

Meeting Date: January 10, 2022

Subject: Notice of Intention to Designate – 16847 Heart Lake Road, Ward 1

Submitted By: Sally Drummond, Heritage Resource Officer, Strategic Policy Planning, Planning Department

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## **RECOMMENDATION**

That a Notice of Intention to Designate the property at 16847 Heart Lake Road under Part IV, Section 29 of the Ontario Heritage Act, be issued;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 16847 Heart Lake Road in accordance with the Heritage Designation Report attached as Schedule B to Staff Report 2022-0008 and as per the requirements of the Ontario Heritage Act; and

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 16847 Heart Lake Road pursuant to the Ontario Heritage Act.

## **REPORT HIGHLIGHTS**

- 16847 Heart Lake Road is identified on the Town of Caledon's Built Heritage Resource Inventory (BHRI) of Pre-1946 Structures for the presence of a mid-19th century barn on the property. It is not listed on the Town of Caledon's Municipal Heritage Register.
- The 60 acre property is within the west part of Lot 8, Concession 3, EHS, geographic Caledon Township, Town of Caledon, on the east side of Heart Lake Road north of The Grange Sideroad, in Ward 1. It contains an 1870s-1880s bank barn, laneway, 1989 Camp cookhouse converted to a dwelling, two camp/ranch cabins, and outbuildings and landscape features remnant to the farm and subsequent children's summer camp uses.
- In the Spring of 2021, staff received a request from the owner that the property be considered for designation under Section 29 of the *Ontario Heritage Act* (the "Act").
- An assessment of the cultural heritage value of the property has determined that it meets all three major criteria for designation prescribed under Ontario Regulation 9/06.
- Heritage Staff recommend that Council issue a Notice of Intention to Designate for 16847 Heart Lake Road under Section 29 of the Act.
- This report serves as consultation with Heritage Caledon as required by the Act before Council issues notice of its intention to designate a property.

## **DISCUSSION**

### **Background**

16847 Heart Lake Road (the “Property” as outlined in Schedule A) is identified on the Town’s 2008 Built Heritage Resources Inventory (BHRI) of Pre-1946 Structures (Inventory ID 1430). It has not been listed as a non-designated property on the Town of Caledon’s Heritage Register.

The Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation of individual properties under Section 29 of the Act is a way of publicly acknowledging a property’s value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, “Criteria for Determining Cultural Heritage Value or Interest”, prescribed under Section 29(1)(a) of the Act. A property may be designated if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

### **16847 Heart Lake Road – Ward 1**

The Property is a 60.0178-acre parcel of land within the west part of Lot 8, Concession 3, EHS, geographic Caledon Township, Town of Caledon, on the east side of Heart Lake Road north of The Grange Sideroad. It contains an 1870s-1880s bank barn, laneway,

1989 Camp cookhouse converted to a dwelling, two camp/ranch cabins, stone building ruins, modern outbuildings, and landscape features remnant to the farm and subsequent children's summer camp/ranch uses. The Property is east of the historic village of Silver Creek. A branch of the Credit River intersects at the boundary between the west and east halves of Lot 8.

In the Spring of 2021, Heritage staff received a request from the owner that the Property be considered for heritage designation under Section 29 of the Act.

In response to the owner's request, the cultural heritage value of the Property was evaluated against Ontario Regulation 9/06. The resultant Heritage Designation Report, as outlined in Schedule B, determined that the Property retains design/physical, historical/associative and contextual value and merits designation.

Designating a property under section 29 of the Act requires a Notice of Intention to Designate to be served on the owner and Ontario Heritage Trust and published in a local newspaper. The Notice of Intention to Designate 16847 Heart Lake Road for the owner and the Ontario Heritage Trust shall include the following Statement of Cultural Heritage Value or Interest; an abbreviated version will be published in the local newspapers:

*Statement of Cultural Heritage Value or Interest*

The historical or associative value of 16847 Heart Lake Road, a property within the west part of Lot 8, Concession 3, EHS, Caledon Township, is found in its direct association with two early Irish families in Caledon Township, John Davis and George Wilson. The farm was likely developed by John Davis before his death in 1858 and by his son Robert to 1875. It was not owned by a Davis but may have been occupied by consent or in conjunction with the Wilsons who lived on the south abutting Lot 7, Concession 3, EHS. Both owned other farm acreages in Caledon Township. The property also has a direct association with a summer outdoors camp founded in 1946 and experienced by many boys and girls until closing in 1990.

The design or physical value of this property rests with the bank barn as it was reconfigured and enlarged in the 1870s-1880s; with the traditional, long laneway running east/west from Heart Lake Road to the barn; and with the two remnant cabins associated with the use of the property as a children's camp or ranch. The large size of the barn, at 95 ft. by 45 ft., makes it a unique and representative example of a style, type, and construction method involving the reconfiguration of an older agricultural building or buildings to suit the changing needs of a family-owned farming operation. The design of the bank barn with its saltbox form and overhang may exhibit Pennsylvania-German or Swiss-German cultural influence, suggesting its original construction and/or 1870s-1880s reconfiguration is the work of an itinerant barn builder or someone local with this cultural background and barn building expertise. The barn may also be the product of the

enlargement and addition of an overhang for convenience that inadvertently achieved the Pennsylvania-German or Swiss-German form and style. The evolution in the size, framing, openings, siding, and other elements also is representative of the continuing adaptive reuse of an agricultural building, in this case, to a 1940s children's camp dormitory and recreation hall, and to a wedding venue after 2006. The two cabins that accommodated the children reflect the philosophy of the camp/ranch owners to provide a rustic adventure experience. The long, east/west laneway between the barn and Heart Lake Road has existed since at least 1877 and is a good example of a traditional farm lane.

Contextually, this property is important in defining, maintaining or supporting the rural agricultural character of this area. It is physically, functionally, visually, and historically linked to its surroundings as a 60.0178 parcel of land within the original 100 acres of the farmstead.

#### *Description of Heritage Attributes*

The heritage attributes of this property are the bank barn, two cabins, and the laneway. For the reasons given in the Statement of Cultural Heritage Value or Interest, the barn, cabins, and laneway support the historical or associative, design or physical, and contextual values of this property. The principal characteristics of these attributes are as follows:

#### **Barn**

- Overall form, massing, and design elements as a Pennsylvania-German/Swiss German bank barn with an overhang
- Evidence such as builder's hardware (locks, hinges, latches, etc.), siding, timber framing, stonework, flooring, doors, sashes, pole rafters, roof sheathing and other components that provide clues to the pre 1870s-1880s state of the barn or barns (before the reconfiguration to its current large size with an overhang)
- Builder's hardware (locks, hinges, latches, etc.), siding, framing, stonework, flooring, doors, sashes, and other components original to the 1870s-1880s state of the barn when in agricultural use (after the 1870s-1880s reconfiguration and before conversion to camp use in 1946)
- 95 ft. by 45 ft. size of the barn
- Medium pitched gable roof and saltbox form
- All window and door openings related to its function as a barn
- All 19<sup>th</sup> century rubblestone work including walls and buttresses
- All components of the timber framing
- Placement against a natural slope rising to the east
- Evidence of its use as a dormitory and recreation area for children between 1946 and 1990, such as writing on the walls and other fixed memorabilia

**Two Cabins**

- Rectangular form
- Medium pitched gable roof
- Frame construction
- Open foundation comprised of concrete posts
- Original door and window openings
- Exterior horizontal wall cladding with vertical corner boards
- Components of the original stairway accesses with a wood slat handrailing
- Original location of site as part of a row of five cabins

**Laneway**

- The existence of an east/west laneway between the barn and the road allowance

**Recommendation**

Given the significance of the Property as outlined in the Statement of Cultural Heritage Value or Interest, Heritage staff recommend that Council issue the Notice of Intention to Designate 16847 Heart Lake Road under Section 29 of the Act.

This report serves as consultation with Heritage Caledon as required by the Act before Council issues notice of its intention to designate a property.

Should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, Council may pass a by-law designating the Property. If objections to the Notice of Intention to Designate are received, the matter is referred back to Council for a decision on whether to proceed with designation.

Amendments to the Act proclaimed July 1, 2021, require that the designating by-law be passed within 120 days of the publication of the Notice of Intention to Designate, and further that a mandatory 30-day public objection period follow public notice of the passing of the designating by-law. If objections are received to the designating by-law, the matter is referred to the Ontario Land Tribunal. Should no objections to the by-law be received, the by-law will be registered on title to the property.

**FINANCIAL IMPLICATIONS**

If Council proceeds with designating the Property, the Notice of Intention to Designate and the subsequent Notice of Passing of By-law will be advertised on the Town Page in local newspapers.

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The advertising costs will be funded under the Corporate Communications advertising operating budget. Costs associated with the registration of the designation by-law will be funded by Legal Services' operating budget.

If a designation by-law is registered on the title of the Property, the property owner will be eligible to apply for the annual Designated Heritage Property Grant (DHPG) program, which offers matching grants of up to \$4,000 for the conservation of a property's heritage attributes.

### **COUNCIL WORK PLAN**

#### **Connected Community**

This report supports the Council Work Plan by contributing to the preservation of Caledon's built heritage.

