



# Corporate Report

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**DATE:** July 16, 2010

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: July 27, 2010

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

**SUBJECT:** **Request to Remove Heritage Listed Building  
Hill Gatehouse/Dudgeon Cottage  
305 Lakeshore Road West  
(Ward 1)**

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**RECOMMENDATION:**

1. That the request to relocate a portion of the facade of Hill Gatehouse/Dudgeon Cottage, 305 Lakeshore Road West, and remove the rest of the building, as described in the report from the Commissioner of Community Services, dated July 16, 2010, be approved.
2. That, once the facades of the Hill Gatehouse/Dudgeon Cottage have been relocated, 325 Lakeshore Road West be added to the City's Heritage Register.

**BACKGROUND:** The City of Mississauga listed the subject property on the Heritage Register c. 1989. At that time, the building was thought to be an electric rail terminal. Recent staff research suggested otherwise. A Heritage Impact Statement (HIS), by AREA Architects, attached as Appendix 1, confirms the building simply stood adjacent to a Toronto Transit Commission bus turnaround loop. The transit loop, which was established in 1949, was immediately to the west of the property. This timeframe coincides with the beginning of the tenure of retired Reverend James H. Dudgeon and his daughter Margaret as residents

of the subject structure. The author of the HIS concludes that the Dudgeons may have informally sheltered those waiting for buses during inclement weather, hence the erroneous association.

AREA Architects' research suggests that Edwin A. Hill had the subject structure erected as a gatehouse to his estate in 1922 or shortly thereafter. Hill was the owner of the Toronto Plate Glass Company. He acquired both the business and the property from his father Edward Hill in 1922. The original windows of the structure were comprised of bulging Belgian glass. Accordingly, it was likely Hill, rather than the subsequent owner, who had the structure built.

**COMMENTS:**

Senator Developments proposes to dismantle the subject structure but to re-use the northwest façade on another building one block to the west. The northwest corner and faces of the gatehouse would be installed as an appendage to the ground floor of the northwest corner of a proposed two-storey medical office at 325 Lakeshore Road West (southeast corner of Maple and Lakeshore). The heritage façade would project about 1.5 metres from the new structure.

With its protruding slag bricks, fieldstone base, architectural detailing and interesting roofline, the building is certainly unique. It is also a remnant of Port Credit's early twentieth century summer estate history, with some contextual value. However, a review by staff concludes that the structure does not have sufficient cultural heritage value to merit designation under the *Ontario Heritage Act*. Consequently, staff support the developer's proposal to preserve the facade to some degree on the original Hill estate. The proposed compromise serves to preserve some of the original building with good visibility at the corner of Maple and Lakeshore.

AREA Architects also suggests that the heritage listing "could" be transferred to the new site. Staff concur and recommend once the facades of the Hill Gatehouse/Dudgeon Cottage have been relocated, 325 Lakeshore Road West be added to the City's Heritage Register. In addition to transferring the heritage listing, staff also recommend some interpretive signage be installed at the new location..

**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:** The Hill Gatehouse/Dudgeon Cottage is a unique building with an interesting history. However, it does not merit designation under the *Ontario Heritage Act*. Accordingly, the proposed adaptive re-use is a welcome compromise that serves to preserve Port Credit's heritage.

**ATTACHMENTS:** Appendix 1: Heritage Impact Statement

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

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*