

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023-XXXX

A by-law to designate the property at 16054 Airport Road as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The property at 16054 Airport Road (the "Property"), more particularly described in Schedules "A" and "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

Enacted by the Town of Caledon Council this day of , 2024.

Annette Groves, Mayor

Kevin Klingenberg, Town Clerk

SCHEDULE “A”

Statement of Cultural Heritage Value or Interest

The design value or physical value of the property at 16054 Airport Road is linked to its one storey dwelling known locally as the Pettigrew House, a rare and early example of Neoclassical architecture in Caledon East. Built c.1857, the dwelling is believed to be the oldest surviving structure on the village’s main street. Architectural elements that are characteristic of the Neoclassical style of the early to mid-19th century period include its: rectangular form; one-storey massing; medium pitch gable roof; symmetrical three-bay front façade with a centre entrance and large window openings on each side; fluted door and window surrounds; and one-storey rectangular rear addition with gable roof centred on the main house block.

Hand-hewn, squared log floor joists with mortise and tenon joinery evident in the basement crawlspace suggest the main house is framed with heavy timbers, characteristic of mid-19th century construction materials and methods. The current vinyl siding may overlay the original cladding, window openings and other features evident in a c.1945 photograph of the house. The dwelling’s original roughcast plaster was a traditional form of exterior cladding used in early/mid 19th century Ontario for aesthetic reasons and to provide protection against the weather on log and heavy-timber framed houses.

The property has historical value and associative value for its ownership/occupancy by a series of prominent local families who contributed to the early growth and development of Caledon East. It is directly associated with Henry and Catherine Pettigrew for whom the dwelling was likely constructed between 1857 and 1861. Henry Pettigrew ran a saddlery business in the village and served as Peel County Division Court clerk for over 10 years. The ability of the Pettigrews to erect a Neoclassical style dwelling more refined in style than the first log dwellings built by many early settlers and tradesmen is representative of their success in establishing themselves during the early growth of the village of Caledon East. The subsequent use of this village residence by retired area farmers and their families (Glassfords 1874-1913; Heards 1944-1955) and by local tradesmen such as the village blacksmith (Matthews 1913-1938) reflects themes that are significant to rural village life. The survival of this modest structure in near original condition, with 19th and early/mid 20th century additions, contributes to an understanding of the early mid-19th century residential character and fabric of the main street of Caledon East and the evolution of the village as a rural agricultural service centre.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural main street character and fabric of Airport Road and Caledon East with its mix of commercial and residential buildings with varied setbacks. The surrounding area on the west side of Airport Road has seen little in the way of new development and as such has maintained its historic integrity and character. The property is physically, visually and historically linked to its surroundings as an original lot within the village’s first plan of subdivision (1855) and containing its original c.1857 dwelling set close to the street edge. The mature trees and landscaping on the property are consistent with the rural village character.

Description of Heritage Attributes

Dwelling

Heritage attributes that convey the property’s design value and physical value as a rare and early example of Neoclassical architecture in Caledon East:

- Rectangular form of main dwelling
- Rectangular form of rear addition centred on main dwelling, not including late-20th century additions to north and south sides of rear addition
- One-storey massing
- Medium-pitched gable roof with plain wood soffits
- 3-bay front (east) façade with a centre doorway flanked by a window opening on each side

- All original door and window openings
- All original window and front door trim and detailing, including fluted pilasters and side casings
- Red brick chimney
- Heavy squared timber frame with mortise and tenon joinery and exterior stud walls

Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- Scale and massing as a single detached, one-storey Neoclassical style dwelling
- Setback from and relationship to Airport Road
- Mature trees consistent with rural village character

Attributes of the property that are not considered to be of cultural heritage value or interest, or are otherwise not included in the Statement of Significance:

- One-storey rear additions to the north and south of the main (centre) rear addition
- Wooden front porch and steps

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SCHEDULE "B"

Legal Description

PIN: 14293-0113; Plan CAL4 Lot 7

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SCHEDULE "C"

Description of Property and Location

The property at 16054 Airport Road is located on the west side of Airport Road, south of Walker Road West in the village of Caledon East, within the former geographic township of Caledon, Town of Caledon, Region of Peel. The property comprises Lot 7 of Plan CAL-4, a rectangular 0.2408 acre parcel that includes a one-storey, single detached frame residence set close to the street and facing east. Mature trees border the north edge of the lot to the rear of the house.

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THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2023-XXXX

A by-law to designate the property at 16060 Airport Road as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;

AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The property at 16060 Airport Road (the "Property"), more particularly described in Schedules "A" and "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

Enacted by the Town of Caledon Council this day of , 2024.