### **ATTACHMENTS**

Schedule A: Location Map for 16847 Heart Lake Road, Ward 1

Schedule B: Heritage Designation Report, 16847 Heart Lake Road, Ward 1



## Heritage Map

16847 Heart Lake Road  
CON 3 EHS PT LOT 8 RP

## LOCATION MAP



Date: December 9, 2020

File No.: 2022-0008

## HERITAGE DESIGNATION REPORT

**16847 HEART LAKE ROAD, TOWN OF CALEDON, ONTARIO**

*PREPARED FOR THE*  
**TOWN OF CALEDON**

**SU MURDOCH HISTORICAL CONSULTING**  
*BARRIE, ONTARIO* [REDACTED]

**DECEMBER 2021**



## **SUMMARY**

The property at 16847 Heart Lake Road in the Town of Caledon (Part West Half, Lot 8, Concession 3, EHS, Caledon Township; Parts 5, 6, 7, and 8, Plan 43R17948) is a 60.0178-acre parcel of land that contains a 1870s-1880s bank barn, laneway, 1989 cookhouse converted to a dwelling, and outbuildings and landscape features remnant to the farm and subsequent Rainbow Valley Ranch children's summer camp uses. The conclusion of this Heritage Designation Report is that the cultural heritage value or interest of this property is sufficient for the Town of Caledon to proceed with its designation under s.29 of the Ontario Heritage Act. The heritage attributes of the property are the bank barn, two cabins used to accommodate children attending the camp/ranch, and the laneway.

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## **HERITAGE DESIGNATION REPORT 16847 HEART LAKE ROAD**

**PART WEST HALF, LOT 8, CONCESSION 3, EHS, CALEDON TOWNSHIP; PARTS 5, 6, 7, AND 8, PLAN 43R17948, TOWN OF CALEDON, REGION OF PEEL**

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### **1.0 REPORT OBJECTIVE**

The property known municipally as 16847 Heart Lake Road is a 60.0178-acre parcel of land within the west half of Lot 8, Concession 3, EHS, Caledon Township; Parts 5, 6, 7, and 8, Plan 43R17948, now Town of Caledon ("Town"), Region of Peel (PIN 14290-0054). This Heritage Designation Report ("Report") is a cultural heritage evaluation of the property as a candidate for designation under s.29 of the Ontario Heritage Act ("OHA"). The decision on whether to proceed with designation of all or part of the property rests with the Council of the Town of Caledon.

This Report does not include the identification of any archaeological resources or areas of archaeological potential. That fieldwork can only be undertaken by an archaeologist licensed under the OHA.

### **2.0 METHODOLOGY**

*OHA Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for designation under s.29 of the OHA. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated. The evaluation categories of O. Reg. 9/06 were used as the framework for the research and evaluation contained in this Report.

The findings of this Report are based, in part, on a property title search using OnLand.ca (Ontario Land Registry) which contains Abstracts of Title dating from the Crown Patent to the date the property was registered in the Land Titles system. OnLand offers minimal access to historical land instruments (documents). In addition, online historical databases were searched and information was provided by the Town and the current property owners.

The genealogical information contained in this Report is partially extracted from online family histories (ancestry.ca). It is possible that there are contradictions and errors in these histories. This Report attempts to match the names in the land records with the available genealogical information, but some errors may have occurred.

Due to Covid-19 pandemic restrictions, compounded by the current building renovations at Peel Region Archives, in-person archival research was not possible and Archives staff cautioned that research requests will be limited. As such, the research request to Archives staff was submitted by the heritage consultant only for land record information essential to achieving the objective of this Report.

A site visit to the property by the heritage consultant was not undertaken as July 14, 2021 photographs provided by the Town of Caledon are sufficiently informative for the purposes of this Report. The heritage consultant had viewed this property for other reasons in 2016.

An expert in 19<sup>th</sup> century Ontario barns, George Duncan, provided comment on the type and cultural heritage significance of the barn. He did so based on the July 14, 2021, photographs.

### 3.0 SUBJECT PROPERTY

#### 3.1 PROPERTY DESCRIPTION

The property at 16847 Heart Lake Road is within the west part of Lot 8, Concession 3, EHS, geographic Caledon Township, Town of Caledon. This is a 60.0178-acre parcel of land on the east side of Heart Lake Road north of The Grange Sideroad. It contains a 1870s-1880s bank barn, laneway, 1989 Camp cookhouse converted to a dwelling, two camp/ranch cabins, stone building ruins, modern outbuildings, and landscape features remnant to the farm and subsequent children's summer camp/ranch uses. Only the barn, laneway, and two camp/ranch cabins were found to merit a cultural heritage evaluation.



**Figure 1: Aerial View** Property boundary with arrow along the laneway to barn.

The property is east of the historic village of Silver Creek. A branch of the Credit River intersects at the boundary between the west and east halves of Lot 8.

#### 3.2 HERITAGE STATUS

This property is included in the Town of Caledon Built Heritage Resource Inventory (BHRI) but is not listed on the Register of Cultural Heritage Properties as prescribed by s.27 of the OHA. The principal heritage resource on the property is described in the BHRI as "1875-1899 barn."

## 4.0 HISTORICAL OR ASSOCIATIVE VALUE

### O. Regulation 9/06

The property has historical value or associative value because it,

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

### 4.1 CALEDON TOWNSHIP

The townships of Caledon, Albion, and Chinguacousy were surveyed in 1818-1819 and opened for settlement. In the northwest part of Peel County, now the Region of Peel, Caledon Township was divided into two sectors identified as West or East Centre Road, renamed West or East Hurontario Street (“WHS” “EHS”), now Highway 10.

The majority of Caledon Township is within the Niagara Escarpment lands and characterized by a stony, hilly terrain, with pine growth. The rugged terrain was generally poor for farming. The early colonial settler population was sparse and comprised predominantly of hardy Scottish settlers. The subject property is within the southeast part of the former township.

According to the *Toronto and Home District Directory* for 1837, by that date there were 750 landowners in Caledon Township living east of Hurontario Street, and 738 living west of Hurontario Street. The 1846 *Smith’s Canadian Gazetteer* notes that by 1842, the population of the township was 1,920 and by 1846 there were three gristmills and one sawmill. “Four hundred acres of Crown lands are open for sale in Caledon, at 8s. [shillings] c’y [currency] per acre.”

When the Grand Trunk Railway opened between Toronto and the town of Brampton in Chinguacousy Township on June 16, 1856, it marked the start of the railway era in this part of Ontario. By the end of the 1870s, the Credit Valley Railway, Toronto, Grey & Bruce Railway, and Hamilton & North Western Railway (later the Canadian National Railway) crossed Caledon Township. The Toronto, Grey & Bruce Railway diagonally crossed the east half of Lot 8, Concession 3, EHS, Caledon Township, just south of the sharp curve in the track known as the Horseshoe Curve where it ascended the Niagara Escarpment.

In the 1877 *Illustrated Historical Atlas of Peel County*, Caledon Township is described as follows:

For the most part the township is quite hilly, but the greater part of the land is arable and well settled, and it has been growing in favour as good farming land for several years. Caledon was the last Township in Peel to be settled, as the early pioneers thought it would be impossible to live so far away from civilization. However, about the years 1819 and 1820 a number of hardy men ventured into the then wilderness and shortly after a large number followed forming the nucleus of a wealthy community.

The Town of Caledon was established on January 1, 1974, as an amalgamation of Caledon, Albion, and the northern half of Chinguacousy townships. The Town is the northernmost municipality in the Region of Peel and is largely rural.

## 4.2 PROPERTY CHRONOLOGY

*The Abstract of Title for the west half of Lot 8, Concession 3, EHS, Caledon Township, presents a question of who held legal ownership before 1875. John Davis was confident enough in his claim of ownership to bequeath the property to his children at his death in 1858. Nevertheless, in 1875 the Crown vested ownership of the property in George Wilson and Lucinda Gillespie (who may be Lessena Davis), which suggests Wilson or an ancestor had the first legal claim of ownership from the Crown. The Wilsons were early settlers on Lot 7, Concession 3, EHS, abutting the south side of Lot 8.*

### 4.2.1 UPPER CANADA LAND RECORDS

The Upper Canada Land Records Index (“UCLR”) is a listing of the earliest land transactions (grant, sale, lease, assignment, etc.) between the Crown and individuals. The transactions relate to how land was distributed after a township or town was surveyed into lots and concessions or plans of subdivision. Most “grantees” who were assigned land had to complete all the requirements (clear acreage and build a dwelling), known as Settlement Duties, and pay a fee before the Crown Patent was issued as the final step in acquiring legal ownership of Crown land.

There is no entry in the UCLR for the west half (100 acres) of Lot 8, Concession 3, EHS, Caledon Township (subject property).

The UCLR entry for the east half (100 acres) of Lot 8 indicates that this property was a Clergy Reserve. These Reserves were originally set aside by the Crown for the Church of England (and later for other denominations) to use to generate income. On March 17, 1846, the east half was sold to Cornelius Murphy pending his completion of the Crown sale requirements.<sup>1</sup>

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<sup>1</sup> In the 1837 Home District directory Cornelius Murphy is listed on Lot 7, Concession 2, EHS, Caledon Township.

#### 4.2.2 EARLY OWNERSHIP/OCCUPANCY

The *Toronto and Home District Directory* for 1837 lists James Welsh and Thomas Wilson on Lot 8, Concession 3, EHS, Caledon Township, with no differentiation between the east or west halves of the lot. Neither of these names appear on the Abstract of Title for the property, but as noted above the Crown later vested ownership in a George Wilson.

Brown's 1846-47 directory lists John "Brickin" and Tobias Murphy on Lot 8, Concession 3, Caledon, but does not identify EHS or WHS. John Bracken purchased the 100 acres of the east half of Lot 8, Concession 3, EHS, Caledon, on January 28, 1868, from Patrick Murphy.

In February 1868, Patrick Murphy was issued the Crown Patent for the east half. The scenario may be that the Cornelius Murphy listed in the UCLR did not apply for the Patent in his lifetime as there was no requirement to do so if "ownership" of the property remained with Cornelius or a Murphy family member. His descendant, Patrick Murphy, would have to receive the Patent before the lot could be legally sold outside of the family (as he intended with the January 1868 sale to Bracken).

