

SCHEDULE “A”

Description

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, 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.

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