

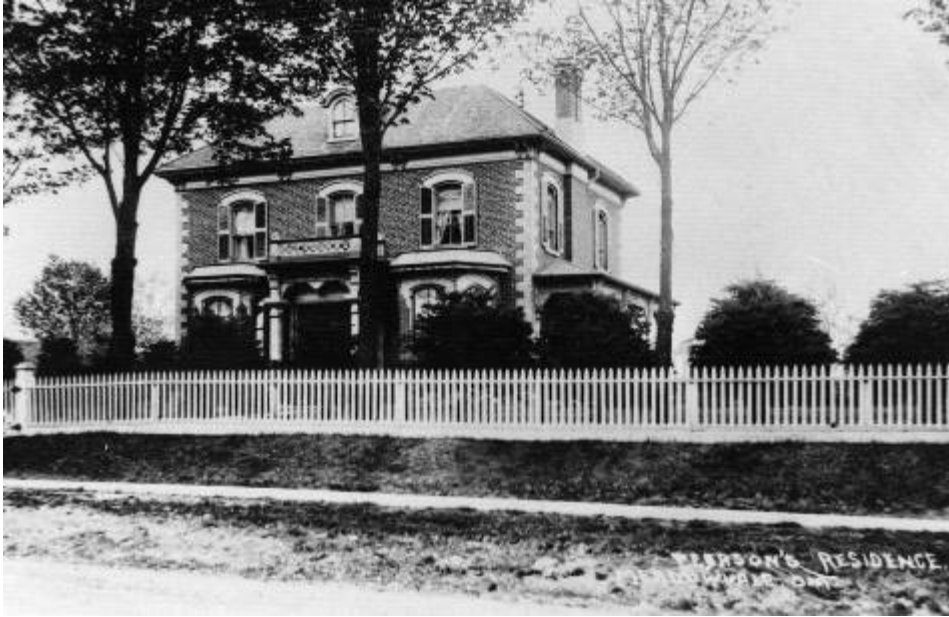
The Graham-Pearson House, 1020 Old Derry Road, has an historic association with both the Graham and Pearson families, as well as the Simpson and Switzer families, all founding families of Meadowvale Village with social, property ownership and business significance. The house has architectural significance in its size, shape, materials and form distinct within the Village HCD and its context on Old Derry Road, highly visible with generous open green space on all facades. The house and property are a local landmark and therefore maintain a significant context for the Village.



Graham-Pearson House, front, north elevation.

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Graham-Pearson House in c. 1915. (PAMA)



Thirty-fifth anniversary of the Women's Institute of Meadowvale, 1945, on the front lawn of 1020 Old Derry Road. (PAMA)

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Address: 1036 Old Derry Road

Date of Construction: c. 1945

Historical Background: Much of the 200 acres south of Derry Road was once owned by saw mill owner John Simpson. Prior to this current structure being built, this site was known to be the location of the Merchants' Bank, constructed in the late 19<sup>th</sup> century. (Ref. Rosemary & Terry Wilson, September, 2012)

The textured concrete blocks used to construct this dwelling were considered very stylish and modern during the 1940s. Textured concrete and aggregate blocks were first used by the Boyd Brothers of Osgoode, Ontario. The Boyd brothers were pioneers in the use of concrete blocks at the turn of the 20<sup>th</sup> century for building materials and their usage of various aggregates influenced builders well into the 1960s.

Description: A one-and-a-half storey residential structure built of textured concrete block with gable ends. Front windows are segmented into three sections, made of wood in a two-over-one pattern. This is a modest structure which sits on a rise above the south side of Old Derry Road. The rear yard has a generous setback which provides for an open space to the rear.

Heritage Attributes:

- The concrete block building material and façade
- Its location overlooking Old Derry Road
- Its modest size, shape and form

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### Statement of Significance:

The property at 1036 Old Derry Road has an historic association with the Simpson family as this property was divided from the Simpson farm. The residential structure is compatible with Village character in its modest shape, form, size and style. It relates to the post WWII development within the Village. The context of the property, overlooking Old Derry Road has setbacks from the front and side facades which allow views to all three facades and retains an open green space.



1036 Old Derry Road in 1990.



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Address: 1043 Old Derry Road

Date of Construction: c. 1850

Historical Background: This house may date back to the time of the original 1856 Bristow Survey for the Village, as the current structure is similar in shape, size, form and location with the structure listed on the Survey map. The three bay façade, Neo-Classical design and building materials consisting of stacked plank-on-plank, suggest that this structure is from the mid 19<sup>th</sup> century.

This land was once owned by the Gooderhams and one of the better known owners was Alfred Rowcliffe, the Village blacksmith. Rowcliffe's father, James, purchased this property in 1894 and the blacksmith shop was directly across the street from the house on land severed off the Graham-Pearson property. Rowcliffe originally came from Alton and remained in the village for a number of years. He was especially well known for his high quality tool making skills.

Sometime in the latter half of the twentieth century, the entire façade of the building had been covered in grey insulbrick. There was a fire on the property that gutted the interior in 2004 and, through careful, sympathetic reconstruction, the structure has reverted back to a more historically accurate appearance in keeping with the heritage character of the Village.

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**Description:** A one-and-a-half storey residence of stacked plank construction. A simple three bay façade, front dormer, gable ends with a cat slide rear addition. There is an open porch on the front façade and one-over-one windows. This building was refinished and refurbished circa 2009 with wood siding.

**Heritage Attributes:**

- Stacked plank construction with original proportions, door and window openings.
- Believed to be one of the original mid nineteenth century buildings indicated in the 1856 survey
- Modest size, shape and form reflecting the mid nineteenth century character of the Village, including the well proportioned front porch, dormer, and cat slide addition
- On its original location, a highly visible structure on a corner lot at the intersection of Pond Street and Old Derry Road

**Statement of Significance:**

The property at 1043 Old Derry Road has historic significance as the structure dates to the mid nineteenth century and has changed little in its size, shape, form and stacked plank construction. The context and location of the structure on the site with generous open green space allows for views of the building from all directions.



1043 Old Derry Road as it appeared in 1978.

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View of Pond Street with 1043 Old Derry Road on the left, c.1900. (PAMA)

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Address: 1045 Old Derry Road

Date of Construction: 1893

Historical Background: This structure was built by Albert S. Lambe in 1893 on the lot where it is believed Jonathan Robinson built the first store in the Village in 1848. Lambe acquired this property from James Ward's estate in 1893, a couple months after the store burned down. Albert Lambe was born Dennis Lambe in Chinguacousy in 1854. When his parents died in 1860, Lambe, at the age of six, was adopted by John and Mary Simpson and renamed Albert Simpson Lambe.

Lambe probably learned many of his business skills from John Simpson. Lambe operated a saw mill, general store and purchased the Bell Hotel in 1890. Although the grist mill was beginning to wane in the later years of the 19<sup>th</sup> century, Albert Lambe was doing quite well with his saw mill. One of his major contracts was to the T. Eaton Company, supplying thousands of board feet of lumber per month, presumably for Eaton's furniture business and kit home construction.

Lambe's other claim to fame is that he was the Village's first car owner in 1905. He received the car in lieu of payment for lumber at his sawmill. He never drove the car and it sat in the shed until his death when his son William acquired it. Despite never driving, he did survive a car crash in which his son was driving. The car was struck by a train on the tracks at the Meadowvale station in 1918. The only injury to Albert was a scratch on the face.

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Lambe died on November 5, 1925, and had been blind for the last 12 years of his life.

Lambe lived in a number of properties in Meadowvale including the original cottage located at 1066 Old Derry Road and the Bell Hotel at 1090 Old Derry Road. The Tweedsmuir account of Meadowvale Village states, however, that Albert Lambe's favourite residence was the one he built here at 1045 Old Derry Road.

At some point in the 1940s or 1950s, the house was covered with red insulbrick and then was covered in white vinyl siding in the 1980s.

### Description:

A one-and-a-half storey frame structure, almost a full two storeys in height. There is a deep open porch across the front façade only one step above grade. The front door is off to the right side with a single picture window to the left. On the second floor of the front façade are two symmetrical original windows. To the rear and side is an attached garage. The house is currently finished in vinyl siding. The house has generous side and rear yards that maintain a visibility from three sides.