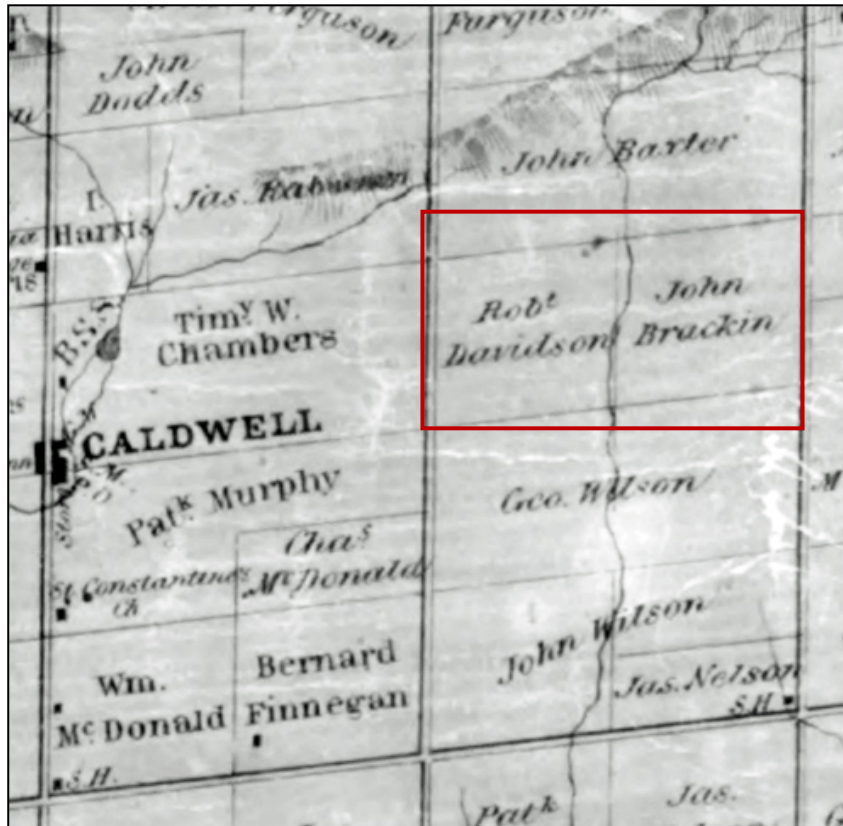
#### 4.2.3 JOHN AND ROBERT DAVIS (OCCUPANT PRE 1858-1875)

*The Davis family were associated with the west half of Lot 8, Concession 3, EHS, sometime before the death of John Davis in 1858 and when "Robert Davidson" was plotted on the 1859 Tremaine map of Caledon Township. The family owned land elsewhere in Caledon Township by that date. The documentary research indicates there was frequent substitution of the surnames as Davis or Davison. The name also was misconstrued in period directories and maps of Caledon Township as "Davidson." The legal surname based on land records evidence is Davis.*

John Davis was born in County Armagh, Northern Ireland, in 1803. He married Mary Dixon (1815-1885). The online Davis family history (ancestry.ca) lists their children as Robert Davis (1833-1902); Alexander Davison (1835-1904); John Davis (1837-1915); Jane Davis (1840-1841); Caroline Davison (1842-1888); Ann Davis (1842-1843); Mary Davison (1843-1907); Ann Jane (1846-1921); James Davison (1849-1907); Andrew Davis (1850-1861); Jane Davis (1852); Margaret Elizabeth Davis (1853-1921); and Lessena Adeline Davis (1855-1928). All the children were born in Caledon Township, which indicates that their date of immigration to Canada from Ireland was before Robert's birth in 1833.

##### 4.2.3.1 Davis Associated Properties

There are no Davis nor Davisons listed in the 1837 directory for Caledon Township.



**Figure 2: Tremaine Map of Caledon Township, 1859**

This 1859 map of Caledon Township plots Robert Davidson on the west half and John Brackin on the east half of Lot 8, Concession 3, EHS.

The Abstract of Title indicates that in March 1845 a deed was registered for the sale of the 200 acres of Lot 3, Concession 4, EHS, Caledon Township, by the Canada Company to John “Davidson” for £75. This may be the first property in Caledon owned by John Davis.<sup>2</sup> On the same day, a deed was registered for the sale of the northeast quarter of that acreage by John “Davidson” to Joseph Macauley.

Brown’s 1846-47 directory lists James, Robert, and John “Davison” on Lot 2, Concession 3; John Davis on Lot 3, Concession 3; another John Davis on Lot 11, Concession 6; and George Davis on Lot 3, Concession 5, Caledon (no WHS/EHS is indicated). The relationship between these individuals is not known. The Abstract of Title indicates the following chronology of these Davis locations listed in the 1846-47 directory:

**Lot 2, Concession 3:** No Davis/Davison is listed on the Abstract of Title for Lot 2, Concession 3, EHS. The UCLR indicates that the 200 acres of Lot 2, Concession 3, WHS, Caledon Township, was a Clergy Reserve assigned to James Davison in 1831 and sold to him in 1847.

**Lot 3, Concession 3:** In April 1855 a deed was registered for the sale of the east half (100 acres) of Lot 3, Concession 3, EHS, sold by Thomas Carthy to John Davis for the

<sup>2</sup> This is the 1845 date of registration, not the date of the transaction. The document may be on file at Peel Region Archives.

large sum of £3,100. It is not clear if this was 100 or 200 acres and if other lands were involved. Only the date of registration, not the date of the sale, is on the Abstract of Title.

**Lot 11, Concession 6:** The Abstract of Title for Lot 11, Concession 6, EHS, Caledon, lists the November 1853 registration of a sale of possibly 100 acres of this lot to James Boyd Davis. Another deed was registered that day for Davis selling the acreage to James John Yance.

**Lot 3, Concession 5:** No Davis/Davison is listed on the Abstract of Title for Lot 3, Concession 5, EHS or WHS, at this date.

Rowsell's 1850-51 directory for Caledon lists John "Brackin," Denis Gallagher, and Alexander Sinclair on Lot 8, Concession 3, with no EHS or WHS differentiation. Based on the 1859 Tremaine Map, Bracken is presumed to be on the east half of Lot 8 (although not the owner until 1868). The 1859 map of Caledon indicates "Alex. & Robt. Sinclair" on Lot 8, Concession 3, WHS. No Gallaghans are on the Abstract of Title for Lot 8, Concession 3, EHS. The conclusion is that none of these individuals were associated with the subject acreage.

Rowsell's 1850-51 Caledon directory lists James, John, and Thomas Davison on Lot 2, Concession 3, and John Davison on Lot 4, Concession 4. However, no Davis/Davison is on the Abstract of Title for the east half of Lot 4, Concession 4, WHS, at this date. No Davis/Davison is on the Abstract for the east half of Lot 4, Concession 4, EHS, until Alexander Davis bought it for \$3,000 from John Murphy. (The deed was registered October 1892.)

The 1851 personal census for Caledon Township lists John "Davison" as born in Ireland, age 47. His spouse was Mary, [55], also born in Ireland. Their children in 1851 were Robert, 17; Alexander, 15; John, 13; Caroline, 9; Mary, 7; Ann, 5; James, 3; and Andrew, 1, all born in Canada. They lived in a one storey log dwelling. There is no 1851 agricultural census for Caledon Township with which to confirm their location. Based on the households enumerated nearby (Cunnington, Robinson, McCauley), this is most likely the Lot 3, Concession 4, EHS, property bought by John Davis by 1845 from the Canada Company.

#### **4.2.3.2 DAVIS ASSOCIATION WITH LOT 8, CONCESSION 3, EHS, CALEDON TOWNSHIP**

*There is no indication on the Abstract of Title for the west half of Lot 8, Concession 3, EHS, Caledon Township (16847 Heart Lake Road) that John Davis, Sr., ever held legal ownership of this 100 acres.*

John Davis died October 16, 1858. His Last Will and Testament, if one existed,<sup>3</sup> must have subdivided all his lands (owned and tenanted) between his children.

The 1859 Tremaine map of Caledon Township (Figure 2) places Robert "Davidson" on the west half of Lot 8, Concession 3, EHS (subject property). No dwellings are plotted there but this is not

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<sup>3</sup> No Will for John Davis/Davison is registered on the property Title.

proof that none existed. The map labels the west and southeast parts of Lot 3, Concession 4, EHS (bought by John Davis before 1845), and the east half of Lot 3, Concession 3, EHS (bought by John Davis before 1855) as the “Estate of John Davidson.”

Robert Davison/Davis was the eldest son of John Davis, Sr., and Mary Dixon, born in June 1833. About 1855, Robert married Ann Eliza Strong (1840-1883) in Caledon Township. They had fourteen children before Eliza died on April 9, 1883, in Albion Township.<sup>4</sup>

The 1861 agricultural census for Caledon Township lists Robert Davis with the 100 acres of Lot 8, Concession 3, with the farm appraised at a mid-range value of \$3,500. The census does not specify owner vs. tenant, nor EHS/WHS. The personal census lists “R. Davis,” 27, as a farmer of Church of England faith. His spouse was Eliza, 25; and their children were Jane, 3; and John, 2. All were born in Upper Canada. They lived in a 1.5-storey log dwelling.

The first entry on the Abstract of Title for Lot 8, Concession 3, EHS, is a mortgage dated December 22, 1863. It is a “sale by way of mortgage” between Alexander, Robert, and John Davis; Mary Davis as the widow of John Davis; and Edward [Coursellas] Jones of the City of Toronto. This was an agreement for a \$460 mortgage on the 500 acres comprised of the land owned by the late John Davis (east half of Lot 3, Concession 3, EHS, and west half and southeast quarter of Lot 3, Concession 4, EHS); and of land not owned by John Davis (west half of Lot 8, Concession 3, EHS, and north half of the east half of Lot 3, Concession 4, EHS, already sold by 1845 by Davis to Joseph Macauley). The repayment of the mortgage plus interest by the Davises was due to Jones on December 1, 1864.

