

## **SCHEDULE “A”**

### **Description**

The property at 18906 Main Street (the “Property”) is an irregular shaped 197 acre parcel of land located on the west side of Main Street, north of Charleston Sideroad, within the former geographic Township of Caledon, Town of Caledon, Region of Peel.

The Property contains multiple buildings within a farm cluster set well back from the road on a rise, including a two-storey dwelling with multiple extensions, a large gambrel-roofed barn and a number of outbuildings. The main Property entrance is demarcated by a stone gate and a two-storey gatehouse. A tree-lined gravel drive leads from the gatehouse to the farm cluster, passing by two large farm ponds. Extensive portions of the Property are under agricultural cultivation, while certain areas connected with natural features are forested.

### **Statement of Cultural Heritage Value or Interest**

The Dodswood Farm complex at 18906 Main Street has design and physical value for its rare examples of c.1916 Tudor Revival style dwellings and its representative early 20th century barn. Homes in the Tudor Revival style are uncommon in rural areas and more specifically in the Town of Caledon. This early 20th century style of architecture was more common in urban contexts and is indicative of the Dods family’s connections to Toronto. Both the farmhouse and gatehouse display a high degree of integrity and feature several hallmarks of the Tudor Revival style, including asymmetrical proportions, steeply sloped roofs, decorative brick infilling, windows in multiple assemblies, and stucco inlays. The central portion of the main house also retains elements of its original c.1858 Georgian structure, including its rectangular form and underlying brick construction, and six over six pane sash windows; later Neoclassical features include a grand central covered porch and porte-cochère featuring a stone base and Ionic columns.

The property has historical and associative value due to its long-standing ownership by the Dod(d)s family, who were prominent early landowners in Caledon Township and industrialists in the nearby mill village of Alton. John M. Dods, grandson of patriarch William Dods who had emigrated to the area in the 1830s, was born on and lived at the property, and was, at one time, owner of two woolen mills in Alton. His brother, Andrew Dods, became a prolific businessman and lawyer in Toronto, and was responsible for the transformation of Dodswood Farm into a country estate in the early twentieth century. Amongst his many achievements, Andrew was also notable as founder of the Union Stock Yards in Toronto.

The property has contextual value as it helps to define, maintain, and visually support the rural character of Caledon Township. It is visually and historically connected with other nearby historic farmsteads, and, through the Dods family, is also more broadly associated with the evolution of the village of Alton. The property is a well-known historic landmark in Caledon, known since the mid-19th century as ‘Dodswood Farm’.

## **Description of Heritage Attributes**

*Heritage attributes that convey the property's design value and physical value as a rare Tudor Revival Farm complex with Georgian and Neoclassical features that is historically associated with the Dods family:*

### **Main House**

- Overall two-storey massing with multiple wings and extensions over time

#### Georgian Style Characteristics:

- Brick construction at the core of the house
- Symmetrical five-bay proportions of central façade and porch
- All components of 6 over 6 pane wood sash windows, including plain stone lug sills and lintels

#### Tudor Revival Characteristics:

- Stucco exterior, including quatrefoil stucco inlay design
- Decorative brick infilling
- Asymmetrical proportions
- Steeply pitched roofs
- Decorative stone base below box bay windows
- All components of the multiple window assemblies:
  - First storey rectangular box bay windows, including tri-segmented, multi-paned casement windows
  - First storey horizontally-oriented arched openings, tri-segmented with multi-paned casement windows, stone lintels and decorative brick voussoirs
  - Second storey rectangular openings. including casements, stone lintels, quoins

#### 20<sup>th</sup> Century Neoclassical Style Characteristics:

- All elements of the front porch and porte-cochère, including the:
  - Symmetrical design
  - Extensive use of Ionic columns
  - Stone base and colonnade
  - All elements of the wood-framed latticed solarium on the north wing of house including arched, multi-paned windows

### **Gatehouse**

- Overall two-storey scale and massing at the front of the driveway facing onto Main Street

Tudor Revival Characteristics:

- Stucco exterior
- High-set stone base foundation
- Steeply pitched roofs
- Asymmetrical proportions
- Arched Tudor entrance
- Decorative brick infilling
- Multiple window assemblies
- All components of windows including the two bay windows, and rectangular vertically-oriented windows

**Barn**

- L-plan barn set prominently in the landscape
- Cross-gambrel roof
- Vertical wood cladding

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

- Scale and massing of the two-storey, Tudor Revival Farmhouse
- Scale and massing of the Tudor Revival Gatehouse
- Scale and massing of the gambrel roofed barn
- Orientation of the dwellings facing the concession road (Main Street)
- Siting of main house on rise, well back from the concession road
- Curving stone gates at entrance to laneway
- Tree-lined laneway

*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:*

- Two storey c.1961 rear addition to the north wing
- Outbuildings on the barn complex portion of the property
- Modern garage