### Heritage Attributes:

- The size, shape, massing and form of the original historical structure
- The historical association of this property with Albert Lambe and his importance to the community
- Location of the house in relation to Old Derry Road and the open views to the front and side facades
- Large lot with open green space to the west and rear of the house

### Statement of Significance:

The property at 1045 Old Derry Road has an historic association with Meadowvale Village as there has been development on this property since the mid nineteenth century. The Lambe House has an historic association with the Lambe family and their numerous contributions to the development and business history of Meadowvale. The structure has architectural significance in its size, shape, form, massing and style, as well as contextual placement within the lot allowing for generous side and rear yards of open green space.

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1045 Old Derry Road as it appeared in 1978 with insulbrick sheathing.

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Address: 1050 Old Derry Road

Date of Construction: c. 1940

Historical Background: This property sits on land once owned by John Simpson. Little is known about this current property except for the fact that this was believed to have been the site of a wagon wheel shop. The current house is believed to be the first residence on this property built by Mary and Gordon Rea in 1947.

Description: A modest one storey red brick veneer structure with a projecting bay entrance at the front façade. The wood windows are original three-over-one pattern. The house has a modest scale, shape and form on a large lot.

Heritage Attributes:

- The modest scale, shape, massing and form of a one storey structure of original brick veneer
- Original wood windows in a three-over-one pattern
- Its location in relation to Old Derry Road and open views to the front and side facades within generous side and rear yards of open green space

Statement of Significance:

The property at 1050 Old Derry Road has historical association with the early development of Meadowvale Village, and the current structure with the mid 20<sup>th</sup> century Village development. The building contributes to the Village character with its modest scale, size, shape, massing, form and materials within a context of generous side and rear yards of open green space.

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Address: 1051 Old Derry Road

Date of Construction: 1852

Historical Background: The Commercial Hotel was built by Matthew Laidlaw in 1852. This is the oldest brick structure in the Village. Laidlaw was one of Meadowvale Village's most prominent early citizens. He took over ownership of Ward's General Store next door at what is now 1045 Old Derry Road. There is evidence to believe that perhaps the Commercial Hotel was the first hotel to be built in Meadowvale Village.

Matthew Laidlaw was born in Driffield, England. His father's family were multigenerational coal miners who were looking to improve their situation in life. The family decided to try their luck in Canada West. Matthew came to York first and decided to settle in Meadowvale a few months later. The rest of his family arrived in Meadowvale during the height of the 1837 Mackenzie Rebellion.

Matthew Laidlaw married Ann Farnell shortly after his arrival to Meadowvale. His brothers, Aaron and John, became active in rousing community support for the eventual construction of the Methodist Church in Meadowvale in 1862. Laidlaw apparently died suddenly in his sleep while Aaron and John worked together to sell off his interests in the store.

Another well known figure in the history of the Commercial Hotel was Ephraim Hopkins, who managed the Hotel in 1885 for owner



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for Francis Sibbald. However, Hopkins was not highly regarded in the Village, especially by mill workers boarding at the hotel, who saw him nothing more than a lazy and unkempt host. His bed sheets were known to have fleas, floors kept unswept for weeks and his currant breakfast scones were known to hold more dead flies than currants.

Fortunately, Sibbald fired Hopkins and decided to sell the hotel to William Lambe, son of Albert Simpson Lambe. William was the postmaster for Meadowvale, Justice of the Peace and storekeeper as well. William is credited as being the owner to have converted the Hotel to a boarding house by creating a number of separate apartments.

Sometime in the 20<sup>th</sup> century, the front porches had been removed. The current owners reconstructed the front porches, circa 2008, as they would have looked at the turn of the 20<sup>th</sup> century.

### Description:

A two-and-a-half storey brick structure, built as a hotel, converted to residential use. A five-bay symmetrical façade, with a stacked front porch was reconstructed circa 2008 from historical documentation. The roofline has gable ends with cornice returns. The shed dormers were added at a later date when the structure was converted to a private residence/apartment complex. The original structure is made of red brick. It is not known when the structure was painted white but it has remained this way for several decades.

### Heritage Attributes:

- One of few two storey brick structures in the Village
- Its historic association with the commercial development of Meadowvale in the nineteenth century
- Brick construction and finish
- Stacked front porch and wood detailing
- Symmetrical fenestration
- Shallow set-back from Old Derry Road
- East side yard and rear yard of open green space

### Statement of Significance:

The Brick, or Commercial Hotel, 1051 Old Derry Road, has an historic association within the Village HCD as one of the earliest hotels and the first brick one dating from the mid nineteenth

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century. The architectural style of the structure is distinct within the Village with its brick masonry and stacked front porch. The context of the building, fronting Old Derry Road, makes it highly visible and a significant element to the streetscape and reminder of the former business core of the Village.



The Commercial Hotel as it appeared in 1900. (PAMA)



The Commercial Hotel as it appeared in 1989.

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Address: 1056 Old Derry Road

Date of Construction: c. 1945

Historical Background: This is the last commercial property left in Meadowvale Village. Over the years this site has been home to sawmills, blacksmith shops a tennis court and finally a gas station and garage. This property once formed the lands owned by John Simpson, who arrived in 1837. Simpson slowly sold off portions of this land to various owners who started businesses along this stretch of road which would later become Old Derry Road.

This site has always been home to commercial activity in Meadowvale Village since the mid nineteenth century. The West side of the property was home to a wagon wheel maker's shop and the site of the present garage was the location of William Gardner's store in the late 1860s. Eventually, Albert Simpson Lambe bought the Gardner Store and ran his family store here until his son William moved the store to a larger location at 1060 Old Derry Road in 1921. When the store was removed, a tennis court and skating rink were installed until the garage and gas station were constructed in about 1947.

The person to start the Texaco gas station was Albert (Abe) Golden who then sold the property to Sydney (Sid) Buttle. It was Buttle who made the garage not only a profitable venture, but also a community gathering place. Residents would come to the garage to chat and catch up with other residents on a sunny afternoon. Buttle was remembered as being a gregarious fellow who enjoyed

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bringing people together almost more than he did operating a business. When Syd Buttle ran the garage from 1954 to 1973, it was the last business, besides the post office, left in Meadowvale. While operating the business, Buttle resided in the concrete block house on the same property.

### Description:

A one storey frame structure built as a commercial garage with baked enamel panels on the front exterior. The garage was once a Texaco station as evidenced by a single red star fixed to the west façade. Although this type of garage may have been common throughout Ontario, there are now only two remaining in Mississauga. The structure and its history speaks to the car culture of the 1940s and 50s when car travel and roadways expanded greatly after WW2.

The front façade has had vinyl siding applied over the enamel panels from grade to the top of the large garage bays.

To the immediate east of the garage is a small patterned concrete block residential building. The structure is one storey, with a single front door and window divided into three sections. The house is very modest in size and scale, making it secondary to the more prominent commercial garage on the same property.

### Heritage Attributes:

- The historic context of a continuously operating commercial property on Old Derry Road in the core of the Village since the mid nineteenth century
- The original size, shape and form of the commercial garage and its building materials of enamelled metal panels
- The location of the structure on the property, allowing for an open space to Old Derry Road
- The modest residential structure built of patterned concrete block, including its size, shape, form, style and materials

### Statement of Significance:

The property at 1056 Old Derry Road has an historic association with the business and industrial development of the Village in the nineteenth and early twentieth century. The current structure has an historic association with the development of the common use of the automobile and its relationship to the twentieth century development of the Village. The location of the structure on the lot and its open space are significant to the streetscape of the Village core. The modest residential structure has historical significance in that it was built to house the commercial garage

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owner and has architectural significance in its style, shape, form, materials and contextual location within the property.



Concrete block residence at 1056 Old Derry Road

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Address: 1059 Old Derry Road

Date of Construction: c. 1950

Historical Background: This property is believed to have been the site of the Mill Store, a tiny general store run by Henry Brown when he was mill owner from 1895 to 1911. The store was not as well stocked as the Gooderham or Lambe Stores had been, but did sell general items for residents. The store was removed sometime after William Brett acquired the mill in 1911, and the space reverted back to a general village green. In 1929, the skate shack was towed from the garage property to the back of this property to serve as the Village Library, run by the Women’s Institute well into the 1960s.

