

HERITAGE REPORT: REASONS FOR HERITAGE DESIGNATION



10020 MISSISSAUGA ROAD

JANUARY 2020

Profile of Subject Property

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| Municipal Address | 10020 Mississauga Road |
| PIN Number | 143630031 |
| Roll Number | 10-06-0-002-19600-0000 |
| Legal Description | Chinguacousy Con 5 WHS Pt Lot 11 RP 43R11013 Part 1 |
| Ward Number | Ward 6 |
| Property Name | 10020 Mississauga Road |
| Current Owner | The Apple Factory (2007) Corporation |
| Owner Concurrence | N/A |
| Current Zoning | Commercial |
| Current Use(s) | Vacant |
| Construction Date | Circa 1880 |
| Notable Owners or Occupants | Scott Family |
| Heritage Resources on Subject Property | House |
| Relevant Council Resolutions | None |
| Additional Information | None |

1. Introduction

The property at 10020 Mississauga Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value and contextual value.

2. Description of Property

The farmhouse located at 10020 Mississauga Road is located on the west side of Mississauga Road, just north of Bovaird Road in East Part Lot 11, Concession 5 in the former Township of Chinguacousy. The heritage resource is a one-and-a-half storey, detached brick house believed to have been built in the early 1880s. The house is located on a commercial property known as The Apple Factory at 10024 Mississauga Road. There are two mid-20th century dwellings located immediately north of the heritage resource and a large storage building to the west of the property. The designation attributes are limited to the 19th century dwelling.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The residence at 10020 Mississauga Road exhibits the following values under the Ontario Regulation 9/06:-

- a. rare, unique, representative or early example of a style, type, expression, material or construction method and
- b. displays a high degree of craftsmanship or artistic merit.

The vernacular brick residence is believed to have been built in the early 1880s. It exhibits design elements of the Gothic Revival architectural style such as a cross gable roof, centre gables with a window opening and verge board, a one-storey bay window with decorative brackets and dichromatic buff brick accents over the door and window openings.

The house was constructed in brick with a running bond pattern. It has a fieldstone foundation and is comprised of a one-and-a-half storey principal section and a one and one-and-a-half storey tail addition attached perpendicular to the rear (west) façade of the principal section, creating a 'T'-shaped plan.

The residence has undergone some alterations, including additions to the west and south elevations, but is considered to retain its overall form and design character.

Therefore, it is concluded that the vernacular brick residence located at 10020 Mississauga Road, which was built in the early 1880s, is a representative vernacular example of Gothic Revival architecture.

Furthermore, the building exhibits quality of the craftsmanship. The builder showed skill in the application of buff brick accent over the window and door openings and the use of paired narrow window openings on the second floor and the bay window detailing.

Contextual Value:

The property at 10020 Mississauga Road was once located in a well-established agricultural landscape with scattered farmsteads, tree lines, hedgerows, fence lines that defined the area. The brick residence at 10020 Mississauga Road currently sits within a commercial development and is surrounded by development transitioning the area from an agricultural to urban use. Along with other farmhouses on the west side of Mississauga Road, this brick residence maintains a visual and historical link to the former character of the area. Therefore the residence at 10020 Mississauga Road is considered to be important in maintaining a connection to the former agricultural character of an area.

The residence at 10020 Mississauga Road was built in the early 1880s. It remains on its original site on a corner lot facing east along Mississauga Road. Mississauga Road was developed as an important historic transportation route in Chinguacousy Township and this house has been a familiar structure along this transportation route since the late 19th century. It is physically, visually and historically linked to its surrounds, as it maintains its placement on its original property.

In addition, the corner lot property continues to have importance in the community, currently as a popular commercial entity known as the Apple Factory. The dwelling has been long associated with the Apple Factory establishment and can be considered as the “Birth Place” of the Apple Factory. It is considered to be a landmark due to its longevity in the area and visibility from the intersection at Mississauga and Bovaird Drive West.

It is determined through the application of the “Criteria for Determining Cultural Heritage Value or Interest” under Ontario Regulation Reg. 9/06 that the subject property at 10020 Mississauga Road is of cultural heritage value or interest, due to its physical or design value and contextual value.

