

SCHEDULE "A"

Description

The property at 18473 Main Street is a rectangular 1.51 acre parcel of land located on the west side of Main Street, approximately 250 metres north of Charleston Sideroad, in the former geographic Township of Caledon, Town of Caledon, Region of Peel. The property contains a one-and-a-half storey, red brick Gothic Revival Cottage-style former farmhouse with buff/yellow brick trim. Facing west, the farmhouse is set back from the road atop a rise. The property is accessed from Main Street by a treelined gravel driveway to the south of the farmhouse. Dry stone walls demarcate the front of the property and both sides of the driveway.

Statement of Cultural Heritage Value or Interest

The design value or physical value of the property at 18473 Main Street is linked to its one-and-a-half storey red brick farmhouse. Constructed in the early 1880s, it is a well-designed Gothic Revival Cottage-style structure that incorporates pointed arched gable windows, a grand front entrance with transom flanked by rectangular, two-over-two sash windows, and decorative dichromatic brickwork. Overall, its detailing and craftsmanship are representative of a house constructed for a prosperous farming family of the late 19th century.

The property has historical and associative value for its long-standing association with the Coulter family, who owned and lived in the farmhouse from the early 1880s to 1959. William Coulter, the son of early landowner Andrew Coulter of Etobicoke, was the first of the family to reside on the lands and farm full time. The property also has historical value and associative value for its early use as a tourism event centre in Caledon Township. From the late 1920s to the late 1950s, William's son Robert Coulter and family hosted highly popular garden parties on the farm, in addition to offering seasonal cottaging, camping and fishing activities. Attendees and musicians from across the province and northern United States would visit the property to take advantage of events on site.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural character of Caledon Township. It is also physically, visually, and historically linked to its immediate surroundings and other nearby historic properties, especially those that were part of the informal hamlet of Coulterville. The Coulter farmhouse, sitting atop a rise of land, surrounded by landscape features including dry stone walls and mature tree rows, is a landmark in the area for residents both past and present.

Description of Heritage Attributes

Dwelling:

Heritage attributes that convey the property's design value and physical value as a representative example of a Gothic Revival Cottage-style house:

- One-and-a-half storey massing
- Medium-pitched roof with centred front (west) and side (south) gables
- All original door and window openings, including pointed arch windows in upper gables
- Red brick cladding, laid in stretcher bond
- Buff brick detailing including:
 - Patterned band of Greek crosses under fascia on front facade
 - quoining on corners of main house and rear tail
 - arched voussoirs with drop ears above the door and windows (all façades)
 - water table

Heritage attributes that convey the property's historical and historical and associative value for its association with the Coulter family and Coulterville Camp:

- Early 20th century porch on the south façade, tucked into the 'L' of the rear tail, with a low rubblestone wall foundation and three-over-1 windows

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 one-and-a-half storey Gothic Revival farmhouse
- Setback from and relationship to Main Street
- Dry stone fencing along the front property line and both sides of the driveway
- Mature tree rows lining driveway and throughout property

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:

- Farmhouse interior
- All accessory buildings