

TOWN OF CALEDON
PLANNING
RECEIVED

Feb.11,2021



CULTURAL HERITAGE RESOURCES ASSESSMENT REVIEW

**MACVILLE COMMUNITY
TOWN OF CALEDON**

November 2020
GSAI File # 870-001

T 905-568-8888
F 905-568-8894
www.gsai.ca



November 17, 2020

Refer To File: 870-001

Cultural Heritage Resources Assessment Review
Update to the '2014 Town of Caledon Cultural Heritage Landscapes and
Built Heritage Resources Assessment'
Macville Community Secondary Plan
Town of Caledon

1.0 Introduction

In 2014 the Town of Caledon prepared the 'Cultural Heritage Landscapes and Built Heritage Resources Assessment' (herein referred to as "The Assessment Report") in connection with the Town's Regional Official Plan Amendment (ROPA) submission for the Bolton Residential Expansion Study (BRES). Since the original inventory was conducted in 2014, several properties have been added to the Heritage Registrar for the Town. This Review will identify all additions to the Town's inventory within the Macville Community lands and within a 1 km radius of the Macville Community lands.

This Review will discuss the following:

- Provide an update on additional Built Form Heritage properties (relevant Listed and/ or Designated properties) and any Cultural Heritage Landscapes which have been added to the Town of Caledon Heritage Inventory or the Town of Caledon's Cultural Heritage Landscape Inventory between 2014 and 2020 within the Macville Community lands or within a 1 km radius of the Macville Community lands; and
- Provide general heritage resource conclusions related to the Macville Community.



2.0 Background, Purpose and Study Area

In 2014, the Town of Caledon produced ‘The Cultural Heritage Landscapes and Built Heritage Resources Assessment’ which is a technical study prepared in connection with the Town’s Bolton Residential Expansion Study (BRES) and the Town’s ultimate ROPA submission. This Assessment built on the available relevant Town-wide inventory of all resources and provided a detailed inventory of all existing cultural heritage resources (Built Form and Landscapes) within the Option 1 and Option 3 lands (and the three Rounding Out Areas) of the Bolton Residential Expansion Study (‘BRES’) Area.

This Review has been prepared to provide a specific update on any additional cultural heritage resources (Built Form or Landscapes) that are within or in close proximity (within 1 km) to the Option 3 lands (now referred to as the Macville Community).

