

## CULTURAL HERITAGE IMPACT STATEMENT

**PROPOSED REDEVELOPMENT OF 16114 AIRPORT ROAD  
PART OF THE EAST HALF OF LOT 4, CONCESSION 6, EAST OF HURONTARIO STREET, EAST CALEDON  
TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO**

Prepared for:

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## CULTURAL HERITAGE IMPACT STATEMENT

### PROPOSED REDEVELOPMENT OF 16114 AIRPORT ROAD PART OF THE EAST HALF OF LOT 4, CONCESSION, EAST OF HURONTARIO STREET, EAST CALEDON TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

#### EXECUTIVE SUMMARY

ASI was contracted by Shacca Caledon Holdings Inc. to conduct a Cultural Heritage Impact Statement (CHIS) of the property located at 16114 Airport Road in Caledon East. The following report is presented to fulfil the requirement for Cultural Heritage Impact Statement identified by the Town of Caledon during the April 7<sup>th</sup> 2016 Pre-Consultation DART Meeting. The proposed mixed-use redevelopment of the property includes the construction of 52 condominium townhouse units, a new commercial building, and the adaptive reuse of the existing heritage house as retail commercial. This CHIS is structured to describe the proposed development and the cultural heritage resource to be affected by the development, to identify the impacts on the cultural heritage resource by the proposed development and to develop mitigation measures, if necessary, to mitigate the any potential adverse effects. The property is currently owned by Shacca Caledon Holdings Inc.

The two-storey farmhouse at 16114 Airport Road in Caledon East is designated under Part IV of the *Ontario Heritage Act* by By-Law 93-13. The proposed development will retain and adaptively reuse the present structure. Based on the results of archival research, a field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes, the subject property was determined to retain heritage value. The following recommendations have been made based on the identified heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs:

1. The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with 16114 Airport Road, Caledon East, to result in sympathetic and compatible alterations to the property. This planning should take the form of a Strategic Conservation Plan, which should be completed to be consistent with the guiding principles identified in Appendix D.
2. The proposed development includes the retention and adaptive reuse of the building in situ. This adaptive reuse should be undertaken to avoid direct and indirect impacts to heritage attributes identified in this report. Retention of the original scale, massing, and heritage attributes of the building should be undertaken.
3. The change of the building from a residential use to commercial retail use should be undertaken with the consideration of the historic use of the building. In particular, a medical, pharmacy, or health services use should be preferred.
4. The reconstruction of the former front entranceway two-storey verandah and rear addition, in addition to the re-instatement of missing decorative bargeboard, should be planned and undertaken using documentary evidence including the provided photographs of these features.
5. Soil disturbance and re-grading of the site to allow for the construction of a pedestrian walkway and parking lot may negatively impact the siting of the building on a raised hill.



Alteration of the grading around the building and landscaping should be undertaken to retain this heritage attribute.

6. This Cultural Heritage Impact Assessment report should be sent to the Heritage Resource Officer, Community Services at the Town of Caledon. Following the review and revision process, the final report should be submitted to the Town of Caledon as well as the PAMA Peel Archives for archival purposes.



## PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Lindsay Graves, MA, CAHP Cultural Heritage Specialist Assistant Manager, Cultural Heritage Division
<i>Cultural Heritage Specialist:</i>	Lauren Archer, Hon. BA Cultural Heritage Specialist
<i>Project Coordinator</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
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## 1.0 INTRODUCTION

ASI was contracted by Shacca Caledon Holdings Inc. to conduct a Cultural Heritage Impact Statement (CHIS) of the property located at 16114 Airport Road in Caledon East. The following report is presented to fulfil the requirement for Cultural Heritage Impact Statement identified by the Town of Caledon during the April 7th 2016 Pre-Consultation DART Meeting. The proposed mixed-use redevelopment of the property includes the construction of 52 condominium townhouse units, a new commercial building, and the adaptive reuse of the existing heritage house as retail commercial. This CHIS is structured to describe the proposed development and the cultural heritage resource to be affected by the development, to identify the impacts on the cultural heritage resource by the proposed development and to develop mitigation measures, if necessary, to mitigate the any potential adverse effects. The property is currently owned by Shacca Caledon Holdings Inc.

The two-storey farmhouse at 16114 Airport Road in Caledon East is designated under Part IV of the *Ontario Heritage Act* by By-Law 93-13. The proposed development will retain and adaptively reuse the present structure. The property at 16114 Airport Road is located at the northeast corner of Airport Road and Walker Street East.