4. Description of Heritage Attributes

Heritage attributes of the subject property at 10020 Mississauga Road include:-

Contextual Value

- The location of the brick dwelling on the corner lot property with visibility from Bovaird Drive West and Mississauga Road.
- The orientation of the brick residence facing east to Mississauga Road.

Design/Physical Value

- 'T'-shape plan with one-and-a-half-storey principal section and one-and-a-half-storey rear wing composition
- Cross gable roof with centre front (east) gable and centre (south) gable on the rear wing
- Rubble stone foundation
- Brick wall construction with a running bond pattern
- Segmentally arched door and window openings on the ground and second floor elevations accented with dichromatic buff brick detailing
- Wood window sills
- One storey bay window on the south elevation of the principal section of the house with mansard roof, decorative brackets and wood detail.
- Pairs of narrow window openings on the second floor of the south and north elevations of the main house and the west elevation of the rear wing.
- Porch
- Verge board
- Brick work on windows

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- Addition to the south and west façades of the building with incorporated garage entrance.
- Brick Chimney has been removed
- Metal storm windows added
- Porch handrail has been altered
- Missing paired wooden brackets

6. Archaeological Potential

The subject property has no known archaeological value. However, given the fact that the property has been undisturbed and is within 300 meters of a watercourse and a known cultural heritage resource, the site exhibits high archaeological potential.

7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The current set of policies was last reviewed in 2014. At that time, the cultural heritage policies were strengthened considerably.

The relevant heritage policy statement in PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

PPS 2.6.1 is tied to Section 3 of the Ontario Planning Act which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

4.9.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

4.9.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

4.9.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan. These principles are also guided by recognized best practices in the field of heritage conservation.

The Region of Peel also identifies the preservation and conservation of cultural heritage resources through its official plan. Section 3.6 of the plan defines the importance of preserving and maintaining these resources through related policy intervention.

9. References

Peel County Land Registry Office Records, Abstract Index Books ca. 1800-1958
Chinguacousy Township, vol. A-B, Lot 11, Concession 5 WHS.

Ontario, Canada, Marriages, 1801-1928, Peel County, Chinguacousy Township.
159, James Scott and Mary Amanda Scott, March 26, 1872.

Ontario, Canada, Deaths, 1869-1938, Peel County, Chinguacousy Township.
#017103, James Hunter Scott, September 23, 1928.
#016989, Mary Amanda Scott, November 18, 1934.

Census Return, Canada, Peel County, Chinguacousy Township.
1871, 1881, 1891, 1901, 1911 and 1921.

A History of Peel County to mark its Centenary as a Separate County 1867-1967.
The Corporation of the County of Peel, November 1967.

Illustrated Historical Atlas of the County of Peel, Ont. Toronto: Walker & Miles Co.,
1877.

Lynch, John. Directory of the County of Peel for 1873-4 (Brampton: Brampton Progress,
1874), rpt. 1998.

Peel Art Gallery Museum & Archives (PAMA).
Chinguacousy Township Assessment Rolls. Various years.

Cultural Heritage Impact Assessment, 10020 Mississauga Road – August 2016
Prepared by Unterman McPhail Associates.

Ancestry.ca.

Hunter Family Tree. John Scott

https://www.ancestry.ca/familytree/person/tree/16538374/person/387993237/facts?_phsrc=QQZ6&_phstart=successSource (December 2019)

Hunter Family Tree. James Hunter Scott.

<http://person.ancestry.ca/tree/943667/person/6027280321/facts> (December 2019).

Scott Family Tree. Mary Amanda Scott.

Access: -- <<http://person.ancestry.ca/tree/24807399/person/13941216907/facts>>
(December 2019).

Apple Factory: Country Grocer

<http://applefactory.com/about/>

Appendix - A



Figure 1: Alexander Cairns Lawrence is shown as the owner of a 200-acre Lot 11, Concession 5 WHS, Chinguacousy Township as marked on the map [Item #: RG 1-100-0-0-1906, Digital # 10044609, Maps Crown Lands, Part Town of Caledon – Part City of Brampton – Chinguacousy. Original Chinguacousy Township (Map #51), T. Ridout, Survey General, 1822; County of Peel October 1851, Chinguacousy}.