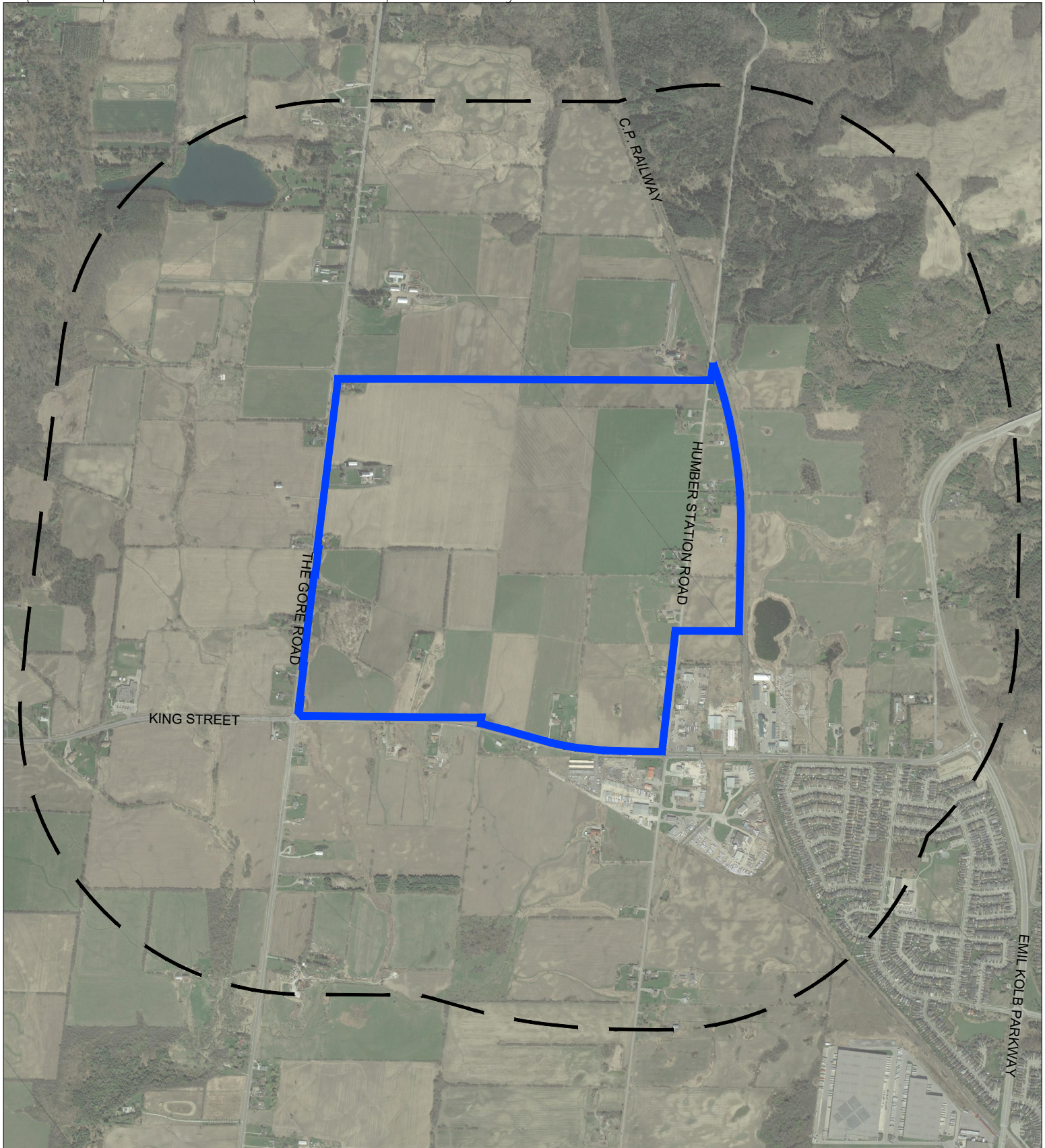
The Study Area includes lands identified as the Macville Community (also known as the BRES Option 3 lands) and lands within an approximate 1 km radius around those lands. Specifically, the study area is identified on Figure 1 and shows lands in the vicinity of The Gore Road to the west, the CPR tracks and Humber Station Road to the east, and King Street to the south.

3.0 Update to the 2014 ‘Cultural Heritage Landscapes and Built Heritage Resources Assessment’

The Town of Caledon has been regularly updating their Cultural Heritage Landscapes and Built Heritage Listing and Designations database. In this regard, the Town of Caledon Built Heritage Listings and Designations database and the Town’s Cultural Heritage Landscape Inventory have been reviewed in the context of the Study Area to determine whether any additional cultural heritage resources (Built Form or Landscapes) have been identified since the Town’s 2014 Inventory Assessment.


The 2014 Assessment Report identified two properties with Built Heritage Resource significance and one element which had Cultural Heritage Landscape potential. These include the following:


- 7640 King Street;
- 14275 The Gore Road; and
- TG& B Railway Right-of-Way.



MACVILLE COMMUNITY CONTEXT PLAN AND 1KM RADIUS FIGURE 1

LEGEND

 MACVILLE COMMUNITY LANDS

 1km RADIUS


SCALE NTS
NOVEMBER 9, 2020



Through the 2014 Assessment Report, the TG & B Railway Right-of-Way was originally identified as a potential Cultural Heritage Landscape (CHL) however it was noted that the integrity of the feature had been eroded following the removal of the railway tracks in 1932, with segments being re-absorbed into agricultural use. Therefore the 2014 Assessment Report concluded no further investigation was recommended for the TG & B Railway Right-of-Way. The TG & B Railway Right-of-Way remains on the Town of Caledon's Candidate CHL list, however it has not been added to the Town's CHL Registrar.

Since 2014, a series of phased Heritage Caledon Committee recommendations (and subsequent Council endorsements) have advanced to bring over 1,600 properties forward for consideration as culturally significant. Most specifically, in 2017 Council adopted Resolution 2017-07 which relates to Council's adoption of Heritage Caledon's recommendation to List two properties within the Macville Community because of their identified Built Heritage significance. These are 7640 King Street West and 14275 The Gore Road and both properties have now been added to the Town of Caledon Heritage Listing under Section 27 (1.2) of the Ontario Heritage Act. For further details related to the heritage significance of these properties, please refer to *Appendix I* for 7640 King Street West and *Appendix II* for 14275 The Gore Road.