Description: A one storey frame structure of modest proportions, gable ends and finished in vertical wood siding.

Heritage Attributes:

- The modest scale, set-back and location of the structure on the lot.
- The wood siding finish, size shape and form of the one storey structure

Statement of Significance:

The property at 1059 Old Derry Road has an historic association with the business development within the core of Village in the nineteenth century. The current structure does not have historic relevance. The modest size, shape, form and materials of the structure are compatible with the Village character.

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Small white structure to the west of the Commercial Hotel is the Mill Store in c. 1900. This is the current location of 1059 Old Derry Road. (PAMA)

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Address: 1060 Old Derry Road

Date of Construction: c. 1915

Historical Background: This building was constructed in two phases. The first phase was built in 1872 likely as a cottage. This is the white (aluminum) clad section to the west side of the brick building. The brick portion was constructed in approximately 1915 by Frank Jackson, a Meadowvale Village farmer who had served first as Reeve, then Deputy Reeve and, eventually, Toronto Township Councillor. Jackson built this structure to be the Village's newest General Store. In 1918, Francis' son William Jackson, became the Village postmaster and ran the post office from this building along with the General Store. In 1921, William Lambe, son of Albert, wanted to expand his own store, which was next door to the east so he purchased the Jackson building. This building remained in the Lambe family until 1945, when Albert Lambe, son of William, was the last store owner and postmaster in the Lambe family.

Since the Lambes' sold in 1945, the building has seen many owners and poster masters from James Van Allen (1945-54), James Ogle (1957-59) and Arthur Mongeau (1960-70). In 1983, the current owner, purchased the property and became the last person to run the Village post office from here until retiring in 1989. It was at this time that Canada Post decided to install community post boxes. The post boxes were placed on the grounds where the mill had once stood and was given the address of 1081 Old Derry Road. In keeping with tradition, a gazebo covering



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the mail boxes was constructed based on historic images of the gazebo that had existed near the mill at the turn of the century.

### Description:

A two storey brick commercial structure with a flat roof and shallow red brick cornice and corner corbelled features on the front façade. Between the first and second floor on the front façade is a wood decorative cornice above what would have been the sign board area. A one storey feature is on the east façade. The building had a commercial function at grade which related directly to the main street business core of the Village in the 19<sup>th</sup> and early twentieth century. The building is currently residential and has not been used for commercial purposes since circa 1990. This is the only commercial building of its architectural style in the Village.

### Heritage Attributes:

- The shape, form, massing and style and decorative brick work at the front cornice of a commercial building in its original location on Old Derry Road
- The historical commercial function of the red brick building as a ‘main street’ structure, highly visible to the streetscape
- Original building materials of brick and wood two-over-one windows on the upper floors and storefront windows on the front façade

### Statement of Significance:

The property at 1060 Old Derry Road has an historic association with the development of business and industry within the Village core. The structure has an historic association with the Lambe family who used it as a general store and Post Office for many years. The structure has architectural significance as it is the only commercial building of its type within the Village HCD and has contextual significance as it contributes to the streetscape within the commercial core of the Village.

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Photo showing 1060 Old Derry Road on the left in the background, c. 1925. Note there are gas pumps in front of the store at the street. The house on the right was the former Albert Lambe house. The wedding couple are unknown. (PAMA)

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Address: 1066 Old Derry Road

Date of Construction: c. 1850

Historical Background: The original structure formerly located on this property had a long and varied history which ended in unfortunate tragedy in the Fall of 2011. Part of his original 200 acre grant, John Simpson built a sawmill close to this location which his adopted son, Albert Lambe, eventually took over and made a profitable business. The plank on plank construction of the original cottage suggests that this structure was built sometime in the mid 19<sup>th</sup> century, so it is unlikely that Lambe constructed it. It may, however, have been built by John Simpson.

Historical photos show the changes that occurred to the structure over time. During the latter half of the 19<sup>th</sup> century, the original modest cottage is evident. It had been slightly changed by 1974 with modified door and window openings. By 1979, the three gables, faux Tudor timber trim and massive side addition had been added, completely absorbing the original cottage into the new façade. While undergoing renovations in 2011, the structure caught fire and was completely destroyed. However, evidence remained of the original stacked plank on plank construction.

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Description: The property is currently vacant. The demolition of the residential structure that was on this property was due to its destruction from fire in November, 2011.

Heritage Attributes:

- There is historical significance with its direct association with the Albert Lambe family and the former stacked plank constructed residence which was on this site
- The lot is in the main commercial core of the Village and future built structure must respect the streetscape with respect to building setbacks, style, size, shape, massing, form and materials

Statement of Significance:

The property at 1066 Old Derry Road has historical significance in its direct association with the Albert Lambe family who owned and built a residential property on this land in the nineteenth century. The lot is currently vacant with no structures. The context of this property is significant in that it is located in the core of the Village commercial area, highly visible, and should contribute in a traditional manner with respect to massing, style, relation to the streetscape and neighbouring properties.

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A.S. Lambe residence c. 1890 (PAMA)



Lambe residence in 1974 prior to the renovations and addition.

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2010



Evidence of the stacked plank on plank construction within the original cottage after the fire, November 2011.

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Address: 1074 Old Derry Road

Date of Construction: c. 1884

Historical Background: This land dates back to the 1824 Crown Grant awarded to Evan Richards for the lands on the south side of Old Derry Road. In 1837, John Simpson acquired most of this land and began to develop these 200 acres into farm land as well as commercial ventures such as his saw mill. Francis Silverthorn has been noted in the Perkins-Bull Collection that he built a small general store “close to the hotel” in about 1850. This may have been the site as the 1856 Bristow Survey does identify a small building here, beside the Bell hotel.

In 1881, William Campbell sold 1/10 of an acre to Jonadab Hardy, the Village Cooper. Three years later in 1884, Hardy acquired a mortgage from Francis Sibbald for an unspecified amount. It is speculated that this mortgage was used to build the current house. In March of 1888, there is a court order of Hardy vs. Campbell where Francis Sibbald was awarded the property. The Land Registry record is incomplete, so we do not know the true nature of the court order. However, it appears clear that Hardy somehow defaulted on the mortgage and Sibbald foreclosed.

Albert S. Lambe also owned this property from 1903 until his death in 1925. There have been a few owners since including the current owner, who has been lived here since 1991.

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**Description:** This is a frame one-and-a-half storey structure with wood siding exterior and shuttered windows on the second floor. The windows are the original two-over-two wood windows. The open front porch wraps around to the west façade and a second entry. There is some wood work detail in the porch supports and frieze. The house is a modest scale, size, shape and form, typical of what may be expected in a small village at the turn of the century. The lot is large is with a very generous east side yard. A white picket fence borders along the front property line near the public sidewalk.

**Heritage Attributes:**

- The historic size, shape, form, massing and materials with few alterations
- A very generous side and rear yard of open green space which provides clear views of the house from the street and through to the parkland beyond the rear property line

**Statement of Significance:**

The property at 1074 Old Derry Road has an historic association with the nineteenth century development of the Village, contributing in its architectural significance as a vernacular style, with wrap-around open porch, scale, size, shape, massing, form and materials. The location of the house on the lot has a significant context contributing to the streetscape and open green yards to the east and rear of the property.



1074 Old Derry Road to the left of the Bell Hotel c. 1900. (PAMA)



## Meadowvale Village Heritage Conservation District – List of Properties

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1074 Old Derry Road as it appeared in 1976.



1074 Old Derry Road in context with the Bell Hotel, c. 2008

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1090 Old Derry Road

Date of Construction: Between 1837 and 1856

Historical Background: Over the last few decades, it is believed that this structure was built by George Bell, who was a blacksmith in the Village. This assumption came from a Brampton Conservator article written on August 19, 1915, stating that the hotel was a frame structure built by Bell in 1844.