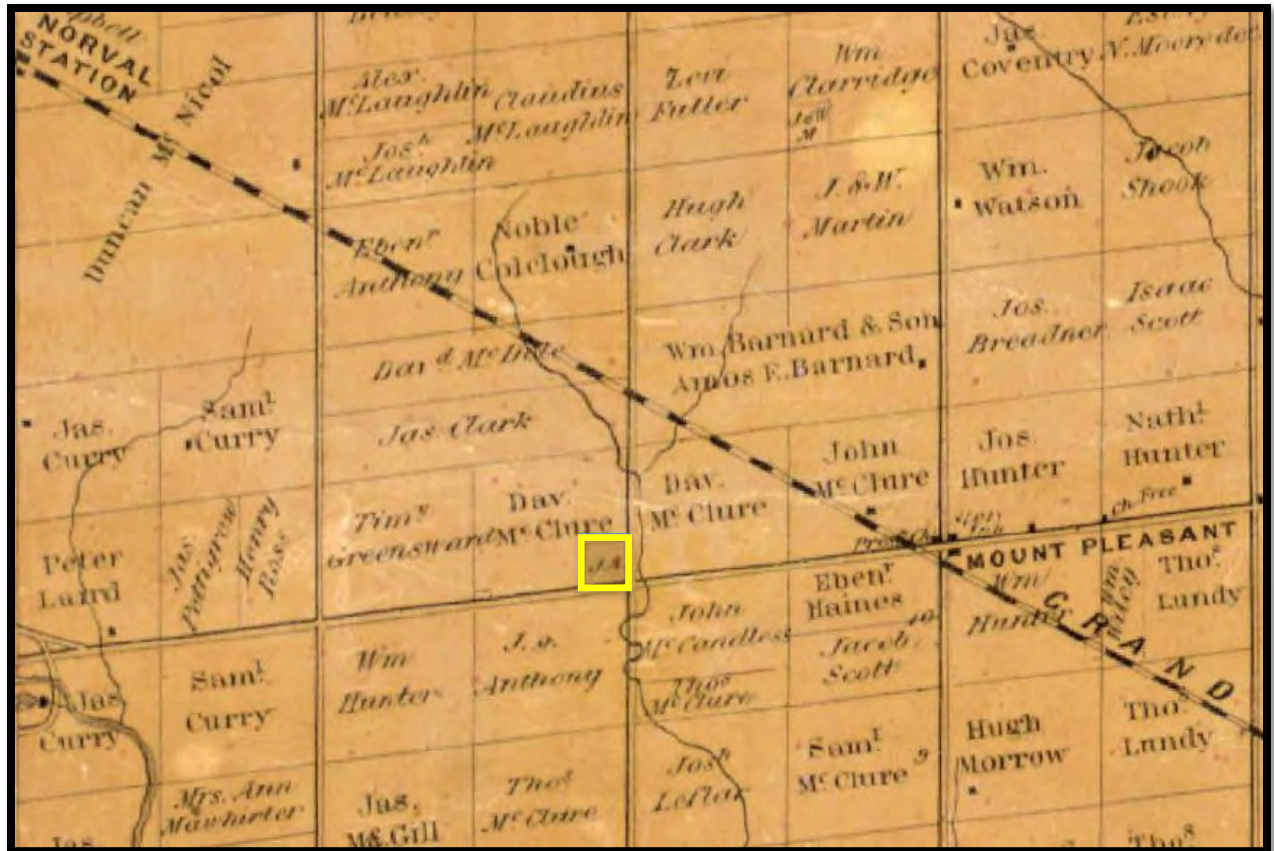


Figure 2: The highlighted area shows the location of the subject property at 10020 Mississauga Road in the mid 19th century (Tremaine's Map of the County of Peel, Canada West. Toronto: C.R. & C.M. Tremaine, 1859).