Furthermore, since 2014, seven additional properties located within a 1 km radius of the Macville Community have been Listed within the Town of Caledon Heritage Registrar due to their Built Heritage significance.

The seven properties include:

- 7447 King Street;
- 7601 King Street;
- 14258 The Gore Road;
- 14436 Humber Station Road (lands legally described as Part of Lot 13 Concession 4);
- 14436 Humber Station Road (lands legally described as Part of Lot 12 Concession 5);
- 14495 The Gore Road; and
- 14695 The Gore Road.



Figure 2 illustrates the Macville Community lands and the two properties within the Macville Community lands that are now Listed on the Town's Heritage Registrar. As well, Figure 2 illustrates the collective seven properties located within the 1 km radius of the Macville Community lands which have recently been added to the Town's Heritage Registrar. The seven additional properties were added to the Town of Caledon Heritage Listing under Section 27 (1.2) of the Ontario Heritage Act via Council Resolution Numbers 2017-007, 2020-07 and 2020-91 because of their identified Built Heritage significance.

A chart is provided as *Appendix III* which details each property added to the Listed Heritage Register and the corresponding heritage significance and the related Council Resolution number.

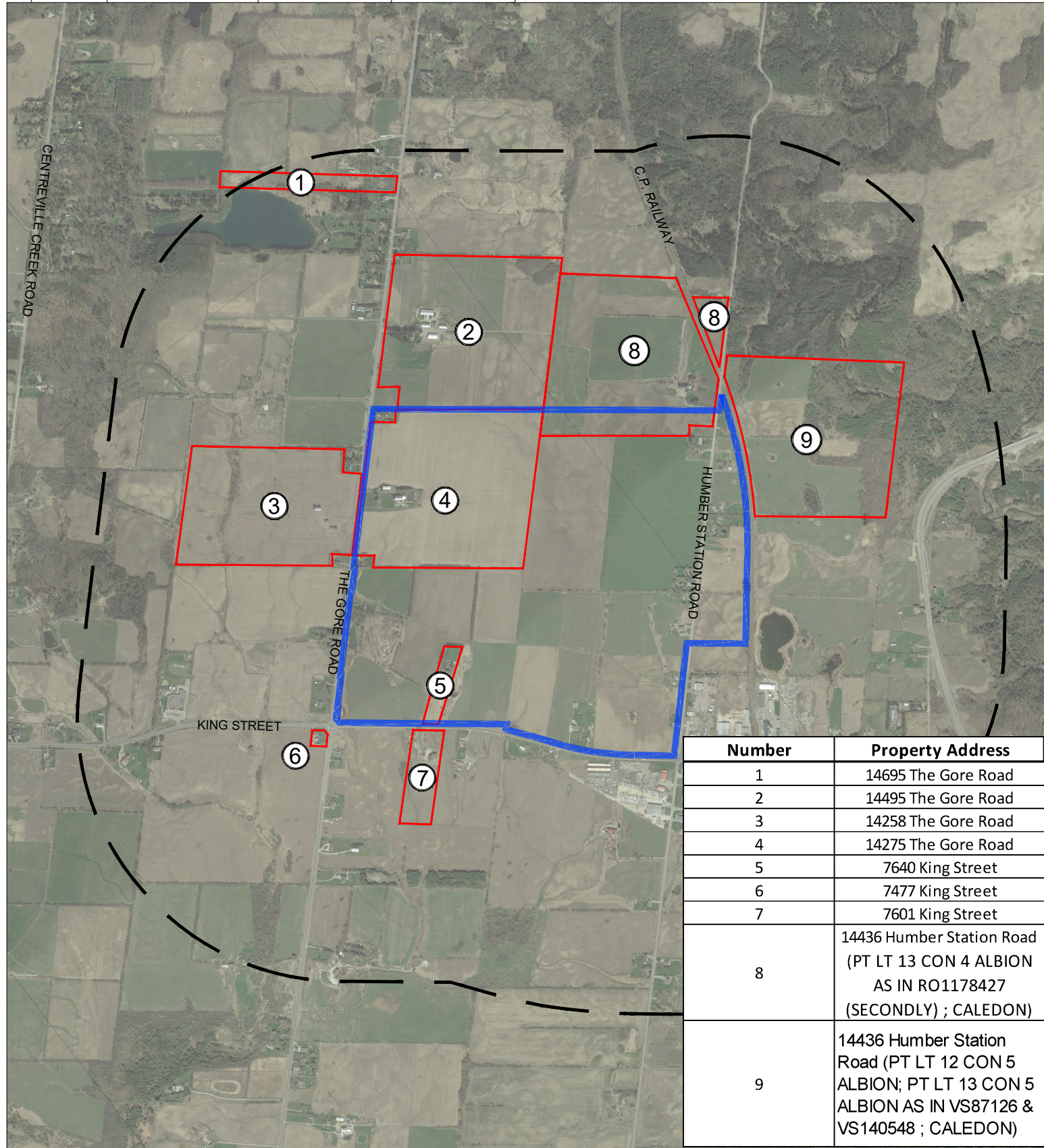
4.0 Conclusions

In 2014 the Town of Caledon completed the 'Cultural Heritage Landscapes and Built Heritage Resources Assessment' in connection with the Town's Regional Official Plan Amendment (ROPA) submission for the Bolton Residential Expansion Study (BRES). Since 2014, the Town of Caledon has actively been updating their Heritage Registrar through a series of Heritage Caledon recommendations and Council resolutions for properties throughout the Town. Through these updates, nine properties with significant Built Heritage attributes within and surrounding the Macville Community have been identified as being significant.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP
Senior Associate



HERITAGE RESOURCE INVENTORY FOR LANDS IN PROXIMITY TO MACVILLE COMMUNITY FIGURE 2

LEGEND

- ▬ MACVILLE COMMUNITY LANDS
- ▬ LISTED HERITAGE PROPERTIES
- 1km RADIUS



SCALE NTS
NOVEMBER 9, 2020

APPENDIX 1:
Heritage Summary for 7640 King Street

Source: Town of Caledon. (2014). Town of Caledon Bolton Residential Expansion Study. Cultural Heritage Landscapes and Built Heritage Resources Assessment. [pp.67-73]

7640 King Street
W ½ Lot 11, Concession 4, Albion
BHR Inventory ID: 181