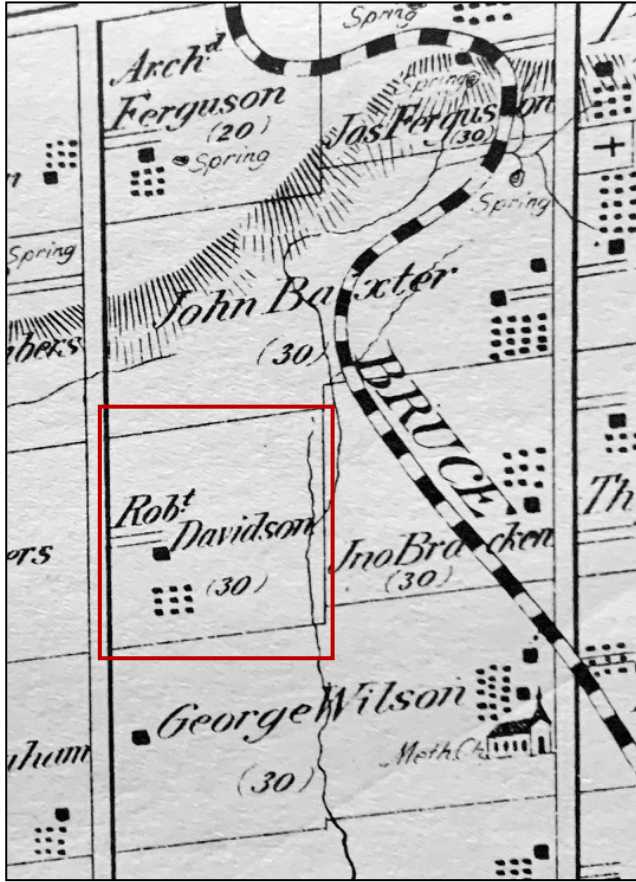
Several transactions from October 1865 into 1869 are related to the settling of John Davis, Sr.’s estate. His children (and others) sold their shares in these properties by way of transactions such as the following:

**October 8, 1865** Caroline Sparrow and spouse Thomas Sparrow of Caledon Township sold to Robert Davis, a yeoman/farmer in Caledon Township. (Caroline was a sister to Robert Davis.) This was a total of 38 and 8/9s acres as Caroline’s “undivided 1/9” interest in the west half of Lot 3, Concession 4, EHS; east half of Lot 3, Concession 3, EHS; and west half of Lot 8, Concession 3, EHS, Caledon Township. It was witnessed by James Davis, a labourer in Caledon Township. Robert paid \$200 for Caroline’s interest in the lands.

**November 6, 1865** Alexander Davis, farmer in Caledon Township, and his wife Mary Davis, sold 38 8/9s acres as Alexander’s “undivided 1/9” interest in the west half of Lot 3, Concession 4, EHS; northeast quarter of same Lot 3, Concession 4, EHS; east half of Lot 3, Concession 3, EHS; and west half of Lot 8, Concession 3, EHS, Caledon township. It was sold to his brother Robert Davis for \$1,000.

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<sup>4</sup> Robert remarried in March 1900 in Wellington County to Ellen Bailey.



**Figure 3: The Illustrated Historical Atlas of the County of Peel, 1877**

Lot 8, Concession 3, EHS, Caledon, is divided between Robert Davidson on the west and John Bracken on the east. A laneway from what is now Heart Lake Road runs east/west to the north side of the dwelling. An orchard is plotted to the south.

**December 2, 1865** John Davis (Jr.), farmer in Caledon Township, “heir of the late John Davis of Caledon,” and his wife Ann, sold their 38 8/9s acres to Robert Davis for \$700. This included a “1/9 interest” in the west half of Lot 3, Concession 4, EHS; northeast quarter of Lot 3, Concession 4, EHS; east half of Lot 3, Concession 3, EHS; and the west half of Lot 8, Concession 3, EHS.

**March 6, 1869:** Adam Benson<sup>5</sup> sold to Robert Davis for \$240, his undivided 1/9 interest.

**December 31, 1869:** Ann Jane Davis sold to James Davis for \$200 her undivided 1/9 interest.<sup>6</sup>

**February 1, 1873** Margaret Eliza Davis of Caledon Township, a spinster, sold for \$300 her 1/9 interest in the west half of Lot 8, Concession 3, EHS; and west half and southeast quarter of Lot 3, Concession 4, EHS, totaling 250 acres. She sold to Caledon Township farmer James Davis. This transaction was either repeated on March 2, 1875, or she sold an additional share in the property.

**January 14, 1874** James Davis and his spouse Sarah sold to Edward “Foster” of Chinguacousy,<sup>7</sup> [3]/9s interest in the west half of Lot 8, Concession 3, EHS; and west half and southeast quarter of Lot 3, Concession 4, EHS, totaling 250 acres, for \$1,600.

Mitchell’s 1866 Caledon Township directory lists Alexander and John “Davidson” owning Lot 3, Concession 4; James and Thomas owning Lot 2, Concession 3; Robert owning Lot 8, Concession 3; and William was on Lot 3, Concession 3. No EHS/WHS is indicated.

<sup>5</sup> The identity of Adam Benson and his connection with the ownership of this property is not known.

<sup>6</sup> The March and December 1869 documents might be available at Peel Region Archives.

<sup>7</sup> This could be Edward Forster (1844-1909), the spouse of Ann Jane Davis (sister to Robert Davis).

The 1871 census for Caledon lists Robert Davis as age 37, a farmer, of Wesleyan Methodist faith. In the household were Elizabeth, 32; Jane, 12; John, 10; William, 8; Henry, 6; Mary, 4; Andrew, 3; and James, 2.

Lynch's 1873-74 directory lists James "Davidson" on Lot 8, Concession 3, EHS, and Robert Davidson on Lot 3, Concession 4, EHS, Caledon Township.

#### **4.2.4 GEORGE WILSON (OWNER ?-1878)**

On April 7, 1875, the west half of Lot 8, Concession 3, EHS, Caledon Township, was sold for \$250 by "The Queen" (Crown) to Caledon Township farmer George Wilson and Lucinda Gillespie, "the spouse of John Emerson Gillespie of Chinguacousy Township." The deed states that George and Lucinda were the "first [intrusted] and agreed for the absolute purchase of the land" by way of \$250 paid to the Crown for the west half of Lot 8, Concession 3, EHS. To April 1875, the Crown had not issued "Letters Patent" to finalize the transfer of ownership from the Crown to anyone. George was granted an 8/9s interest and Lucinda a 1/9<sup>th</sup> interest in ownership.

Lucinda Gillespie could be Lessena Adeline Davis, born in 1855, the daughter of John Davis (Sr.) and Mary Dixon, and sister to Robert Davis. A son born in 1879 to Robert Davis and Ann Eliza Strong was named Emerson Gillespie Davis. This naming suggests a close connection between the Davis and Gillespie families but the connection to the Wilsons is unknown.

In retrospect, the 1837 *Home District* directory identifies James Welsh and Thomas Wilson on Lot 8, Concession 3, EHS, Caledon Township, with no differentiation between the east or west half of the lot. The 1859 Tremaine map (Figure 2) plots George Wilson on the abutting 200 acres of Lot 7, Concession 3, EHS. The 1861 agricultural census for Caledon Township lists George Wilson on 100 acres of Lot 7, Concession 3, valued at \$3,000 (no EHS/WHs is given). The household is comprised of George, a farmer, born in Ireland, age 40, and of Church of England faith. He is married to Jane, 36, also Irish born. Their children were Ruth, 15; Eliza J., 14; Mary Ann, 12; Irving [Irwin], 10; George, 5; and William, 3. All the children were born in Ontario. There were two servants ages 18 and 25. They shared a log house.

Lynch's 1873-74 directory for Caledon Township lists George, William, and Irwin Wilson on Lot 7, Concession 3.

On January 30, 1877, Lucinda Gillespie of Garafraxa Township sold her 1/9<sup>th</sup> share of the west half of Lot 8, Concession 3, EHS, to George Wilson for \$500.

The 1877 map of Caledon (Figure 3) continues to place Robert Davidson on the west half of Lot 8, Concession 3, EHS. A laneway is shown from what is now Heart Lake Road, running east/west to the north side of a dwelling. An orchard is plotted to the south of the dwelling.

**4.2.5 IRWIN WILSON (OWNER 1878-1883)**

On April 9, 1878, George Wilson sold the west 100 acres of Lot 8, Concession 3, EHS, Caledon Township, to Irwin Wilson for \$1,500. Irwin is likely his son.

**4.2.6 GEORGE WILSON, SR. AND JR. (OWNERS 1883-1910)**

On December 15, 1883, Irwin Wilson and his spouse Mary (Speers) sold the west 100 acres of Lot 8, Concession 3, EHS, to George Wilson. All were Caledon Township farmers.

About March 20, 1884, George Wilson, Sr., sold to George Wilson, Jr., for \$5,000.

The 1887 Union Publishing Company directory for Caledon lists George Wilson, Jr., as the owner of Lot 8, Concession 3.

**4.2.7 WILLIAM WILSON (OWNER 1910-1919)**

George Wilson sold to William Wilson for \$4,000 on September 1, 1910.

**4.2.8 SOLDIERS SETTLEMENT BOARD (OWNER 1919-1921)**

On September 12, 1919, William Wilson of Caledon Township and his spouse Louise sold the west 100 acres of Lot 8, Concession 3, EHS, to The Soldier Settlement Board of Canada for \$4,500.