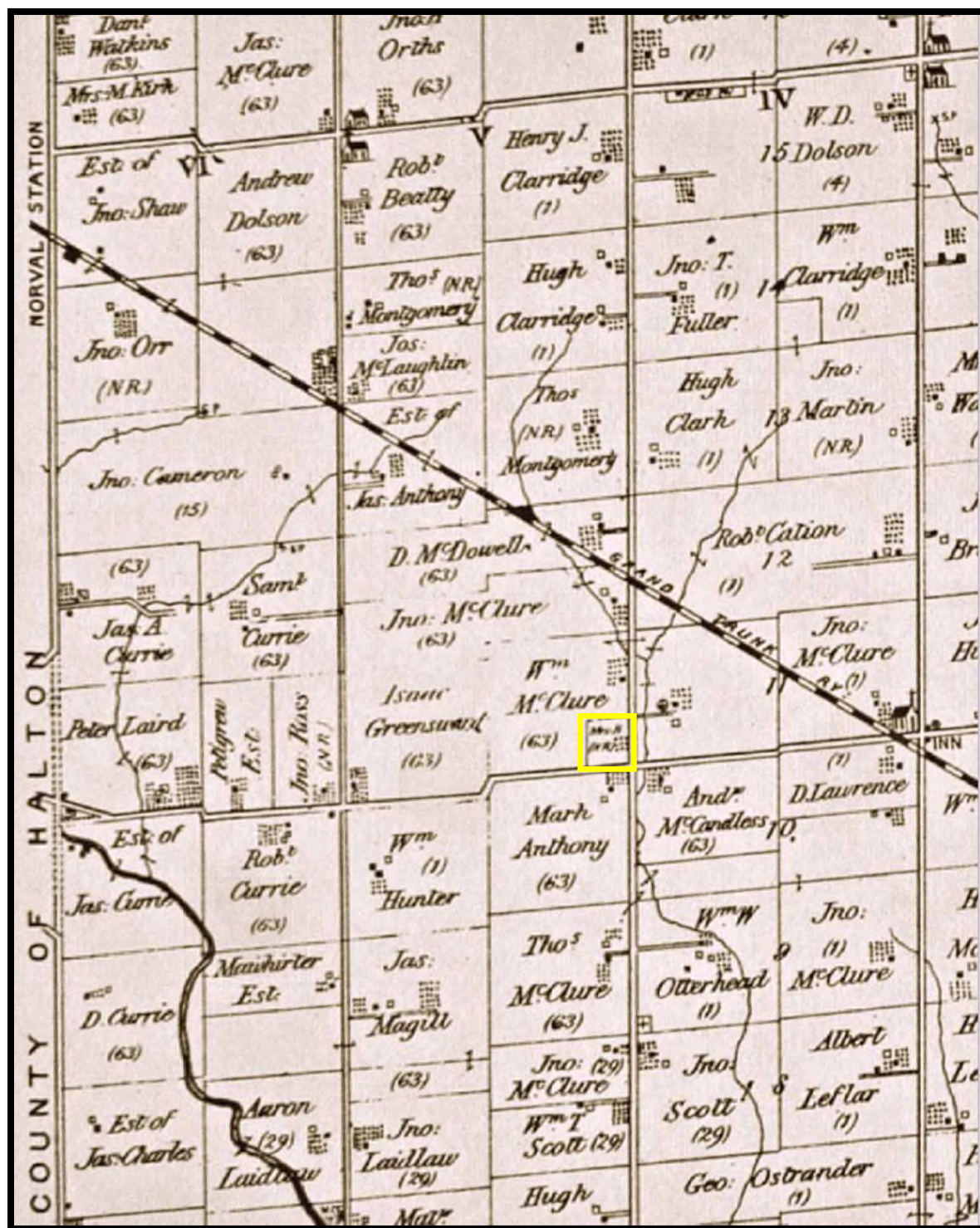


Figure 3: The highlighted area shows the location of the subject property at 10020 Mississauga Road in Chinguacousy Township (Illustrated Historical Atlas of the County of Peel. Toronto: Walker & Miles, 1877).