The common belief is that George Bell purchased this land from John Simpson to build the hotel. However, the Lot and Concession abstract shows that Bell did not purchase this property until 1856. And, in addition, a William Bellas leased the land from Simpson for \$650 starting in 1837. The Land Registry Title for this lease is listed as LR, which means Leasable Resource. This is a term that was not used much in the nineteenth century and tended only to be used in special circumstances where land, and its resources, were considered to be highly valuable. It seems unlikely that a simple cluster of barns would fetch such a high lease price in 1837. And Simpson, being a shrewd businessman, was never known to have leased out his saw mill operation to anyone, not even his son.

As Simpson was developing his sawmill, and Francis Silverthorn who had arrived in 1838 to build his own saw mill before building the grist mill a few years later, Simpson was a man who did not miss an opportunity to make money. So, it is quite possible that he was the one who built the hotel to cater to all the new workers who would be coming to the Village. Therefore, he leased the land to

## Meadowvale Village Heritage Conservation District – List of Properties

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William Bellas for a large sum and George Bell eventually acquired the property in 1856. Further investigation through land registry indenture searches might be able to shed more light on when the Bell Hotel was constructed and by whom.

The current owner has lived here since 1976 and has diligently and carefully maintained the heritage qualities of this property since that time.

### Description:

A two storey structure, frame construction with rough cast stucco exterior. There is a shallow hip roof. The windows have functional shutters. The symmetrical 5 bay façade has 5 windows on the second floor. Original windows are a six-over-six pattern with custom storm windows. There have been some alterations to the rear of the house, but the main portion of the home remains original in its size, shape and form. The early hotel has been used as a single family home for many years.

### Heritage Attributes:

- Original site overlooking Derry Road West, highly visible on its front and side facades
- The original materials, size, shape, massing and form of the structure and original windows
- Traditional black and white colour scheme

### Statement of Significance:

The Bell Hotel, 1090 Old Derry Road, has historical significance as the first hotel established in the Village in the nineteenth century. It has architectural significance in its symmetric design, size, shape, massing, form and materials. There is contextual significance as the structure is highly visible located close to Old Derry Road and contributes to what was the mid nineteenth century streetscape.

## Meadowvale Village Heritage Conservation District – List of Properties

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1090 Old Derry Road West, front and west façade



Bell Hotel – date unknown.

## Meadowvale Village Heritage Conservation District – List of Properties

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In the centre of the photo is the Bell Hotel, c. 1910, when it had an open porch across the front façade.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1092 Old Derry Road

Date of Construction: Vacant lot.

Historical Background: The lot at 1092 Old Derry Road was severed from #1090 in 1996. The lot therefore has historic association with 1090 Old Derry Road and its history prior to severance.

Description: This is a vacant lot. There may have been an earlier structure on this lot, but it has remained vacant for many years.

Heritage Attributes:

- The historic association of this property to 1090 Old Derry Road prior to its severance in 1996
- The open views and green space of the property to Old Derry Road

Statement of Significance

The property at 1092 Old Derry Road is a vacant lot created by the severance of this parcel from 1090 Old Derry Road in 1996 and therefore retains the history related to #1090.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1095 Old Derry Road

Date of Construction: c. 1990

Historical Background: Francis Silverthorn came to Meadowvale Village in about 1837. He purchased several parcels of land from James Crawford, including the Grist Mill location. Silverthorn came from a family of entrepreneurs. His father Aaron was a mill owner in the Niagara region around the time of the War of 1812. The family decided to move to the York Region just before the 1837 Rebellion to help further their business interests.

With James Crawford already having tried to dam the Credit River in the 1830s for his saw mills, Francis Silverthorn saw bigger and better opportunities to make use of the Credit. He chose the land located at what is now 1095 Old Derry Road as the site for a flour grist mill.

The first mill on this site was constructed in 1845. It continued for about four years when it accidentally caught fire. Silverthorn was not deterred by this set back and went about constructing a new mill, which was completed in the spring of 1850. Silverthorn had three mortgages on the mill and associated lands; two from the Bank of Upper Canada and one private mortgage through John Wilmot Silverthorn needed these funds to be able to construct the new mill. The earliest known photograph taken in Meadowvale was a silver nitrate coated tin plate of the second Silverthorn Mill in about 1850, just after its construction.

## Meadowvale Village Heritage Conservation District – List of Properties

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When the prices of wheat and flour bottomed out after the end of the Crimean War, Silverthorn had stockpiled too much flour and went bankrupt trying to sell it off at lower prices. In a desperate bid to raise the cash needed to keep paying his mortgages, Silverthorn began trying to sell off Village lots he owned. However, it was too little too late. Because the Bank of Upper Canada held Silverthorn's mortgages, he lost nearly everything to the bank. At the time, the major shareholders and trustees of the Bank were the Gooderham and Worts families of Toronto. As a result, the Gooderhams ended up acquiring all of Silverthorn's lost properties, including the mill.

William Gooderham, the family patriarch, had enough to deal with in his distillery business on the Toronto waterfront so he sent his sons, Charles Horace "Holly" and James to Meadowvale to look after his business interests in 1861. When William Gooderham died 20 years later in 1881, Holly began to close out his business interests in Meadowvale Village and left the Village by 1882 to focus on the Toronto distillery operation. He sold the mill, and its 60 acre property, in 1882 to Edward Wheeler of the Wheeler Brothers milling company from Stouffville, Ontario.

After the Gooderhams left, it would be several years before the mill experienced prosperity again. When Henry Albert Brown bought the mill for \$2,000 in August 1895, he took the mill, which had been closed for almost 4 years, and turned it into a functioning and profitable business once again. Brown also expanded the mill pond by creating another dam further up the Credit River to create Willow Lake in a bid to attract visitors to the region in the summer for boating and picnic excursions. Brown was drowned in the spring of 1911 when he and an assistant opened the floodgates after the spring thaw to let the water back into the mill pond. The quick thaw that spring resulted in a surge of water that swept the two men into the mill pond, drowning them both.

The next mill owner was William Brett who owned the mill until he sold it to Stanley Gorman in 1943. Gorman could not make the operation profitable so he sold the mill to Luther and Grace Emerson in 1946. Grace Brown was the only daughter of Henry and Lillie Brown. The mill ceased to operate as a grist mill in 1950, but was used as a storage facility until Emerson were forced by Toronto Township to dismantle the mill because it was deemed



## Meadowvale Village Heritage Conservation District – List of Properties

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a derelict fire hazard. Emerson was so disgruntled with the decision to force him to take down the mill that he left the ruins in a pile to essentially rot away to nothing. Residents and citizens from other parts of the town would come and salvage wood from the mill, while the rest just naturally filled in over time. The turbines are still in what was the cellar area and are now covered with several feet of earth. In 1963, the Credit Valley Conservation Authority acquired the lands owned by the Emersons, including the mill ruins site.

The gazebo has been a fixture on the mill site lands since the 1860s. It was originally located on the opposite side of the street to its current location and served a number of functions including concerts by the Meadowvale Band, community announcements, a gathering place during public holidays and it was the scene of a few weddings over time. The presence of the current mail box gazebo is a direct link to the importance of community spirit, gathering and celebration.

### Description:

The wooden gazebo structure houses the mail boxes for the property owners in the Village as there is no direct mail delivery. Eight wooden posts support a conical shape roof of wood shingles resting on a concrete pad. The postal gazebo received refurbishment and repair in 2011 for the 175<sup>th</sup> Village anniversary celebrations. The gazebo not only provides a protected area over the postal boxes but also allows for a Village gathering space and area to post community notices. The subject land is owned by Credit Valley Conservation.

The mill ruins are directly behind (west) of the gazebo. The stone and concrete ruins are only partial but do provide a sense of the location and mill race that led to the mill.

### Heritage Attributes:

- The gazebo structure reflects a tradition of a gazebo in the Village core related to open public space at what is now Old Derry Road and Old Mill Lane
- The stone and concrete ruins relate and inform about the former grist mill which was located on this property
- The open space around the ruins and postal gazebo, which allow for views into and from the site.
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## Meadowvale Village Heritage Conservation District – List of Properties

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### Statement of Significance:

The mill ruins are a significant reminder of the history and development of Meadowvale Village from its early settlement. The ruins have architectural significance in that they are the only remaining features of the mill complex and related landscape features, including the mill race and mill tail race. The context of the ruins within the Village is significant to how the village developed, their visibility from Old Derry Road and Old Mill Lane and its relationship to the Credit River.