The Soldier Settlement Board was created by the Government of Canada in 1917 to assist veterans returning from the First World War to set up farms. Lands across the country were leased to veterans, but the government reserved the mineral rights beneath the land surface. With the end of the First World War and the troops that would be returning from Europe in mind, Canada's 1917 Soldier Settlement Act, and its 1919 revision, made land grants and loans available to soldiers. A person who had been in active service during the First World War and who was eligible for a free homestead entry under the Soldier Settlement Act was known as a Soldier Settler.

**4.2.9 JOHN C. IRONS AND JOHN BALLANTYNE (OWNERS 1921-C.1936)**

On December 12, 1921, the Soldier Settlement Board sold the 100 acres to James C. Irons for the same \$4,500 as purchased for in 1919. James Charles Irons and his spouse Harriet Elizabeth were Caledon farmers. On the same day, they sold to John Ballantyne of Georgetown for a nominal dollar.

**4.2.10 ELLEN AND FRANCIS R. BOWMAN (OWNERS C.1936-1946)**

James "Ballantine" and others as trustees sold to Ellen and Francis R. Bowman for \$2,000. The deed was registered on July 4, 1936.

#### 4.2.11 OLWEN WILLIAMS (OWNER 1946-1959)

In October 1945, (Miss) Olwen Williams made an offer to purchase the west 100 acres of Lot 8 from Ellen and Francis Bowman. In January 1946, the Bowmans sold the acreage to Williams for \$4,800.

Olwen Williams founded the Camp for Jack and Jill. It operated as a kindergarten camp for fourteen years. "Many are the happy memories young ex-campers have of summers spent in these lovely surroundings."<sup>8</sup>

In June 1952, Williams sold 35.7 acres of the northwest part of the lot to Norman and Gertrude McKinnon.

#### 4.2.12 MARION AND WILLIAM SHACKLETON (OWNERS 1959-1991)

Due to ill health, the balance of Lot 8, including the land associated with the Camp for Jack and Jill, was sold by Olwen Williams to Marion B. and William F. Shackleton in November 1959. A June 1960 article explains the history and facilities of the newly renamed Rainbow Valley Ranch:

Mr. Shackleton is a Public School principal with over thirty years' successful teaching experience. For years his hobby has been raising and training ponies, at first for the pleasure of his own family of three boys and a girl. He now looks forward to seeing the Rainbow Valley campers "forking" his miniature cayuses. He will be the 'Ranch Boss.'

Mrs. Shackleton, the 'Duchess' of Rainbow Valley, is also a qualified teacher, who has worked in many fields of children's welfare.

### The Directors and Staff

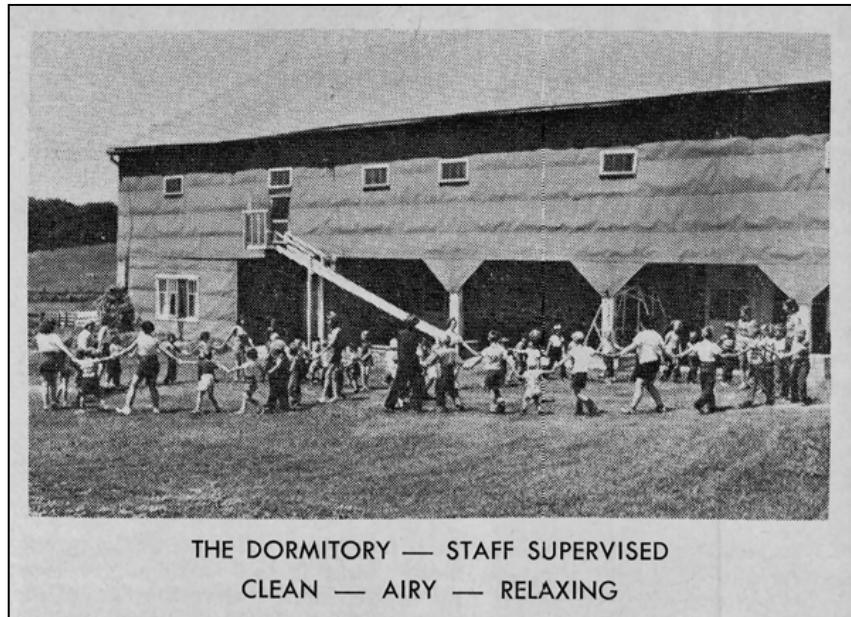
The Rainbow Valley Ranch camping tradition began in 1960 when its founders Mr. and Mrs. W.F. Shackleton — known affectionately as Duchess and Chief — opened its doors for the first time. Their combined experience with children was a definite asset. Indeed, Duchess' training as a school teacher and the Chief's background as a public school principal equipped them well to provide children with the challenging and worthwhile programs that would soon become a cornerstone of Rainbow Valley Ranch.

In time the Duchess passed away leaving the nurture and development of the camp to the Chief who remained faithful to the heritage of Rainbow Valley until his retirement from active directorship. Today, it is his daughter Rosemary Gauvin who carries on the family tradition. Rosemary is joined by Lou Branigan, assistant camp director. Together they emphasize activities that offer the highest level of enjoyment while ensuring that campers achieve their greatest potential. Lou Branigan's degree in Early Childhood Education and Rosemary Gauvin's long experience with the camp and training in administration play an important role in the present day success of Rainbow Valley.

The utmost care is taken to make certain that campers have an enjoyable, safe and fulfilling experience. This means that counselling staff must be thoughtfully selected. Their ability, skills, enthusiasm, loyalty, good character and background are all taken into consideration. Counsellors must demonstrate a highly developed sense of responsibility for the campers entrusted to their care. Many are former campers who have come up through our counsellor-in-training program. So we know who they are and have taken great care to groom them for this position.

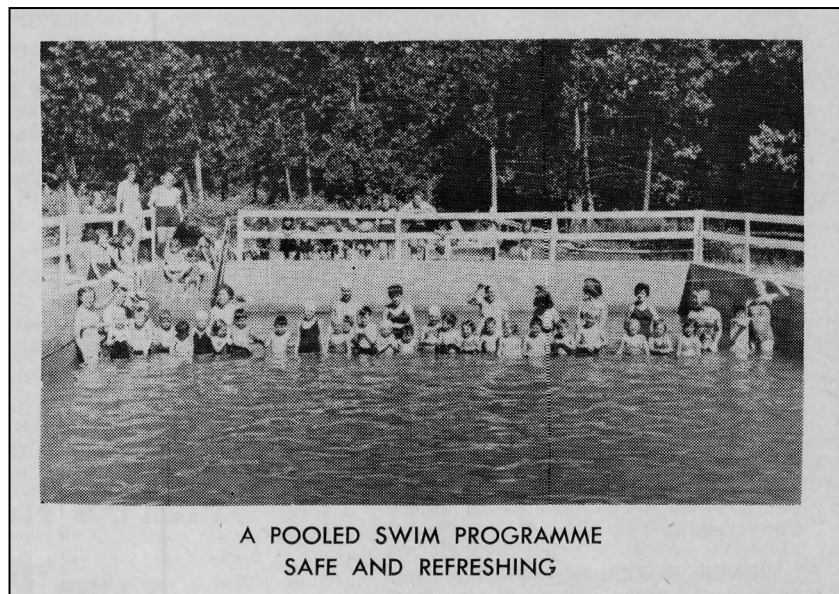
**Figure 4:** Rainbow Valley Ranch brochure released under Ranch directorship of Rosemary Gauvin, before 1988 (Source: Tabitha McDow)

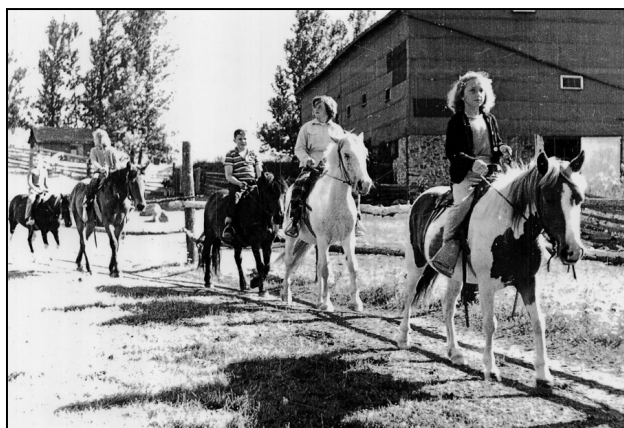
<sup>8</sup> "History of Rainbow Valley Camp," *The Argus, Publication of Public School Trustees' Association of Ontario*, June 1960.



**Figure 5: Above:** The bank barn after conversion to the dormitory of Rainbow Valley Ranch, *The Argus*, June 1960 (Source: Tabitha McDow)

**Figure 6: Below:** The pool at Rainbow Valley Ranch, *The Argus*, June 1960 (Source: Tabitha McDow)





**Figure 7:** Horseback riding at Rainbow Valley Ranch, showing the exterior and interior of the barn, undated pre 1988 (Source: Tabitha McDow)



## UPDATE—1989

Rainbow Valley has had a few changes since we produced our brochure.

In the spring of 1988 we built a lovely new kitchen and dining hall. Meals are now prepared in modern sanitary facilities, and served in a bright, well screened and ventilated area.



Our girl campers stay in five roomy new cabins, with lots of windows, bunk beds and partitioned staff area. In true camp tradition, there is no electricity, but the shower house and washrooms are close by. The boys' cabins, one of which is new, are in the same separate location.