Figure 4: The circle shows the location of the brick house and a barn structure on the subject property at 10020 Mississauga Road NTS Brampton 30 M 12, survey 1907, revised 1942].

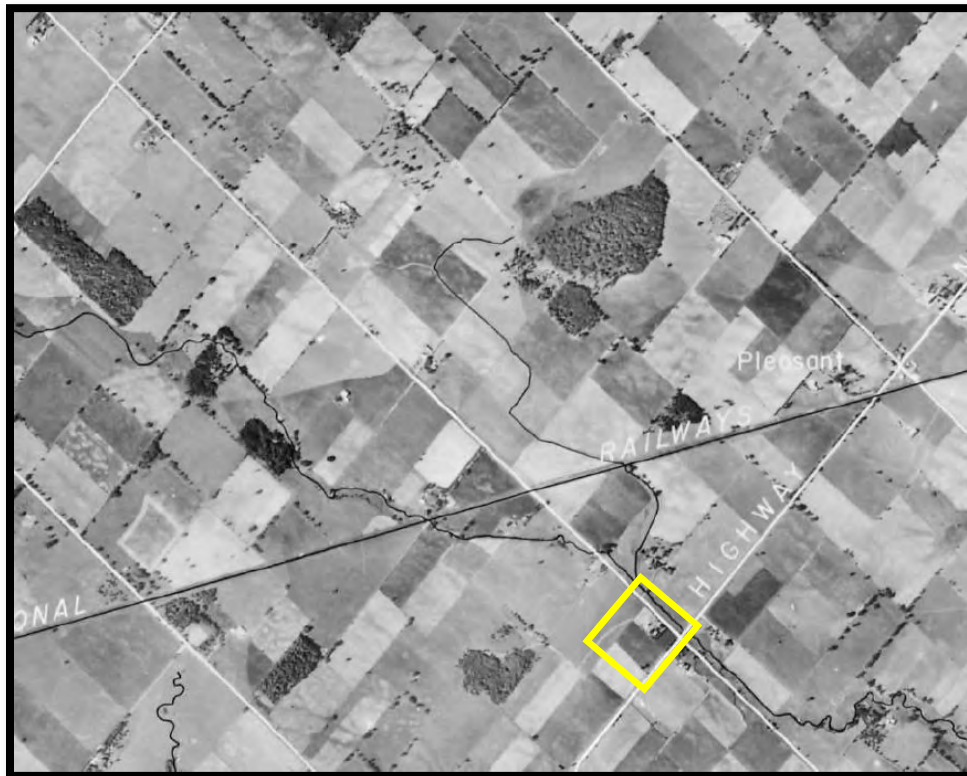


Figure 5: Aerial view showing the rural agricultural character of the landscape along Mississauga Road north of Highway 7 (Bovaird Drive West) in the early 1950s. The box highlights the subject property at 10020 Mississauga Road (UofT, Digital Aerial Photographs. Southern Ontario 1954, Hunting Survey Corporation Limited, #436.794).



Figure 5: Aerial photograph depicts the subject property on the northwest corner of the current Bovaird Drive West and Mississauga Road, City of Brampton (Google Maps, 2020).



Figure 6: The brick residence in centre with The Apple Factory market building in the background on the left and the two residences located on the right side of the brick residence at 10042 (right) and 10054 (extreme right) on Mississauga Road. (Google Map, 2018)



Figure 7: South elevation of the brick house at 10020 Mississauga Road. This view of the south elevation shows the 'T'-shaped rear wing extending to the west of the main section and the late 20th century addition (January 2020).



Figure 8: East elevation of 10020 Mississauga Rd residence (January 2020).



Figure 9: View North across Bovaird Dr. West and the Apple Factory Parking Lot to the brick residence.

Additional Photographs from the Heritage Impact Assessment Report: 10020 Mississauga Road prepared in August 2016.



Appendix – B

1. Historical Summary - 10020 Mississauga Road

1824-1839

Land records indicate Alex. C. Lawrence received the Crown Patent for all 200 acres of land in Lot 11, Concession 5 WHS, Chinguacousy Township, Peel County in May 1824. Lawrence sold the north-easterly and southwest half of Lot 11 to Archibald McNichol in 1828, and McNichol sold the southwest half to Timothy Greensword and the east half of Lot 11 to James Witham in 1839.