Settlement of Lot 11 is associated with the McDougall brothers, John and Daniel, who purportedly arrived in the area prior to 1820. Sons of a United Empire Loyalist, the brothers received large land grants, with Daniel receiving additional lands for his service in the War of 1812. According to *The Story of Albion* by Esther Heyes, Daniel received Lot 11, Concession 4, as his UEL grant, but it was actually settled by John and his first wife, Mary. The 1859 Tremaine Map lists John McDougall as owner of the full 200 acres of Lot 11, divided at that time into two parcels of 150 acres and 50 acres. A dwelling is shown on the 150 acre parcel on the location of the existing residence.

Through the early efforts of the McDougalls and others, the small hamlet of Macville was soon established at the crossroads of King Street and The Gore Road at the southwest corner of John McDougall's property. As shown on the Tremaine Map, by 1859 the hamlet comprised a schoolhouse, church, store, inn and blacksmith shop. Originally known as 'McDougall's Corners', it had been renamed 'Macville' when the post office was established in 1855. John McDougall was a staunch Methodist and Reformer, and donated land on the corner of his lot for the local schoolhouse and Wesleyan Methodist Church.

In 1877, the 150 acre parcel had passed into the ownership of John's son, Andrew, and the eastern 50 acres to Mrs. Mary McDougall. The Albion Township map of that year shows a dwelling and orchard in the same location as that on the 1859 map.

Set well back from the road, the existing residence clearly occupies the same location as shown on the 1859 and 1877 historic maps. This deep approach was reasonable because McDougall owned the full lot, and may have wished to be sited closed to the stream running just east of the farmstead. Sitting on a stone foundation, the one-storey, hipped roof farmhouse is of red brick construction with buff brick detailing. Built in the Regency Cottage style of the mid-19th century, it also boasts a small centre gable with finial on the front façade that demonstrates the building's bridging of early Regency influences with those of the Ontario Cottage style. The house is built in a T-configuration with a rear, hipped roof tail, also clad in red and buff brick. Fine Regency details are found on the five-bay front façade, where the centre door is flanked by French windows. All openings are headed by buff brick labels, those on the front façade having a decorative tear drop pattern. Although the original windows and front door have been replaced, the residence continues to demonstrate the architectural balance and detailing of its period.

Determining the construction date of the house remains unclear. The 1851 census lists John McDougall and family in a brick house, while the 1861 census lists them in a frame house. The 1891 census lists Andrew McDougall and family in a 1 storey, four room brick residence, clearly the existing farmhouse.