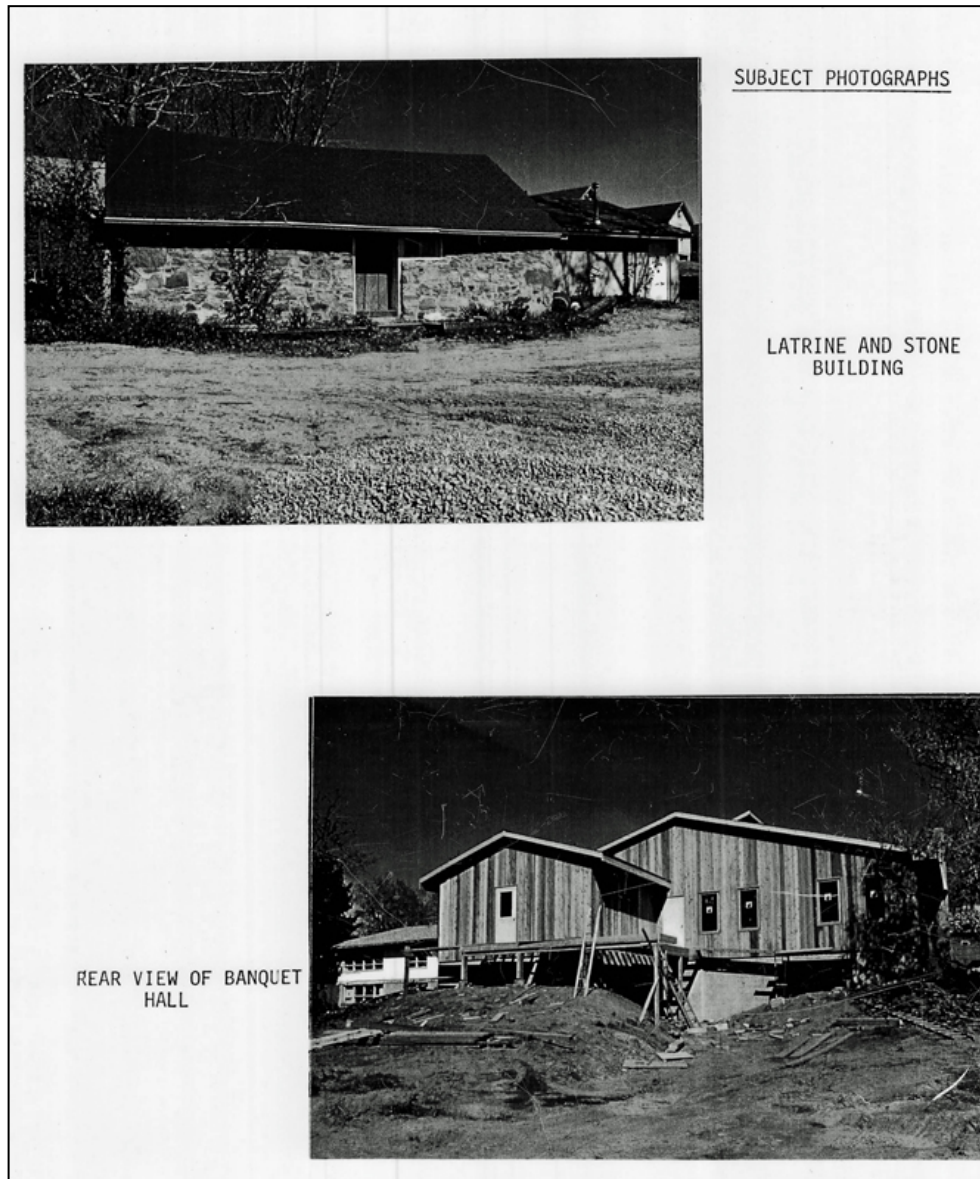
The "dorm" is now used as a recreation hall for activities on rainy days.

While some RVR graduates say that such modern facilities are too luxurious for campers, we still retain our relaxed family-style atmosphere.

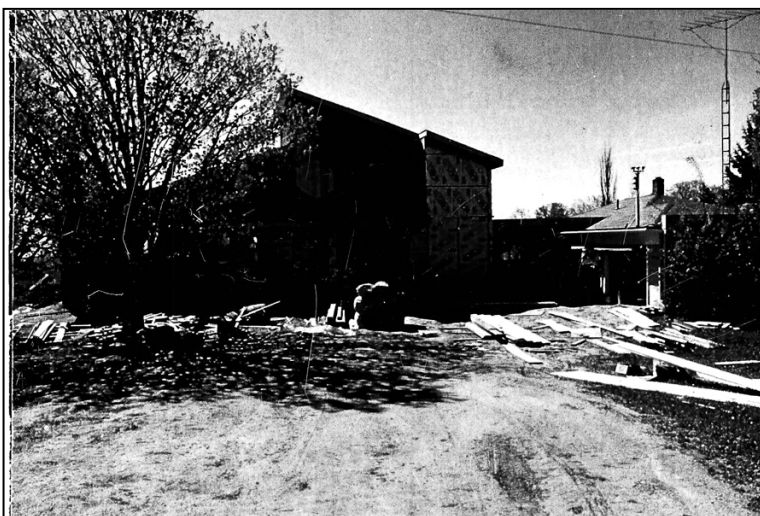
Visitors are welcome any pleasant Sunday afternoon in the spring. We'll be glad to show you around and to introduce you and your children to our ponies, horses, dogs, cats, and selves.



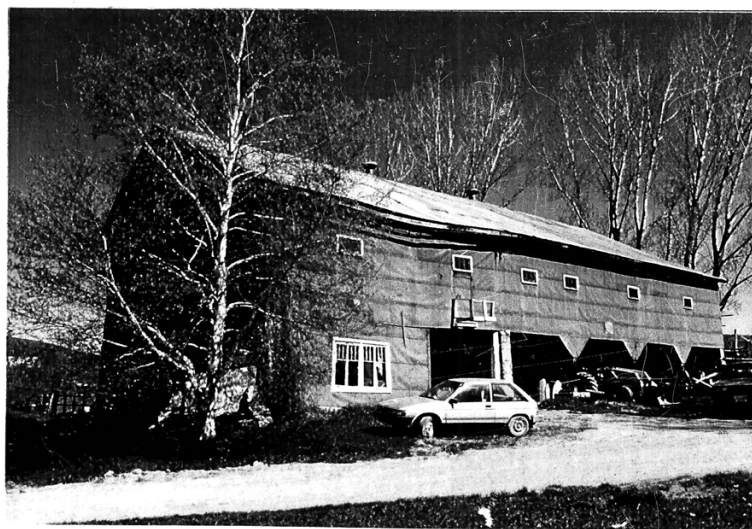
**Figure 8:** Update to Rainbow Valley Ranch facilities, 1989. (Source: Tabitha McDow)



**Figure 9:** Rainbow Valley Ranch views, after 1988  
(Source: Tabitha McDow)



BANQUET HALL



BANK BARN

**Figure 10:** Rainbow Valley Ranch views, after 1988. The lower image is the bank barn after conversion to a dormitory. (Source: Tabitha McDow)

SUBJECT PHOTOGRAPHS



NEW CABINS



HORSE BARNS

**Figure 11:** Rainbow Valley Ranch views, after 1988  
(Source: Tabitha McDow)

Rainbow Valley Ranch was described as “70 acres” and with accommodation for sixty boys and girls, ages five to twelve. The barn served as the dormitory (Figure 5). There was 60-foot concrete swimming pool (Figure 6), a recreation area in the “big-barn dormitory,” and a “well-equipped playground.”

In 1983, William F. Shackleton registered Plan 43R-10774 within Lot 8, Concession 3, EHS, and in April sold Parts 2, 3, and 4 to his daughter Rosemary and her spouse Laurent J. Gauvin. The Gauvin parcel is not the subject property, but Rosemary continued to operate the Ranch.

In June 1990, Plan 43R-17948 was registered as a subdivision of the remaining property owned by William F. Shackleton.

#### **4.2.13 SUBSEQUENT AND CURRENT OWNERS (1991- CURRENT)**

In 1991 the estate of William Finlay Shackleton sold Parts 5, 6, 7, and 8, Plan 43R17948, to Ivano and Sylvia Trentin. This is the property at 16847 Heart Lake Road. The Rainbow Valley Ranch closed in 1990.

In 1997, the Trentins sold to Ann Marie, George, and Zsolt Zsemba.

The Zsembas sold to the current owner Tabitha Lynn McDow in 2006. The property has been converted for use as a wedding venue.

#### **4.3 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE**

The historical or associative value of this property within the west part of Lot 8, Concession 3, EHS, Caledon Township, is found in its direct association with two early Irish families in Caledon Township, John Davis and George Wilson. The farm was likely developed by John Davis before his death in 1858 and by his son Robert to 1875. It was not owned by a Davis but may have been occupied by consent or in conjunction with the Wilsons who lived on the south abutting Lot 7, Concession 3, EHS. Both owned other farm acreages in Caledon Township. The property also has a direct association with a summer outdoors camp founded in 1946 and experienced by many boys and girls until closing in 1990.