This research was conducted under the project direction of Lauren Archer, Cultural Heritage Specialist, Cultural Heritage Division, ASI. The present cultural heritage impact statement follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the Town of Caledon's Official Plan Section 3.3.3.1.5 *Cultural Heritage Impact Statements* (2015). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.

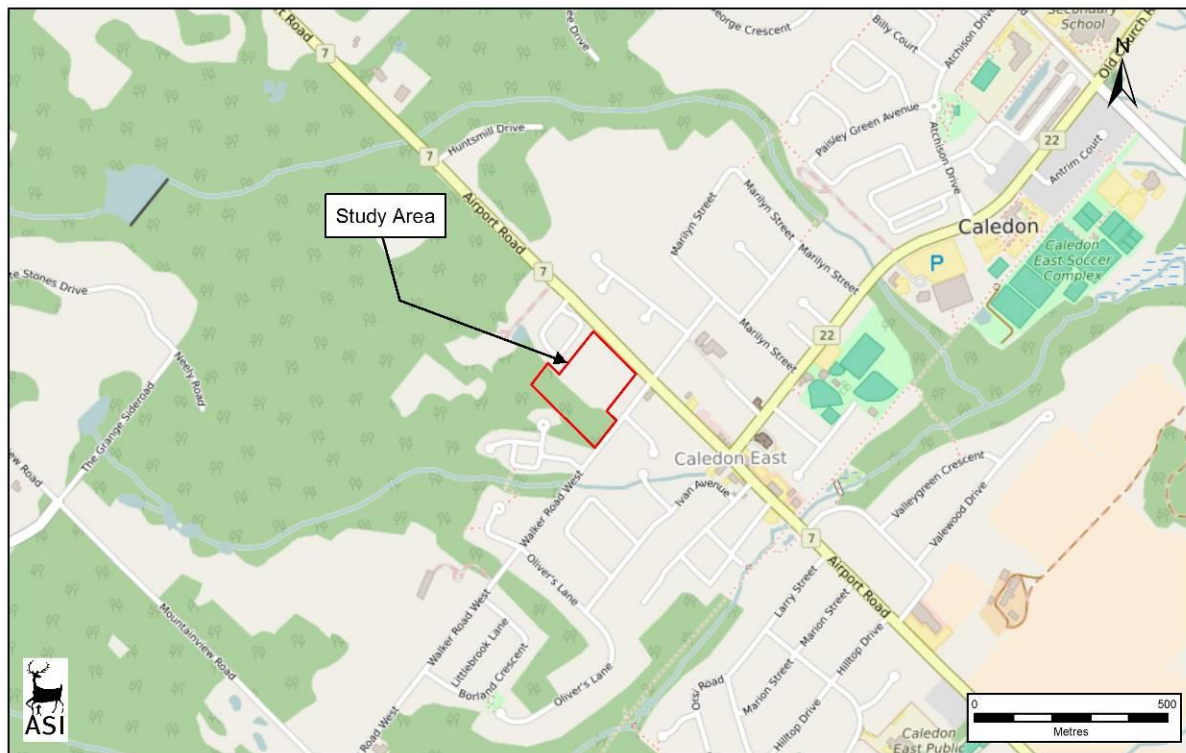


Figure 1: Location of the study area in the Town of Caledon

This document will provide:

- A description of the proposed development;
- A description of the cultural heritage resource(s) to be affected by the development;
- A description of the effects upon the cultural heritage resource(s) by the proposed development;
- A description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,
- A description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

## 1.1 Location and Study Area Description

The study area known as “Allison's Grove”, Part of East 1/2 of Lot 4, Concession 6 EHS, is located at the north end of the historic settlement area of Caledon East, formerly in the Township of Caledon, Town of Caledon, Regional Municipality of Peel. It consists of a two-storey Victorian dichromatic brick farmhouse occupying part of a 10 acre lot located at 16114 Airport Road in Caledon East (Figure 2).

## 1.2 Present Owner Contact

The property at 16114 Airport Road in Caledon East is presently owned by Shacca Caledon Holdings Inc.

## 1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and Section 3.3.3.1 of the Town of Caledon's *Official Plan*.

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The PPS indicates in Section 4 - Implementation/Interpretation, that:



- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

## **1.4 Town of Caledon Municipal Policies Regarding Heritage**

As the subject property is located within the Town of Caledon, the Town’s municipal policies regarding cultural heritage resources were thus reviewed as part of this assessment. A summary of relevant municipal policies pertaining to Cultural Heritage Impact Statements (CHIS) are provided below.