Silverthorn Grist Mill, c. 1850 located on the site of today's postal gazebo This is believed to be the first photo ever taken of the Silverthorn grist mill. (PAMA).

## Meadowvale Village Heritage Conservation District – List of Properties

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Mill stone – on site of former grist mill, now public open space.  
(Stone was donated and is not the stone from this mill site.)



Mill complex c. 1910. The original gazebo is located on the left side behind the tree where it stood at the intersection of Old Mill Lane and Old Derry Road. (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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Tom Stone, *The Old Mill*, oil – 1935 (PAMA)



Photo of the mill from a similar perspective as Tom Stone's painting. The bridge leads to Willow Lane. (Ontario Archives). c. 1931.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1100 Old Derry Road West

Date of Construction: c. 1910

Historical Background: Francis Jackson was a prominent businessman, local politician and farmer in the Meadowvale area. His main property was the farmhouse known as the Simpson-Humphries Residence, which is designated under Part IV of the Ontario Heritage Act and is located outside the Meadowvale Village HCD boundary at 1200 Old Derry Road.

By 1915, Jackson had bought up over 150 acres of land that had once been owned by John Simpson. This included all lands along Old Derry Road from the Simpson-Humphries property up to and including lands severed by the Pearsons at 1020 Old Derry Road. Jackson's son, William, lived here and farmed the land while Francis was away tending to his various political activities. William became postmaster for the Village from 1918-1920 and relocated his residence to the Jackson Store and Post Office at 1060 Old Derry Road.

In 1927 Florence Jackson, Francis' daughter, who had married local farmer Doug Hunter a few years before, took up residence in the house. The Hunters severed the property by selling off some of the farm land to the west and keeping the property at 1100 Old Derry Road as their main residence.

In 1976, the former Meadowvale Railway Station, which had been located at the corner of Old Derry Road and Creditview Road, was

## Meadowvale Village Heritage Conservation District – List of Properties

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disassembled and relocated to the rear of this property. The board and batton exterior, which had been painted with white wash, was reversed to show the weathered wood that had been exposed on the interior of the building.

### Description:

A two storey residential structure believed to have been built in two sections, the rear portion being first (mid nineteenth century), which was oriented east, and the current front façade being added later, about 1912. (Ursula Karalus, in her history of the Simpson Farm, states that in 1895 Francis Jackson bought this land with a house and outbuildings. He is said to have built a large bank barn behind the house in the same year.)

There is an open porch the length of the front façade. The structure is finished in stucco and has gable ends. The windows may be their original aperture, but the windows have been replaced with single casement windows and some larger pane windows.

To the rear of the property is an outbuilding constructed of material from the Meadowvale Credit Valley Railway station, formerly on Creditview Road, which was dismantled and moved to this site in the 1970s.

### Heritage Attributes:

- The location of the residential structure in relation to Old Derry Road with its yards of open green space on all four sides, highly visible from all directions
- The historical association with the Jackson and Hunter families
- The size, shape and form of the building reflecting the historic nature of the house as it was constructed in the nineteenth century
- The outbuildings contribute to the character of the Village and reminder of its agricultural past

### Statement of Significance:

The property at 1100 Old Derry Road has an historic association with the Jackson family and their contribution to the development of 19<sup>th</sup> and early 20<sup>th</sup> century Meadowvale Village. The house has architectural significance in its size, shape, form, materials and vernacular design. There is contextual significance in its location within the lot providing for generous yards of open green space on all sides and contribution to the streetscape.

## Meadowvale Village Heritage Conservation District – List of Properties

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1100 Old Derry Road, north and east elevations



c.1912 (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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1100 Old Derry Road West, west elevation.



Meadowvale Train Station c. 1910. The original location of the station was on the west side of Credit View Road and Old Derry Road. (PAMA)



## Meadowvale Village Heritage Conservation District – List of Properties

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Meadowvale Train Station located at the rear of property.



1100 Old Derry Road as it appeared in 1990.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 1101 Old Derry Road

Date of Construction: c. 1850

Historical Background: For many years it has been speculated that this cottage was built to house the day manager of the grist mill. However, the land registry title abstracts have not been able to verify this assumption. This structure does appear on the 1856 Bristow Survey for Meadowvale Village. The most significant historical association with this structure is its connection to Isobel Hardy. Isobel Hardy was the grandmother of A. J. Casson, the youngest member of Canada's Group of Seven artists. Although land records do not show a direct ownership linkage with Hardy to this house, it is very likely that she rented this cottage after her husband James passed away and the family farm was sold. The Hardys had one child, Henrietta, who was married to John Edwin Casson.

A.J. Casson came to Meadowvale for summer vacations to visit Grandmother Hardy from about 1902 until her death in 1909. A. J. Casson recalled in an interview with CBC in 1989, a few years before his death, that he remembered being fascinated with watching Fred Haines painting along the Credit River the summer of 1907. Casson said he "peppered Haines with questions" about being an artist and remembered those conversations with him as being some of his favourite experiences of coming to Meadowvale in the summers.

The house itself has undergone a few changes over the years. It was once completely covered in stucco and sometime in the mid

## Meadowvale Village Heritage Conservation District – List of Properties

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twentieth century, the stucco was removed from the lower portion to reveal the stacked plank on plank construction. While it is not fully understood how exposing the plank on plank walls may impact the structure in the future, it is an interesting visual confirmation of how the building was constructed.

### Description:

A one-and-a-half storey structure built with stacked plank construction. Evidence of the plank-on-plank technique can be seen on the west elevation which has the planks exposed. The planks were normally covered in stucco or wood siding.

There have been alterations to the east and north facades, as well as raising the roofline from the original cottage. This is the only residential structure built off Old Derry Road with the former mill tail-race behind.

### Heritage Attributes:

- Original stacked plank construction and its current modest size, shape, form, massing and style
- Original location on Old Derry Road, with the rear opening onto the former mill tail-race.
- Historic association with the Hardy family, grandmother to artist A.J. Casson
- The location of the structure within the property providing for open green space on all four sides



Mill Cottage – view from the former mill tail-race, c.1890. Photo probably taken from the bridge on Willow Lane looking west. (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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### Statement of Significance:

The property at 1101 Old Derry Road has historical significance in its age as one of the original cottages related to the mill operation and the association with Canadian artist A.J. Casson who used to visit the house when his grandmother Hardy lived here. The property known as “Mill Cottage” has been the subject of many artist’s paintings, drawings, and sketches for many years. The property has architectural significance in its modest size, shape, form, massing and style and for its stacked plank construction original to the mid nineteenth century. The property has contextual significance for its location off of Old Derry Road and proximity to the former mill tail race and open green space in all directions making it highly visible.



View of Old Mill Cottage from Old Derry Road looking west c.1890. (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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Harry Spiers – Cottage on the mill race, c. 1904. (PAMA)



*Meadowvale cottage 1911?*

#9017

Mill Cottage, c.1911 (Ontario Archives)

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7005 Old Mill Lane

Date of Construction: 1986

Historical Background: The first village Library stood at this location from 1929 to 1965. The Meadowvale Women’s Institute owned this land and started the library, with Miss Minerva Castle installed as the librarian from 1929 to 1952. The library was open only on Friday evenings. The building itself was formerly the local skating shed and was moved to this site. In 1944 the Meadowvale Women’s Institute Library joined the Peel County Library Association and joined the Toronto Township Public Library in 1957. In 1966 the library closed and the collection moved into the local public school. The former library building was removed from the site in 1973 when the property was acquired by Credit Valley Conservation.

The grounds in and around the small library structure were for many years an important part of the Village green, centrally located on the main street.

In 1986, the sewage pumping station was constructed by the Region of Peel to service the Village and surrounding area. In 1986 a time capsule, in a sealed Plexiglas box, was buried on the site. In 2006 the time capsule was removed.

## Meadowvale Village Heritage Conservation District – List of Properties

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**Description:** A frame structure with red brick finish and yellow brick accents. The structure houses the Region of Peel sewage pumping station built in 1986. The Region worked with the City to design a structure that would be compatible to the village character in its size, shape, form and materials.