**Figure 12: Above:** West end façade of barn, showing evolved saltbox form, July 14, 2021 (Source: Town of Caledon)

**Figure 13:** South façade of barn, July 14, 2021 (Source: Town of Caledon)





**Figure 14: Above:** South façade, view east beneath forebay at original section of barn, July 14, 2021 (Source: Town of Caledon)

**Figure 15:** Below: South facade, showing forebay of west end addition, July 14, 2021 (Source: Town of Caledon)





**Figure 16: Above:** North façade, July 14, 2021. (Source: Town of Caledon)

**Figure 17: Below:** Detail of north façade of barn foundation, showing join between original section (left) and later addition (right), July 14, 2021. Note large quoins on original corner. (Source: Town of Caledon)





**Figure 18: Above:** Barn interior, looking toward west end, July 14, 2021 (Source: Town of Caledon)



**Figure 19: Above:** Barn interior, showing post with remnant mortices of original ladder rungs, July 14, 2021 (Source: Town of Caledon)

**Figure 20: Below:** Barn interior, showing salvaged timber beam with rafter cuts, re-used from an earlier structure, July 14, 2021 (Source: Town of Caledon)





**Figure 21: Above:** Barn interior, showing timber framing over forebay on south side, July 14, 2021 (Source: Town of Caledon)

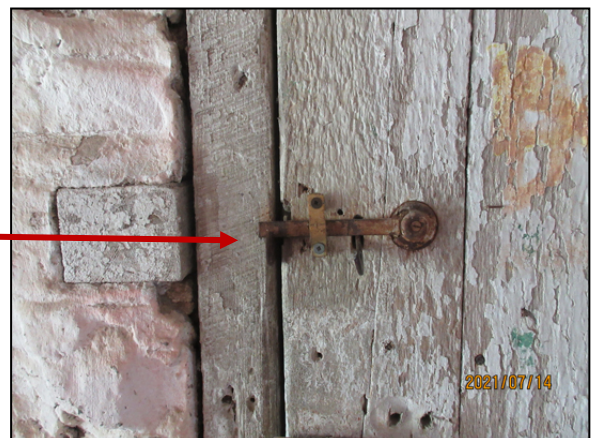
**Figure 22: Below:** Barn interior, looking toward west end and north side walls, July 14, 2021 (Source: Town of Caledon)





**Figure 23: Above:** Barn interior looking toward east end; salt box form is evident, July 14, 2021 (Source: Town of Caledon)

**Figures 24 and 25: Below:** Door set in west end wall of original foundation; Detail of original door latch, July 14, 2021 (Source: Town of Caledon)





**Figure 26: Above:** Interior of original foundation, showing north and east end walls, July 14, 2021 (Source: Town of Caledon)

**Figure 27: Below:** Interior of original foundation, showing detail of hand-hewn joist, July 14, 2021 (Source: Town of Caledon)



## 5.0 DESIGN OR PHYSICAL VALUE

### O. Regulation 9/06

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

## 5.1 BARN

### 5.1.1 ANALYSIS BY GEORGE DUNCAN AND SALLY DRUMMOND

*An expert in Ontario barns, George Duncan, examined the July 14, 2021 images of the barn provided by the Town. The following are his observations with additional input from Town of Caledon Heritage Resource Officer Sally Drummond, who conducted the site visit in July 2021:*

The barn at 16847 Heart Lake Road is an interesting example of adaptive re-use. In the process of converting the barn for a camp dormitory in the mid-1940s, then to a wedding venue more recently, the barn has maintained its evolved form but has lost some of its character as an agricultural building. To maintain the barnboard look and exposed framing inside, it was necessary to clad the exterior to create a draft-free and perhaps an insulated space. The exterior cladding from the archival photographs (Figure 5) looks like it may have been an asphalt and fibre-based sheeting. The current metal siding is clean and bright but somewhat industrial.

This barn measures 45 ft. by 95 ft. There is a lot of recycled timber in this barn. The original foundation, being the eastern 2/3 of the existing foundation, may have first supported a more conventional gable-roofed bank barn, without an overhang on the south facade. At a later date, the barn might have been rebuilt and enlarged to include the overhang, creating its current saltbox form. Older barns typically do not contain large amounts of recycled timber. For that reason, this barn in its current configuration likely dates from the 1870s or 1880s.

Another possibility is that the barn was extended by 1/3 at a later date, in the same form and style, and had the overhang from the start. However, it is puzzling why, if this is not a dismantled, rebuilt and expanded older barn, it includes so much salvaged timber. Also, as the intermediate foundation extension/buttresses were not tied into the main foundation wall, they must be an addition, which questions if the earlier phase of the barn had the overhang.

The number of recycled timbers could also mean that multiple earlier barns on the property had been rebuilt into this single large structure (Figure 20).

A barn of this size may have had more than one set of drive doors. The set on the north wall has probably been reduced in height (Figure 28). The exterior cladding and whitewashing of the interior, plus other alterations, make it difficult to determine original openings. [Drummond: The top horizontal timber above the side door is set noticeably higher than those on either side, likely aligned with the top of the drive doors, which correlates with the placement of the earth ramp from exterior views; the beam directly atop the existing door may have been added later as a header for the current doorway. Farther west on that north wall there is one upper horizontal beam set slightly above the others that might indicate the site of a second drive door, although it is not set as high as the main drive door location and there is currently no corresponding exterior ramp. These are indicated on Figure 22.]



**Figure 28:** The beam circled in red indicates the top of the original main drive door. The yellow arrow indicates a later header beam likely added when the entrance was converted to its current height and form, July 14, 2021 (Source: Town of Caledon)

At first impression, the barn has the distinctive design of a Pennsylvania-German or Swiss-German bank barn, with the masonry foundation containing the accommodation for animals entered at the bottom of the slope (south side), and the drive floor and mows entered at the top of the slope (north side). There once must have been an earthen ramp to access the drive doors, but it has been replaced by the current wooden deck for accessibility (built about 2016) (Figure 16). [Drummond: The barn is set into a natural rise in the land to the northeast, which appears to have served as a natural ramp to the threshing floor, over which the wooden deck has been set.]

The barn, in its current form, has a saltbox roof profile and an overhang on the south side (Figures 12 and 13). The beams supporting the overhang are resting on a wall plate on top of the stone foundation (Figure 14). They end there and do not appear to be tied into the sill plates. One of the buttress-like stone structures visible on the south side, set perpendicular to the foundation, looks like it was an addition (Figure 15, stone wall on right side). [Drummond: There is a stone buttress wall at each end of the eastern section of the barn supporting the forebay overhang, between which are three vertical posts now set on concrete bases.] The western-most foundation extension under the overhang is part of the main end wall of the 1/3 of the present stone foundation that is an addition (Figure 15).

Given how the mortar colour and tooling pattern on the parging on both the buttresses and the exterior south wall of the two barn sections seem to match, the whole south wall might have been repointed at the time the buttresses and western 1/3 of the barn were added.

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### **5.1.2 DATE OF CONSTRUCTION OF BARN**

George Duncan concludes that the current configuration and size of the barn now standing at 16847 Heart Lake Road likely dates from the 1870s or 1880s.

The documentary evidence confirms that John Davis was associated with this property (west half Lot 8, Concession 3, EHS, Caledon Township) before his death in 1858. His son Robert is plotted there on the 1859 Tremaine map and his location on the lot is confirmed by the 1861 agricultural census for Caledon Township. This was not the only farm acreage owned by the John Davis family. In 1875, legal ownership of the 100 acres was vested in George Wilson and Lucinda (Davis) Gillespie. The Davis and Wilson families were Irish. The 1877 map of Caledon Township plots a dwelling, laneway, and orchard on the property.

The physical evidence suggests two scenarios about the construction of the barn. This may be a pre 1870s barn built in the Pennsylvania-German or Swiss-German style with an overhang, then enlarged by 1/3; or built pre 1870s as a more conventional bank barn without an overhang, then rebuilt and enlarged, possibly as a composite of multiple older barns.

As the Davis and Wilson families were of Irish origin, the seemingly Pennsylvania-German or Swiss-German design of the barn may be the result of any number of scenarios. The families may have hired a barn builder of that culture; or, the design was a recommendation from someone of that culture. The Davis or Wilson families may have seen barns of this type in Waterloo or York County and found the traditional design suited to their needs. More likely is that the saltbox with overhang form of the barn is a serendipitous result of the later addition of a forebay simply as a form of convenience rather than a conscious attempt to construct in the traditional Pennsylvania-German style.

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### **5.1.3 HISTORIC INTEGRITY AND AUTHENTICITY OF BARN**

This large barn is the product of reconfiguring and enlarging an older barn or barns in the 1870s or 1880s. Its conversion to a summer camp/ranch dormitory and recreation area in the 1940s and to a wedding venue after 2006, necessitated alterations. It is still recognizable as a large bank barn either built by someone with knowledge of Pennsylvania-German or Swiss-German bank barn design; or, later additions have resulted in the saltbox with overhang form giving the perception of being of Pennsylvania-German or Swiss-German style origin. The physical evolution and adaptation of this farm building to other uses, and its current state, holds sufficient historic integrity and authenticity to warrant its identification as a heritage attribute of this property.

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**Figure 29: Above:** Extract from Figure 11: “New Cabins” at Rainbow Valley Ranch, after 1988 (Source: Tabitha McDow)

**Figure 30: Below:** The two cabins still on site are the first and third from the right as shown in Figure 29, December 14, 2021 (Source: Town of Caledon)





**Figure 31: Above:** East façade of cabin, as shown on left in Figure 30, December 14, 2021 (Source: Town of Caledon)

**Figure 32: Below:** West and south façades of cabin, as shown on left in Figure 30, December 14, 2021 (Source: Town of Caledon)





**Figure 33: Above:** North and west facades of cabin, as shown on right in Figure 30, December 14, 2021. The X-slat door is new. (Source: Town of Caledon)

## 5.2 CAMP/RANCH CABINS

### 5.2.1 DATE OF CONSTRUCTION

Four of the original cabins associated with the use of the property as a children's camp or ranch are on the site. Three are in use as storage and one as a chicken coop. Only two of these cabins survive in their original location. The current property owner has identified these two as those shown in Figures 11 and 29.

The documentary research indicates that the first accommodation for girls was the bank barn converted to a dormitory and that the boys were in cabins. In 1988, five new cabins were built for the girls and one new cabin was built for the boys.