1839 to 1880

James Witham sold a seven acre parcel of land on the east half of Lot 11 to John Ewing in November 1839. The Assessment Roll (1843) notes John Ewing was located on seven acres of land on Lot 11, Concession 5 WHS. In June 1846, Ewing sold the seven acres to John Anthony.

Meanwhile, Witham also subdivided a one acre parcel of land on the east half of Lot 11 and sold it to John Green in August 1848 for £15. Two years later in November 1850, Green sold the one acre property along with other land on the west half of Lot 11, Concession 5 WHS, to William Anthony. Mark Anthony registered a quit claim to transfer interest in the real property to Joseph White in July 1869 for a one acre property on the east half of the lot and White and his wife sold the one acre to Margaret Brien in March 1871 for \$100.00.

Tremaine's Map (1859) notes J. A. [James Anthony] was the owner of the southeast corner of Lot 11. The map does not indicate a building in the southeasterly corner of Lot 11 at this time. The last will and testament for John Anthony was registered in 1863. Township assessment rolls recorded Francis Anthony on eight acres of land on Lot 11, Concession 5 WHS. Land records show Mark Anthony and his wife sold seven acres on the southeast part of Lot 11 to James Anthony in September 1867. Two years later, in April 1869, James Anthony sold the seven acres to Joseph White and Isabelle White. The Whites sold the seven acres to Margaret Brien in March 1871 for \$536.00.

By March 1871 Margaret Brien of Chinguacousy owned both the seven acre and one acre land parcels in the southeasterly corner of Lot 11. The township assessment roll for 1871 indicates George Brien, the husband of Margaret Brien, owned eight acres of land on Lot 11, Concession 5 WHS and was a householder on another property. The county directory for 1873-74 indicates Charles "Breen" [Brien] owned property on Lot 11, Concession 5 WHS. Land records show Margaret Brien leased the eight acres, described as being in 'the southeasterly corner', for \$50.00 per annum to Nathaniel Logan in 1874. The

Illustrated Historical Atlas map (1877) notes Mrs. B. (Margaret Brien) as a non-resident owner of the southeast corner of Lot 11. An orchard is shown on the subject property; however, the map still does not show a building on the southeast corner of Lot 11. In November 1880, Margaret Brien sold the eight acres to James H. Scott for \$600.00.

The David McClure family owned the remainder of the east half of Lot 11, Concession 5 WHS by 1852.

1880 to 1914

James Hunter Scott was born in Chinguacousy Township on December 28, 1844 , the son of John Scott and Mary Hunter. His father John Scott was born in Armagh, Ireland in 1814, and with his family emigrated from Ireland to the British colony and settled in Chinguacousy Township during its early development years. Likewise, his mother Mary Hunter was born in Ireland in 1819 and emigrated with her parents Joseph and Jane Hunter and settled in Chinguacousy Township.

James H. Scott married Mary Amanda Scott on March 26, 1872. Mary A. Scott was born in Chinguacousy Township on July 28, 1853, the daughter of William G. Scott and Margaret Graham. The Census Return (1881) notes James and Mary Scott lived in a single household in Chinguacousy Township. James was recorded as a farmer by profession. The census return (1881) does not include information on dwellings and the township assessment rolls for the early 1880s do not exist. However, the township assessment roll (1881) records James H. Scott as a tenant on 95 acres of land on west part of Lot 13, Concession 5 WHS, the Estate of James Anthony, and the owner of eight acres on Lot 11, Concession 5 valued at \$300.00.

It would seem probable the present brick house on the subject property was built in the early 1880s for the Scotts after their purchase of the eight acre property. Local directories (1888 and 1890) note James Scott was a resident on Lot 11, Concession 5. The Census Return (1891) notes James H. Scott, whose profession was noted as “marketman”, along with his wife Mary lived in a two storey brick house with eight rooms. Although the agricultural return for 1891 does not exist and the exact location of the Scotts is not recorded, it is believed the brick house is the current one on the subject property since David McClure is the next entry in the return recording households.