The farmstead had also entailed a large, gable-roofed timber frame barn and gable-covered concrete silo were located to the east of the house. The barn had been deteriorating in recent years, as the farmstead is no longer in active use. It blew down in a wind storm a few years ago and, together with the silo, has been removed from the site.

A. Base Photo Record



South Elevation



View of long lane from King Street, house hidden behind trees

B. Aerial Photo Showing Location and General Context



CRITERIA EVALUATION

(1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition? In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place? In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques? In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor

(2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme? How significant is this theme or pattern in the history of the province or the community? In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization? How significant is the person, event or organization in the community? In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community? How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer? How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor (5) N/A

(3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p>(5) N/A</p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p>

EVALUATION SUMMARY AND RECOMMENDATIONS

7640 King Street
W ½ Lot 11, Concession 4, Albion
BHR Inventory ID: 181

SUMMARY

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

RECOMMENDATIONS

☒

List and Designate

☐

List

☐

No further action is required

RATIONALE

This brick farmhouse is of high cultural heritage value due to its early construction date; being unique within the broader area for its Regency Cottage style; and its associations with area pioneer John McDougall and his descendants throughout the 19th century.

APPENDIX 2:
Heritage Summary for 14275 The Gore Road

Source: Town of Caledon. (2014). Town of Caledon Bolton Residential Expansion Study. Cultural Heritage Landscapes and Built Heritage Resources Assessment. [pp.74-80]

**14275 The Gore Road
W ½ Lot 12, Concession 4, Albion
BHR Inventory ID: 177**

Lot 12 was patented by Love Newlove, an immigrant from Yorkshire. He and his family settled on the lot about 1825, but did not receive clear title until 1850 due to squabbles with an earlier squatter, Richard Shore. In addition to farming, Newlove and his four sons worked on the construction of the Welland Canal for a number of years. Love and his second wife Hannah were staunch Methodists and Reformers, and held meetings of both on their farm. As noted in *The Story of Albion* by Esther Heyes, Newlove family lore tells of William Lyon McKenzie receiving sanctuary in their neighbourhood while fleeing after the 1837 Rebellion.

By 1859, Love's son James Harvey had inherited all 200 acres of Lot 12. The Tremaine map of that year shows a dwelling on the west end of the lot, in the location of the current farmstead. James H. Newlove served as an Albion Township reeve. Following his death in 1922, the farm was taken over by his son, William, and it remained in the Newlove family until 1953.

The 1851 and 1861 census records list the Newlove family as living in a frame farmhouse. The 1891 census lists them in an eight room, two storey brick house, which depicts the existing farmhouse.

By far the most elaborate 19th century farm residence in the neighbourhood, the Newlove farmhouse is a large, two-storey red and buff brick structure with Italianate detailing. Rectangular in plan with a truncated hip roof, it is embellished with a full two-storey, gable roofed projecting centre bay on the front façade. The projecting bay displays a bay window on the main floor, paired round-topped windows on the second storey and an arched window in the open pediment of the attic storey. The ground floor windows have been altered on the five-bay front façade, and it appears that original front verandahs to the sides of the projecting bay have been removed, but otherwise the house remains intact. Decorative detailing includes bracketed eaves, vergeboard in the front gable, and key stone lintels.

The farm's outbuildings include a gambrel-roofed timber framed barn, concrete silo and sheds. Horse chestnut trees border the road, and other mature deciduous and coniferous vegetation contribute to the farm setting. The farmhouse is highly visible from the road, retaining a prominent position at the front centre of the farmstead, with the farm lane looping around the complex on both sides.

A. Base Photo Record



South Elevation



West Elevation

B. Aerial Photo Showing Location and General Context



CRITERIA EVALUATION

(1) DESIGN VALUE

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE/ TRADITION	What is the strength of the place as an expression of a design style, design type or design tradition?	What is the recognized design style, type of tradition? In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use (s) of the property?	What is the historic functional design approach of the place? In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
FABRIC (Materials & Craftsmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	What are the historical materials or construction techniques? In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor

(2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	What is the associated historic theme? How significant is this theme or pattern in the history of the province or the community? In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	Who or what is the historic person, event or organization? How significant is the person, event or organization in the community? In the context of comparative places associated with this person, event or organization, how direct is the association with this place?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING / PATTERN	How deeply does the place contribute to the understanding of a current or past community?	What community is represented by the place and what kind and extent of knowledge does it provide concerning the community? How does it compare to other sites associated with this community?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer-architect, builder, landscape architect, engineer, artisan or theorist?	In what ways does the place embody the ideas / concepts of a designer? How well does the place convey the designer's concepts comparative to other places?	(1) Excellent (2) Very Good (3) Good/Contextual (4) Fair / Poor (5) N/A

(3) CONTEXTUAL VALUE

How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	<p>In what way is (or was) this place significant to an identifiable community? (e.g. Symbolic meaning, ongoing use for community or sacred events, etc.)</p> <p>What is the social, religious or geographic community that considers this place significant?</p> <p>In the context of comparative places, how important is this place to the community?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p> <p>(5) N/A</p>
ENVIRONMENT	What is the strength of the place in contributing to the character of its surroundings?	<p>What is the character of the place's surroundings?</p> <p>How important is the place in contributing to the character of its surroundings? Is it a landmark?</p>	<p>(1) Excellent</p> <p>(2) Very Good</p> <p>(3) Good/Contextual</p> <p>(4) Fair / Poor</p>

EVALUATION SUMMARY AND RECOMMENDATIONS

14275 The Gore Road
W ½ Lot 12, Concession 4, Albion
BHR Inventory ID: 177

SUMMARY

In order for the property to be considered as having sufficient cultural value to warrant further Heritage consideration, it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any four criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

RECOMMENDATIONS

- ☒ List and Designate
- ☐ List
- ☐ No further action is required

RATIONALE

This brick farmhouse is of high cultural heritage value for its Italianate architectural style and detailing, and its associations with the Newlove family, early settlers and prominent members of the Macville farming community.

APPENDIX 3:

Table Summary for Listed Heritage Properties in Study Area

Source: Town of Caledon (n.d). Town of Caledon Heritage Registrar. Town of Caledon Website.
URL: <https://www.caledon.ca/en/living-here/heritage-designation.aspx#Non-designated-properties-listed-under-section-27-1-2-of-the-Heritage-Act>



Appendix III Listed Heritage Properties

No.	Property Address	Location	Year Built	Reason for Heritage Listing	Council Resolution #	Cultural Heritage Value
1	14695 The Gore Road	Northwest of Macville Community	1875-1899	Neoclassical style farmhouse with a red-and-buff brick exterior	2020-91	N/A
2	14495 The Gore Road	Northern boundary of Macville Community	1875-1899	Queen Anne style farmhouse with a red brick exterior	2020-007	N/A
3	14258 The Gore Road	North of King St and The Gore Road Intersection	c.1900s	Frame Edwardian Classical farmhouse and large gambrel-roofed timber frame barn.	2017-007	N/A
4	14275 The Gore Road	Within Macville Community (NW corner)	Late 19 th century	This brick farmhouse is of high cultural heritage value for its Italianate architectural style and detailing, and its associations with the Newlove family, early settlers and prominent members of the Macville farming community.	2017-007	Initially identified in the 2014 Report, but nothing further to date.
5	7640 King Street	Within Macville Community, East of King Street and the Gore Rd. Intersection	Mid-Late 19 th Century	This brick farmhouse is of high cultural heritage value due to its early construction date; being unique within the broader area for its Regency Cottage style; and its associations with area pioneer John McDougall and his descendants throughout the 19th century.	2017-007	Initially identified in the 2014 Report, but nothing further to date.



6	7447 King Street	SW corner of The Gore Road and King Street Intersection	Late 19 th Century	This late 19th century, square, two storey red brick residence constructed in the Italianate style is characterized by yellow brick detailing, a hip roof and decorative wood brackets and banding beneath the eaves	2017-007	N/A
7	7601 King Street	South of Macville Community, south of King Street	Early 20 th Century	Large early 20th century red brick farmhouse in the Edwardian Classical style and two barns, one having horizontal cladding	2017-007	N/A
8	14436 Humber Station Road (Part of Lot 13, Con. 4)	North boundary of Macville Community	Early 20 th century	A large early 20th century red brick farmhouse in the Edwardian Classical style and gambrel-roofed barn.	2017-007	N/A
9	14436 Humber Station Road (Part of Lot 1, Con. 5)	Eastern Boundary of Macville Community	Early 20 th century	A large early 20th century red brick farmhouse in the Edwardian Classical style and gambrel-roofed barn.	2017-007	N/A