Annette Groves, Mayor

Kevin Klingenberg, Town Clerk

SCHEDULE “A”

Statement of Cultural Heritage Value or Interest

The design value or physical value of the property at 16060 Airport Road is linked to its two-storey dwelling, known locally as the Donaldson House. Built in 1907, as attested by a datestone on its upper front (east) façade, the Donaldson House is a representative and early example of a local vernacular adaptation of the American Four-Square style popular in the early 20th century. It is the first rusticated concrete block house known to have been constructed in Caledon East by the local construction firm of White & Proctor following its purchase of a concrete block making machine in 1906. While rusticated concrete block was a common building material in the early 20th century, the mortar around the blocks of the Donaldson House is raised and tinted red, a design detail characteristic of several early 20th century concrete block buildings built by White & Proctor in Caledon East.

A locally unique feature of the house design, rare in the broader district, is its two-storey side porch incorporated under the southeast corner of the dwelling square roof, creating an L-shaped floor plan. Originally open, the upper storey balcony was subsequently enclosed with design elements characteristic of the Arts & Crafts style of the 1910s-1920s. The Donaldson House displays a high level of integrity.

The property has historical value and associative value for its direct association with James Alexander and Jennie Donaldson, for whom the Donaldson House was constructed. James Donaldson operated an undertaking and furniture business in Caledon East for forty-three years, playing a key service role in the community and broader district, including the establishment of the Caledon East Public Cemetery in 1906. The property has additional historical value and associative value as it reflects the work of prominent Caledon East builders Joseph O. Proctor and Samuel W. White, owners of the White & Proctor planing mill and cement works, who played a significant role in the community's development in the late 19th and early 20th century. Through its connection to James Donaldson's and White & Proctor's contemporaneous businesses, the property is associated with Caledon East's growth as a rural service centre in the early 20th century.

The property has contextual value for its contribution in defining, maintaining and supporting the rural main street fabric and character of Airport Road in the core of Caledon East with its mix of commercial and residential buildings with varying setbacks and construction dates. The surrounding area, specifically the west side of Airport Road in the heart of Caledon East, has seen little in the way of new development and as such has maintained its integrity and character. The setback and scale of the Donaldson House make it a prominent structure in Caledon East's core. It is visually and historically linked to other rusticated concrete block buildings constructed by White & Proctor in Caledon East.

Description of Heritage Attributes

Dwelling

Heritage attributes that convey the property's design value and physical value as a representative example of a local vernacular adaptation of the Edwardian Classical style in 1907:

- 'L' plan
- Two-storey height
- Load bearing walls constructed of rusticated concrete block with red, raised pointing
- Stamped 1907 concrete datestone set between the two upper storey windows on the front (east) façade
- Square, truncated hip roof with projecting eaves and verges, plain fascia and moulded soffit with wood brackets, and a hip roof dormer on the front (east) façade with wood shingle cladding
- Concrete block chimney centred on rear (west) facade
- Two-storey porch on the southeast corner supported by two concrete block columns with chamfered, concrete block capitals and bases; upper balcony enclosed with multi-

pane wood windows and transoms set above a short wall clad with wood shingles with decorative scalloped courses

- Two three-paneled entry doors on the front (east) façade with stain glass detailing and hardware
- All original door and window openings
- All original windows and hardware

Heritage attributes that convey the property's historical value and associative value, representing the connection of the property with undertaker James Donaldson and the White & Proctor planing mill and cement works, and the theme of Caledon East's early 20th century growth as a rural service centre:

- Stamped 1907 concrete datestone set between the two upper storey windows on the front (east) façade
- Load bearing walls constructed of rusticated concrete block with red, raised pointing
- Two-storey porch on the southeast corner characterized by two concrete block columns with chamfered, concrete block capitals and bases

Heritage attributes that convey the property's contextual value in defining, maintaining and visually supporting the character of the area:

- Scale and massing as a single-detached two-storey Edwardian Classical style residential dwelling
- Setback from and relationship with Airport Road
- Mature trees and landscaping consistent with rural village character

Heritage attribute that conveys the property's contextual value in visually and historically linked to its surroundings:

- Load bearing walls constructed of rusticated concrete block with red, raised pointing

Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:

- One-storey front and rear additions of the dwelling
- Metal staircase leading to the upper storey

SCHEDULE "B"

Legal Description

PIN: 14293-0112; Plan CAL4 Lot 8

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SCHEDULE “C”Description of Property and Location

The property at 16060 Airport Road (the “Property”) is a rectangular, 0.25 acre parcel of land located on the west side of Airport Road, south of Walker Road West, in the village of Caledon East within the former geographic Township of Caledon, Town of Caledon, Region of Peel. The Property comprises Lot 8 of Plan CAL-4 and contains a two-storey, single detached residence of rusticated concrete block construction. The house is set on a rise in the middle of the lot and faces east. The property is accessed by a gravel driveway to the south of the house and a mature tree row borders the north edge of the lot.

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