On this same site is a cast aluminum plaque commemorating the heritage designation of the Village as a heritage conservation district.

### Heritage Attributes:

- Historic association of the property with the former Meadowvale Women’s Institute Library, established 1929
- Historic association of the site as a gathering place and open green space



The village Library, which stood at this location from 1929 to 1965. Minerva Castle, was the librarian for 23 years between 1929 and 1952. ( L-R: PAMA and City of Mississauga)

## Meadowvale Village Heritage Conservation District – List of Properties

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Community fundraising at library, c. 1940-1950. (PAMA)



The time capsule being removed in 2006. It was initially buried in 1986.



## Meadowvale Village Heritage Conservation District – List of Properties

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Time capsule (1986-2006) exposed in its concrete vault.



Unveiling of HCD plaque, c. 1980 (from left) Thomas McIlwraith, Jim Holmes, Mayor Hazel McCallion.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7017 Old Mill Lane

Date of Construction: c. 1870

Moved to current location c. 1915- 1920

Historical Background: The structure used to stand on the opposite side of Old Mill Lane behind the Silverthorn Grist Mill along the end of the mill race. This was used as the Mill Office since it was constructed in approximately 1870.

When William Gooderham acquired the mill property after Silverthorn couldn't repay his mortgage, Gooderham sent his sons Charles and James to Meadowvale to look after his business interests. James Gooderham ended up increasing operations in the Village by expanding the general store, increasing production at the mill and by adding a new office space for the mill. Although we do not know when Gooderham built the office, we can guess that it occurred at the same time as the other expansions, which took place between 1865 and 1870.

The structure was used as the Mill Office until Henry Brown's tenure as mill owner. The Mill Office was not being used as an office but for storage. When Lillie Brown sold the mill in October 1911 after her husband's death in March of that year, the new mill owner, William Brett, had the structure moved sometime before 1920. Photos of the mill, taken by photographer John Boyd in 1920, show the office had been moved by that time.

## Meadowvale Village Heritage Conservation District – List of Properties

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It is not clear if the structure was moved to be rehabilitated as a private residence for someone specific, or if it was relocated just to get it off the mill site property. Either way, it did become a private residence and has remained so since shortly after its move.

The mansard roof was added sometime in the 1970s to help increase floor space by adding a low ceiling upper floor. This mansard roof is not a sympathetic contribution to the structure's overall heritage character.

### Description:

This building is two storeys with a Mansard roof. It is finished in horizontal wood siding. The second floor was a late addition mansard roof with wood shingles. The roofline extends over the front façade to create a front porch supported by wood posts. On the south façade is a one storey addition that serves as an enclosed porch and entryway.

A detached double garage, built about 1990, is located directly north of the house. The garage is clad in board and batten made from rough cut planks sawn from discarded telephone poles. The mill that cut the wood was located at the Ian Davidson property, just north of the current Derry Road by-pass north of the Village on Second Line West.

### Heritage Attributes:

- The historic association of this building as the original mill office having been moved from directly across the street and converted to a private residence
- The remaining original materials including the round arch windows on the front façade
- The size, shape and form of the original structure within the context of the current building
- Its location on the lot which provides for a clear and open view of the front and side facades.

### Statement of significance:

The residential structure at 7017 Old Mill Lane has historical significance in its relationship to the original location of this structure across the street as one of the original mill buildings. It has architectural significance related to the ground floor portion of the current building in its modest style, shape, form and materials original to the nineteenth century. The context is significant for its high visibility and contribution to the streetscape.

## Meadowvale Village Heritage Conservation District – List of Properties

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View of the mill and mill office opposite 7017 Old Mill Lane, c. 1900. Note the mill office in its original location, the centre one storey structure with centre door and two round arched windows. (PAMA)



7017 Old Mill Lane pictured on the left with an open front porch, centre chimney and gable roof, c. 1920. (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7035 Old Mill Lane

Date of Construction: c. 1956

Historical Background: This is a typical example of a modest mid twentieth century bungalow that was the preferred building style at the time in Meadowvale Village.

This section of land, which included the triangle parcel between Barberry Lane, Old Mill Lane and Pond Street, had been part of a green space set aside by Francis Silverthorn for the usage of all Meadowvale Village residents as a recreational area. An earlier structure of unknown age, a residential building converted from a farm outbuilding with insulbrick finish, stood on this site. (Ref. Rosemary & Terry Wilson, September 2012)

This property has remained under the same ownership since 1956. This is a rare example of an unaltered mid 20<sup>th</sup> century bungalow remaining in Meadowvale Village and holds heritage significance because of its link to mid 20<sup>th</sup> century urban development.

Description: This is a modest one storey frame structure of a projecting ‘L’ form from the front façade. The building is clad in aluminum siding, has a hip roof on the main portion of the structure and a gable end at the front façade. The structure has a concrete block foundation.

The building is located to the south side of the property and a generous setback from Old Mill Lane. The siting of the building on the property allows for a very large, green open space at the

## Meadowvale Village Heritage Conservation District – List of Properties

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intersection of Old Mill Lane and Barberry Lane that greatly contributes to the historic open character of the Village.

To the rear of the house and set in the corner of the property is a small gable end outbuilding. The property is outlined with black chain link fencing.

### Heritage Attributes:

- The size, shape, massing and form of the structure contribute to the historic character of the Village.
- The location of the house on the property which allows for a generous side yard at the intersection of Barberry Lane and Old Mill Lane provides an historic green open space important to the Village character and streetscape

### Statement of Significance:

There is no historical significance to the structure on this property. The residential structure contributes to the Village character in its style, shape, massing and form as a modest one-storey home. The context is significant in that the home is situated on the lot in a manner that allows open space to the road and a large green side yard providing views through the intersection of Barberry Lane and Old Mill Lane.



7035 Old Mill Lane, north and west facades.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7050 Old Mill Lane

Date of Construction: c. 1844

Historical Background: Both the Tweedsmuir History of Meadowvale Village and the Perkins-Bull Collection claim this is one of the oldest frame houses built in the Village.

It is generally believed to have been built by pioneer farmer James Crawford in 1844 and was purchased by Francis Silverthorn in 1845 to be his residence as it was perfectly situated up the road from his newly constructed grist mill. At the time Crawford built the house, the front faced Old Mill Lane and the 1856 Bristow Survey indicates that there was an irregular “L” shaped extension out the back of the property. Silverthorn also owned Lots 38 and 39 and on these sat the barns, drive shed and piggery belonging to the house. It was in this barn and piggery that the first Methodist camp meeting was held in 1848. Silverthorn, a strong Methodist himself, gladly put up his property for large scale meetings. During the Christmas season of 1849, Silverthorn hosted the eminent American temperance lecturer Andrew Jackson Davis, who gave an “enthusiastic and jubilant speech” (Tweedsmuir Histories) regarding the benefits of the Temperance Movement. Silverthorn himself said later in life that he never smoked and never drank and this helped him reach old age with ease compared to some of his contemporaries.

When Silverthorn left the Village in 1861, the house came under ownership of several people, particularly those associated with the

## Meadowvale Village Heritage Conservation District – List of Properties

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mill as either owners or managers. It is believed that James Gooderham lived here between 1862 and 1868 while he embarked on a number of operational expansions for the mill property. Charles Horace (Holly) Gooderham took over the mill ownership after James relocated to Streetsville, and may likely have lived here while he was constructing his brick home located at 929 Old Derry Road. When Henry Brown purchased the mill in 1895, he settled his family in at the Silverthorn House and made a number of significant changes to the property.

One of the first things Brown did was to remove the barns and piggery, located on Lots 38 and 39, and turned it into a grassy park space which still exists behind the current mail box gazebo. Once these buildings were removed, Brown reseeded the space to turn it into lawns and gardens and he put up a wooden post, wired farm fence around the perimeter. Each of these wooden posts along the fence had a polished metal maple leaf which remained on the property until the mill was dismantled in 1954. The next significant changes to the property occurred in about 1907 when Brown's wife Lillie had a special request.

According to the Tweedsmuir Histories for Meadowvale Village, Lillie Brown was displeased with the aesthetics of the Silverthorn House. She wanted the house to be turned so that the front door faced the long grassy space along the mill race. She had reportedly grown tired of looking out at the streetscape along Old Mill Lane and wanted to face the newly redesigned lawn and garden space toward the mill. It was also believed that Brown could have a better view of the mill in case he was needed after hours.