A brochure written after the daughter of the ranch founders, Rosemary Gauvin, became the director and before 1988 states:

Since we believe that camp should be different from home and an adventure, the buildings are not luxurious, but they are clean and well-kept. The girls are housed in a

big airy dorm [the bank barn] which has electric lights and indoor plumbing. . . . The boys cabins, which are more rustic, are in a separate location, giving them privacy and independence. Hot showers and flush toilets are available for all campers and staff in a modern shower house with an abundance of hot and cold running water.

A brochure titled “Update - 1989” (Figure 8) states:

Our girl campers stay in five roomy new cabins, with lots of windows, bunk beds and partitioned staff area. In true camp tradition, there is no electricity, but the shower house and washrooms are close by. The boys’ cabins, one of which is new, are in the same separate location. The “dorm” is now used as a recreation hall for activities on rainy days.

As these two cabins are similar in design and materials; are shown as two of five “New Cabins” (Figures 11 and 29); and only one new boys cabin was built in 1988, it is likely that these are two of the five cabins built for the girls in 1988.

## **5.2.2 DESCRIPTION**

These rustic, single storey cabins are rectangular in form with medium pitched gable roofs. The construction is frame resting on concrete posts. The exterior wall cladding is horizontal clapboard with vertical cornerboards. The roof cladding was replaced about 2015. A sliding wood X-slat door has been added to the cabin shown in Figure 33. The door and window openings may all be original. There are remnants of the entrance stairway and wood slat handrailing.

## **5.3 CULTURAL HERITAGE LANDSCAPE**

### **5.3.1 REMNANT FEATURES**

The current owner of the property reported that the dwelling on site began as a “cookhouse” built in 1989 for Rainbow Valley Ranch to replace the first cookhouse destroyed by fire. Two additions in 1996 and 2004 enlarged it for use as a dwelling.

A rubblestone wall standing near the barn (Figures 34 and 35) is the remnant of a building that might have been a piggery. When Rainbow Valley Ranch opened in 1960 as a riding camp, the building was converted to a Camp Councilor’s meeting space with a roof and fireplace.

Behind this Councilor’s building (now the ruin rubblestone wall) is the former latrine/washroom built for the Ranch (Figure 34). Old wood from the dormitory (barn) walls are being used to rebuild this structure. The wood “has a lot of writing from the kids who attended” the Ranch.

None of these remnant features hold sufficient cultural heritage value to be included as heritage attributes in the designation bylaw.

### **5.3.2 LANEWAY**

Typical of 19<sup>th</sup> century farmsteads, the buildings within this property are accessed by a laneway, in this case, running east/west from the road allowance (Figures 36, 37, and 38). It is approximately in the location of the laneway to the dwelling plotted on the 1877 map of Caledon Township.

### **5.4 SUMMARY OF DESIGN OR PHYSICAL VALUE**

The design or physical value of this property rests with the bank barn as it was reconfigured and enlarged in the 1870s-1880s; with the traditional, long laneway running east/west from Heart Lake Road to the barn; and with the two cabins associated with the use of the property as a children's camp or ranch. The large size of the barn, at 95 ft. by 45 ft., makes it a unique and representative example of a style, type, and construction method involving the reconfiguration of an older agricultural building or buildings to suit the changing needs of a family-owned farming operation. The design of the bank barn with its saltbox form and overhang may exhibit Pennsylvania-German or Swiss-German cultural influence, suggesting its original construction and/or 1870s-1880s reconfiguration is the work of an itinerant barn builder or someone local with this cultural background and barn building expertise. The barn may also be the product of the enlargement and addition of an overhang for convenience that inadvertently achieved the Pennsylvania-German or Swiss-German form and style. The evolution in the size, framing, openings, siding, and other elements also is representative of the continuing adaptive reuse of an agricultural building, in this case, to a 1940s children's camp dormitory and recreation hall, and to a wedding venue after 2006. The two cabins that accommodated the children reflect the philosophy of the camp/ranch owners to provide a rustic adventure experience. The long, east/west laneway between the barn and Heart Lake Road has existed since at least 1877 and is a good example of a traditional farm lane.



**Figure 34: Above:** Stone wall remnant of former piggery and Camp Councilor's building, showing former latrine (washroom) building to the rear, July 14, 2021 (Source: Town of Caledon)

**Figure 35: Below:** Opposite view of stone wall remnant of former piggery and Camp Councilor's building, December 14, 2021 (Source: Town of Caledon)





**Figure 36: Above:** Laneway at Heart Lake Road, looking east, December 14, 2021 (Source: Town of Caledon)

**Figure 37: Right:** Midway of laneway, looking west, July 14, 2021 (Source: Town of Caledon)



**Figure 38: Below:** Laneway at termination south of barn, July 14, 2021 (Source: Town of Caledon)



## 6.0 CONTEXTUAL VALUE

**O. Regulation 9/06:** The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark

### 6.1 SUMMARY OF CONTEXTUAL VALUE

Contextually, this property is important in defining, maintaining or supporting the rural agricultural character of this area. It is physically, functionally, visually, and historically linked to its surroundings as a 60.0178 parcel of land within the original 100 acres of the farmstead.

## 7.0 CONCLUSION

Based on the findings of this Report, it is concluded that the property at 16847 Heart Lake Road holds sufficient cultural heritage value or interest in the three categories of O. Reg. 9/06 (Design or Physical; Historical or Associative; and Contextual) to be designated under s.29 of the OHA. The heritage attributes of the property are the bank barn and the laneway from Heart Lake Road.

## 8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The historical or associative value of this property within the west part of Lot 8, Concession 3, EHS, Caledon Township, is found in its direct association with two early Irish families in Caledon Township, John Davis and George Wilson. The farm was likely developed by John Davis before his death in 1858 and by his son Robert to 1875. It was not owned by a Davis but may have been occupied by consent or in conjunction with the Wilsons who lived on the south abutting Lot 7, Concession 3, EHS. Both owned other farm acreages in Caledon Township. The property also has a direct association with a summer outdoors camp founded in 1946 and experienced by many boys and girls until closing in 1990.

The design or physical value of this property rests with the bank barn as it was reconfigured and enlarged in the 1870s-1880s; with the traditional, long laneway running east/west from Heart Lake Road to the barn; and with the two remnant cabins associated with the use of the property as a children's camp or ranch. The large size of the barn, at 95 ft. by 45 ft., makes it a unique and representative example of a style, type, and construction method involving the reconfiguration of an older agricultural building or buildings to suit the changing needs of a family-owned farming operation. The design of the bank barn with its saltbox form and overhang

may exhibit Pennsylvania-German or Swiss-German cultural influence, suggesting its original construction and/or 1870s-1880s reconfiguration is the work of an itinerant barn builder or someone local with this cultural background and barn building expertise. The barn may also be the product of the enlargement and addition of an overhang for convenience that inadvertently achieved the Pennsylvania-German or Swiss-German form and style. The evolution in the size, framing, openings, siding, and other elements also is representative of the continuing adaptive reuse of an agricultural building, in this case, to a 1940s children's camp dormitory and recreation hall, and to a wedding venue after 2006. The two cabins that accommodated the children reflect the philosophy of the camp/ranch owners to provide a rustic adventure experience. The long, east/west laneway between the barn and Heart Lake Road has existed since at least 1877 and is a good example of a traditional farm lane.

Contextually, this property is important in defining, maintaining or supporting the rural agricultural character of this area. It is physically, functionally, visually, and historically linked to its surroundings as a 60.0178 parcel of land within the original 100 acres of the farmstead.

### **Description of Heritage Attributes**

The heritage attributes of this property are the bank barn, two cabins, and the laneway. For the reasons given in the Statement of Cultural Heritage Value or Interest, the barn, cabins, and laneway support the historical or associative, design or physical, and contextual values of this property. The principal characteristics of these attributes are as follows:

#### **Barn**

- Overall form, massing, and design elements as a Pennsylvania-German/Swiss German bank barn with an overhang
- Evidence such as builder's hardware (locks, hinges, latches, etc.), siding, timber framing, stonework, flooring, doors, sashes, pole rafters, roof sheathing and other components that provide clues to the pre 1870s-1880s state of the barn or barns (before the reconfiguration to its current large size with an overhang)
- Builder's hardware (locks, hinges, latches, etc.), siding, framing, stonework, flooring, doors, sashes, and other components original to the 1870s-1880s state of the barn when in agricultural use (after the 1870s-1880s reconfiguration and before conversion to camp use in 1946)
- 95 ft. by 45 ft. size of the barn
- Medium pitched gable roof and saltbox form
- All window and door openings related to its function as a barn
- All 19<sup>th</sup> century rubblestone work including walls and buttresses
- All components of the timber framing
- Placement against a natural slope rising to the east
- Evidence of its use as a dormitory and recreation area for children between 1946 and 1990, such as writing on the walls and other fixed memorabilia

### **Two Cabins**

- Rectangular form
- Medium pitched gable roof
- Frame construction
- Open foundation comprised of concrete posts
- Original door and window openings
- Exterior horizontal wall cladding with vertical cornerboards
- Components of the original stairway accesses with a wood slat handrailing
- Original location of site as part of a row of five cabins

### **Laneway**

- The existence of an east/west laneway between the barn and the road allowance

## **SOURCES**

Upper Canada Land Records Index. Peel Region Archives.

Abstract of Title, Lots 8 and 7, Concession 3, EHS, Caledon Township, and family related properties. OnLand, Peel Region Land Registry Office.

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Davis and Wilson Family genealogical records online. Ancestry.ca.

Peel County Directories. Online and private collection.

*The expertise and reporting provided by George Duncan is greatly appreciated.*

*The assistance of Sally Drummond, Town of Caledon Heritage Resource Officer; the staff of Peel Region Archives; and the current property owners is appreciated.*