Ten years later, the Census Return (1901) notes farmer James Scott and his wife Mary Scott were the occupants of a nine room brick house. The Scotts owned a total of 58 acres of land including the eight acres in the southeasterly corner of Lot 11, Concession 5 WHS, one house and three barns or outbuildings. Twentieth century topographic maps

and aerial photographs show a barn associated with the brick house also stood on the southeast corner of Lot 11, Concession 5 WHS.

The Census Return (1911) records James Scott, wife [Mary] Amanda and Rosie Scott, as a household located on Lot 11, Concession 5 WHS. Rosie Scott, noted as an adopted daughter, was born in England in May 1896 and arrived in Canada in 1904. James Scott is recorded in a 1911 directory as the owner of property on Lot 11, Concession 5.

Land records show James and Mary Scott sold the eight acres of land on Lot 11, Concession 5 WHS to Jessie and Robert Taylor in January 1914 for \$2500.00. The Scotts moved to the village of Norval around this time, where they lived until their deaths. James Hunter Scott died in 1928 and Mary A. Scott in November 1934, both at their home in Norval. Both are buried in Hillcrest Cemetery, Georgetown.

1914 to Present

Several people owned the subject property on Lot 11, Concession 5 WHS with the brick residence in the early to mid 20th century. John Taylor is noted as the owner of Lot 11, Concession 5 WHS in Chinguacousy Township in 1915. Land records indicate Jessie Taylor and others sold the eight acres of land to George Green in October 1915. Two years later, in April 1917, John Poyntz bought the eight acres from Green for \$2800.00.

John Poyntz, a local farmer situated on Lot 12, Concession 4 WHS, owned the subject property for seven years between 1917 and 1924. He sold the eight acre property to Mary Dowell in April 1924 for \$1.00. Sarah A. McClure and Joseph B. McClure, as joint tenants, bought the property from Mary Dowell in October 1926 for \$1.00 and consideration. The McClures owned the subject property for fifteen years between 1926 and 1941.

Helen L. and Hudson S. Reid, as joint tenants, acquired ownership of the subject property from Sarah A. McClure in May 1941 for \$3000.00. Six years later, the Reids sold the property to Marion G. Eccles and Agnes Eccles, who were the owners between 1947 and 1953. Archie Fuller acquired ownership from Marion (Eccles) Dolson and Agnes Eccles in 1953. He sold the property to Roy Laidlaw in the latter part of the 20th century.

Various generations of the Laidlaw family owned and operated farms in Chinguacousy Township from the 19th century onwards. Roy and Lenore Laidlaw and their son Clifford Laidlaw started the idea of The Apple Factory in 1979 when Roy Laidlaw, a local apple grower, acquired the eight acre property including the brick house at 10020 Mississauga Road. The Laidlaws built The Apple Factory, now 10024 Mississauga Road, as a commercial outlet to sell their produce. Soon after opening their business venture, the store was expanded to sell other fruits, vegetables and crafts and to include a bake shop and a butcher shop.

Roy and Lenore Laidlaws continued to live on their farm complex on Heritage Road while son Clifford and his wife Deborah Laidlaw occupied the subject residence at 10020 Mississauga Road. Eventually a gift shop and chocolate factory operated in the brick residence. The Laidlaws sold the business and property to the current owner, known as The Apple Factory (2007) Corporation, in 2007. The sale of the property was registered on title in 2012. From 2005 to 2010, the residence was used as a real estate office, and from 2010 to the present it has been vacant.

2. Gothic Revival (1830-1900)

The Gothic Revival Style is a twentieth century adaptation to large institutional buildings, the Gothic Revival is a direct translation of medieval details and building practices to the Ontario climate, not to be confused with Neo-Gothic. Sometimes a Georgian frame is fitted with a variety of Gothic or Tudor details such as vergeboarding, finials, scalloping, lancet windows, hood molds, and carved label stops. Other times, specifically the churches, the layout is asymmetrical and picturesque as well.