According to Allan Emerson, grandson of the Brown's, his grandfather did move the house by turning and placing it onto a newly dug foundation and built an addition onto the back of the house. Although this story has been passed down as hearsay over the years, the best way to corroborate this legend is to conduct a structural analysis of the house's foundations to validate original footings locations and dates of possible construction.

When Henry Brown died in March 1911 by drowning in the mill pond, a distraught Lillie Brown and her daughter Grace left Meadowvale and took up residence at the Brown family homestead now located at 6970 Vicar Gate Drive in Mississauga. She sold the mill and all properties to William Brett in October 1911. William



## Meadowvale Village Heritage Conservation District – List of Properties

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Brett lived at the Silverthorn House for a time until he married Emily Pearson, whose parents owned the Graham Pearson House at 1020 Old Derry Road. After the House passed to Emily's brother, she and William chose to relocate to a smaller, quieter property at what is now 7143 Pond Street.

The last mill owners, Luther and Grace Emerson (Grace was Henry and Lillie Brown's only daughter) lived in the Silverthorn House until their lands were acquired by the Credit Valley Conservation Authority in 1963. For a little more than a decade, the Silverthorn House was the CVC office until they built their new facility across the Credit River. The house then became a private residence again. In 1999, the addition out back was demolished and a newer addition added in its place, including a separate two bay detached garage.

### Description:

The front half of this house is one-and-a-half storeys on a stone foundation. To the rear is an extensive one storey addition. The building is clad in traditional wood horizontal siding. The original front portion of the building has gable ends and a small gable on the front façade directly above the main entrance. Within this gable is a lancet shaped window of a two-over-two pattern. All other windows on the original portion of the house are wood, two-over-two windows. The front door is balanced with half sidelights. Over the doorway is a narrow triangular pediment to frame the entryway.

On the east façade of the original portion of the house there are three symmetrical windows with rounded arches on the ground floor with three squared off windows of a slightly smaller proportion on the second floor. All the windows have appropriate shutters. The gable ends have cornice returns.

The house is oriented toward Old Derry Road and is therefore parallel to Old Mill Lane. The house has a shallow setback to Old Mill Lane making it highly visible from the street. There are mature trees which shade the house and provide for an established setting. On the west side of the house there is a small setback to the remnant mill race.

The location of this house on the property is very significant to its history. The house was built and owned by the mill owner, Francis

## Meadowvale Village Heritage Conservation District – List of Properties

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Silverthorn. It was later reoriented so that the mill and its operation were highly visible from the house. Views were also opened from Old Mill Lane and to the mill pond to the west. The mill pond has gone and is now a heavily forested area. The open area from the house to Old Derry Road is significant as this has traditionally been open and highly visible.

There is a detached garage to the rear of the house.

### Heritage Attributes:

- The historic association with Francis Silverthorn who built this house and established the grist and saw mills that provided an industry for Meadowvale Village
- The historic association with Henry Brown who owned this property and was responsible for creating Willow Lake and transforming Meadowvale into a tourism centre
- The original portion of the house and its original materials, style, shape, windows and form, with low profile additions
- The location of the house on the property and the open, green views and vistas of the house from both Old Derry Road and Old Mill Lane

### Statement of Significance:

The residence at 7050 Old Mill Lane has a significant historical association with Francis Silverthorn, who owned and built this residence while he owned much of the lands within the Village and operated the grist and saw mills. The house has architectural significance in that the structure is distinct within the Village and represents an early nineteenth century building style, shape and form within the Village HCD retaining much of its original characteristics. The property and structure have contextual significance as Francis Silverthorn established the mills and located his home at this location to oversee the industrial complex within the core of the Village that grew from this site. The house is highly visible from Old Mill Lane and Barberry Lane with open green space to the south, shallow setback to the east and open space to the north.

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Francis Silverthorn shortly before his death in 1893 (PAMA)



East façade of 7050 Old Mill Lane with road in foreground.

## Meadowvale Village Heritage Conservation District – List of Properties

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Detail of east façade window.



Silverthorn House as it appeared in 1976.

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View from Old Mill Lane near the house toward Old Derry Road, c. 1900. On the right is the mill begun by Francis Silverthorn and across the street the former Bell Hotel.



View of the house on the left, along Old Mill Lane, c. 1910.

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Lucinda (Lillie) Brown, c. 1895. Lillie was Henry Brown's wife and mother of the last mill owner, Grace Emerson. Henry was the grist mill owner from 1895 until his death by drowning in the mill pond in the spring of 1911. After selling the mill to William Brett in 1911, she left Meadowvale. (PAMA)

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7060 Old Mill Lane

Date of Construction: c. 1970

Historical Background: This is a very practical and utilitarian structure which was built to house equipment, tools and supplies for Credit Valley Conservation. The CVC acquired their current lands surrounding Meadowvale Village in 1963 from the last mill owners, Luther and Grace Emerson. The structure was erected in the early 1970s. Its simplicity and practicality allows the building to retain its usefulness while not drawing attention to itself or being out of place within the current building stock of the Village. The structure is well removed from the road edge and is surrounded by mature trees and an old pathway that leads into the CVC lands.

Description: This frame structure, one storey in height, is a garage, storage and work area owned and utilized by Credit Valley Conservation. It is a utility building finished in manufactured siding.

The building is recessed deep onto the lot which provides for a large gravel area to the front of the building for CVC service vehicles. This open space contributes to the nineteenth century character of the Village with large open spaces. To the south of the property is a small watercourse that drains away from the road.

Heritage Attributes:

- The location of the building to the rear of the lot provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village

## Meadowvale Village Heritage Conservation District – List of Properties

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### Statement of Significance:

The historical association of this property is with the former mill operation and property owner Francis Silverthorn. The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.



7060 Pond Street rear façade.



## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7067 Old Mill Lane

Date of Construction: c. 1950

Historical Background: This property formed part of the original “three corners” open green space which included the properties of 1033 Barberry Lane and 1045 Barberry Lane. This triangle of land had been set aside, it is believed, by Francis Silverthorn to be a village green where children could play and families enjoy Sunday picnics and other social get-togethers. This piece of land had remained green space until the 1940s, when development happened for the first time. Although the property address is on Old Mill Lane, the house fronts toward Pond Street, at the top of the triangle.

This is the first residence to have been constructed on this site and the property has changed very little since it was constructed in the 1950s.

Description: The residential structure is a one storey frame building, with a hip roof, clad in aluminum siding. It is of modest size, scale, massing and form which make it compatible with the older homes within the Village HCD. To the south of the residence is a one storey outbuilding equivalent in size to a double car garage. The building has gable ends and is very simplistic in its design, shape and form.

The house is located centrally within the lot which forms the apex of the triangular shaped property. This location provides for an open green space to the north, east and west facades of the residential structure.

## Meadowvale Village Heritage Conservation District – List of Properties

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### Heritage Attributes:

- The modest one storey scale of the residence in its size, shape, massing and form
- The location of the house on the lot which provides for open green space to the east, west and north yards

### Statement of Significance:

The property at 7067 Old Mill Lane has historical significance in its association with early ownership by Francis Silverthorn and the retention of this property as open green space until its development in the 1950s. The modest one storey scale, size, shape and form of the structure is compatible with the Village character. The location of the residence on the lot provides for an open green space on the east, west, and north facades which contributes to the streetscape.



7067 Old Mill Lane, the west façade and outbuilding.



Intersection of Pond St. and Old Mill Lane

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7070 Old Mill Lane

Date of Construction: c. 1860

Historical Background: Known to the current residents of Meadowvale Village as “The Boathouse”, this property is believed to have been Francis Silverthorn’s last building he constructed in Meadowvale before leaving the Village in 1861. It was likely built as a double worker’s cottage to house grist mill workers and their families and had a quiet, non-descript life for its first forty years. However, it was Henry Brown, who owned the mill from 1895 to 1911, who created the legend and mystique around the house that exists today. Brown created Willow Lake by flooding and enlarging the mill pond and it is has been said that Brown converted the house to a boat rental facility where visitors could rent small boats and canoes to take out onto the lake immediately to the west of the property.

Although Henry Brown had taken the almost defunct and derelict mill back to prosperity by 1897, it still was not as productive as other mills that existed in Toronto Township at the time. Brown wanted to entice people to move to and visit Meadowvale, so if the mill wasn’t going to do that, he decided to promote the Village as a vacationing spot. Picnic areas with tables, playfields and horseshoe pitches were set up across the street from the properties now located at 7135, 7143 and 7155 Pond Streets. Small walking trails were also placed around the lake for visitors to stroll and enjoy the view of the water. Willow trees and other native plant species were also planted along the lake to add to the aesthetic beauty of the area.

## Meadowvale Village Heritage Conservation District – List of Properties

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Brown also arranged for transportation to pick people up from the train station at Creditview Road and transport them back to the Village, where they would spend their days by the lake boating and picnicking, then stay at either the Commercial or Bell Hotel in the evenings.

After Brown's untimely death in 1911, the Willow Lake Resort area immediately ceased to be a tourist attraction.

### Description:

The front portion of this structure is one of the original stacked plank buildings from the mid nineteenth century. In 2001, the original structure was removed from its stone foundation, a new concrete foundation built on the same site, and the stacked plank structure replaced and finished in stucco. At this same time a former addition to the rear of the structure was removed and rebuilt at one-and-a-half storeys. The wood windows are not original but have retained a traditional six-over-six pattern. A small open porch covers the front entrance supported by two wood pillars. There are two symmetrical dormers on the front façade. On the south façade of the front, original portion of the house is an exterior brick chimney.

To the north of the house is a detached garage constructed after 2001.

This structure has a shallow set-back from Old Mill Lane and is highly visible from the front façade and south façade which opens onto CVC lands that provide a walkway into the neighbouring parkland. The structure contributes to the historic streetscape with open landscaping at the front and side yards. A picket fence defines the front yard which is typical of the 19<sup>th</sup> century roadside.

### Heritage Attributes:

- The original one storey front portion of the structure, its size, shape, massing and form, built in stacked plank construction.
- Its historic association with the mill operation, providing modest housing for mill workers and its later conversion as a boat rental facility
- The location of the property slightly setback from the roadway with open views of the green yard and house on the front and side facades
- Its location in relation to the former mill race and Willow Lake directly to the west of the property

## Meadowvale Village Heritage Conservation District – List of Properties

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### Statement of Significance:

The structure at 7070 Old Mill Lane has historical significance as it was originally a semi-detached structure built for housing to support the local mill workers and converted in the early twentieth century to a boat house for Willow Lake in support of tourism in the Village. The residence has architectural significance in that the building is constructed in the stacked plank method and that the original front portion of the house retains much of the character of the mid nineteenth century structure. Its context is significant as it is highly visible from Pond Street with open green space to the south, east and north facades, contributing to the streetscape.



Front and north façade of 7070 Old Mill Lane



7070 Old Mill Lane south façade with native plantings in the foreground by Credit Valley Conservation.

## Meadowvale Village Heritage Conservation District – List of Properties

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7070 Old Mill Lane as it appeared in 1976.



Flier advertising Willow Lake Summer Resort, 1910. (PAMA)



Winter Carnival on Willow Lake, 1910 (PAMA)



## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7076 Old Mill Lane

Date of construction: c. 1880

Historical Background: This property is another example of a late nineteenth century structure that has changed little over the years. It is, perhaps, best known as the location for the Village Post Office between 1977 and 1981. It also may be the home of Robert Golden, whose home was sketched by the artist Harry Spiers when he lived in Meadowvale and wrote the Village's first documentary account of who lived and worked in the Village in 1904. The front façade in terms of shape, size and form, plus street orientation and front walkway placement is very similar to the Golden residence sketch. The current enclosed front porch may be obscuring a bay window that is drawn on the Spiers sketch.

This property sits on land once owned by Francis Silverthorn, William Gooderham and Henry Brown as part of the mill owner's lands along the mill pond. This property would have had a perfect lakefront view from the back yard.

Description: This is a frame structure, one-and-a-half storeys, with a vertical aluminum panel finish. The house has gable ends on the front and rear façade and a large dormer on the south with a round arched widow. There are two upper windows on the front façade, believed to be original, two-over-two pattern and a decorative wood window surround. An enclosed veranda with horizontal wood siding on the lower half and two-over-two windows on the upper half, on all three sides, encases the front entrance.

## Meadowvale Village Heritage Conservation District – List of Properties

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The house is situated close to the roadway and off to the south side of the lot. This orientation allows for an open view of the house from the south, east and north elevations and provides for a consistent open space around the building which is an important character of the streetscapes and lotting pattern within the Village.

### Heritage Attributes:

- The size, shape, form, massing, and materials of this original building which contributes to the nineteenth century character of the Village HCD
- The location of the house on the property which allows for open space to the north of the house and clear views to the front and side facades

### Statement of Significance:

The property at 7076 Old Mill Lane has historical significance in that it believed to have been one of the residences drawn by artist Henry Spiers who illustrated and wrote the 1904 “Souvenir of Meadowvale”. The structure has architectural significance as it is representative of the vernacular frame structures of the area, in its size, shape, form, and massing, although few in number within the Village. The property has contextual significance as it is situated on Old Mill Lane and once would have backed onto Willow Lake. The house has setbacks that allow for a high visibility on its south, east and north facades.



7076 Old Mill Lane as it appeared in 1990.

## Meadowvale Village Heritage Conservation District – List of Properties

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Address: 7005 Pond Street

Date of Construction: c. 1855

Historical Background: This structure is indicated on the 1856 Bristow Survey of Meadowvale commissioned by Francis Silverthorn. This was the home of William McKee at the turn of the 20<sup>th</sup> century. McKee was the village carpenter who was best known for his window sashes, baseboards, crown mouldings and wainscoting. It was in 1904 that McKee installed the right equipment to make these items and his business exploded after that point. Prior to 1904, if anyone needed a window sash or wanted to install wainscoting inside their homes, they had to go to Brampton, which was the closest carpenter shop that supplied these items.

McKee's carpentry shop was directly across the street in a wooden structure with a high front and steep saltbox roofline. He remained the Village carpenter until the 1920s whereby he had customers come from as far away as Brampton and Streetsville to purchase his products. His lumber was supplied by the A.S. Lambe sawmill located where the commercial garage now stands on Old Derry Road. This same structure was later used by Ernie and Bill Martin as a blacksmith shop for a short time until they built their own shop on Second Line West. (Ref. Rosemary & Terry Wilson, September 2012)

In 2009, the front porch was added and is a reproduction of the original porch that was on the property during McKee's time, as is evident in the photo below.

## Meadowvale Village Heritage Conservation District – List of Properties

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### Description:

The original portion of this house is built of stacked plank construction on a stone foundation. It is modest in scale, with a gable roof and cornice returns on the side gables. There have been additions and alterations to the rear, as well as window replacement. The building is finished in stucco as it would have been when built. In 2009 the front porch, which had been removed for many years, was reconstructed based upon historical photographs.

The house is situated at the corner of Old Derry Road and Pond Street. The house is highly visible on its south, west and north facades.

### Heritage Attributes:

- The historic fabric of the building as one of the stacked plank construction on its original foundation
- The scale, shape, massing and form of the modest structure
- The location on a corner lot being highly visible and open on three sides

### Statement of Significance:

The residence at 7005 Pond Street has historical significance in that it is representative of the mid nineteenth century modest housing built of stacked plank construction. The building has architectural significance in its style, size, shape, form, massing and materials typical of residential structures within the Village HCD from the nineteenth century. The context of the structure on the lot is significant in that the building is on its original location, set on the west property line, with green open space to the south, east and west, highly visible and contributes to the streetscape.

## Meadowvale Village Heritage Conservation District – List of Properties

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7005 Pond Street in 2012



7005 Pond Street, c. 1980

## Meadowvale Village Heritage Conservation District – List of Properties

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William McKee's residence at 7005 Pond Street is on the extreme right of this c. 1900 photo. The carpenter's shop is the wood framed building across the street, directly behind 1043 Old Derry Road. (PAMA)