### **3.3.3.1.5 Cultural Heritage Impact Statements**



- a) Where it is determined that further investigations of cultural heritage resources beyond a Cultural Heritage Survey or Cultural Heritage Planning Statement are required, a Cultural Heritage Impact Statement may be required. The determination of whether a Cultural Heritage Impact Statement is required will be based on the following:
  - i) the extent and significance of cultural heritage resources identified, including archaeological resources and potential, in the Cultural Heritage Survey or Cultural Heritage Planning Statement and the recommendations of the Cultural Heritage Survey or Cultural Heritage Planning Statement;
  - ii) the potential for adverse impacts on cultural heritage resources; and,
  - iii) the appropriateness of following other approval processes that consider and address impacts on cultural heritage resources.
- b) Where it is determined that a Cultural Heritage Impact Statement should be prepared, the Cultural Heritage Impact Statement shall be undertaken by a qualified professional with expertise in heritage studies and contain the following:
  - i) a description of the proposed development;
  - ii) a description of the cultural heritage resource(s) to be affected by the development;
  - iii) a description of the effects upon the cultural heritage resource(s) by the proposed development;
  - iv) a description of the measures necessary to mitigate the adverse effects of the development upon the cultural heritage resource(s); and,
  - v) a description of how the policies and guidance of any relevant Cultural Heritage Planning Statement have been incorporated and satisfied.

Where a Cultural Heritage Impact Statement is required, the proponent is encouraged to consult with the Town and other relevant agencies concerning the scope of the work to be undertaken.

#### 3.3.3.1.6 Appropriate Mitigation

Where a Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement has identified a development property as having archaeological potential, no pre-approval site grading, servicing or other soil disturbance shall take place prior to the Town and/or appropriate Provincial Ministry confirming that all archaeological resource concerns have met licencing and resource conservation requirements.

3.3.3.1.7 Should a development proposal change significantly in scope or design after completion of an associated Cultural Heritage Survey, Cultural Heritage Planning Statement or Cultural Heritage Impact Statement, additional cultural heritage investigations may be required by the Town.





3.3.3.1.8 Appropriate conservation measures, identified in a Cultural Heritage Planning Statement, Cultural Heritage Survey or Cultural Heritage Impact Statement, may be required as a condition of any development approval. Where the Town has the authority to require development agreements and, where appropriate, the Town may require development agreements respecting the care and conservation of the affected cultural heritage resource. This provision will not apply to cultural heritage resources in so far as these cultural heritage resources are the subject of another agreement respecting the same matters made between the applicant and another level of government or Crown agency.

## 1.6 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools, and heritage staff were contacted to confirm the level of significance of 16114 Airport Road, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Sally Drummond, Heritage Resource Officer at the Town of Caledon on 12 September 2016 (via email, [sally.drummond@caledon.ca](mailto:sally.drummond@caledon.ca))
- Canadian Register of Historic Places @ <http://www.historicplaces.ca/en/pages/about-apropos.aspx> [Accessed 27 October 2016]
- Parks Canada website (national historic sites) @ <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx> [Accessed 27 October 2016]

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The study area, known locally as “Allison’s Grove.” consists of part of the east half of Lot 4, Concession 6 EHS, and is located at the north end of the historic settlement area of Caledon East, formerly in the Township of Caledon, Town of Caledon, Regional Municipality of Peel.

### 2.1 Survey and Settlement of Caledon Township

The County of Peel was created in 1805 following the purchase by the British Crown of the southern part of the Mississauga Tract on the shore of Lake Ontario. Surveyed in 1818-1819, the townships of Albion, Caledon and Chinguacousy were opened for settlement in 1820. In Caledon, six concessions were laid out on either side of Hurontario Street, also known as Centre Road or as Provincial Highway 10. As this centre baseline duplicated the numbering of the concessions, concessions in these two townships were further denoted by ‘West of Hurontario Street’ (WHS) or ‘East of Hurontario Street’ (EHS). The township was named after the Roman designation for Scotland. Caledon was initially settled by United Empire Loyalists, soldiers who served during the War of 1812, their children, and by immigrants from England, Scotland and Ireland. By the 1840s, the township was noted for its good farms (Smith 1846:27; Armstrong 1985:142; Rayburn 1997:51).



Early settlements in the townships developed around water-powered mill sites on the Credit and Humber rivers, and at various crossroads. The arrival of the Toronto Grey & Bruce, Hamilton & Northwestern and Credit Valley railways in the 1870s spurred further settlements at various junctions. Development was also influenced by the area's major landforms, including the Peel Plain, the Niagara Escarpment and the Oak Ridges Moraine. While some historic hamlets have disappeared over time, Caledon's present-day communities continue to reflect early settlement patterns. (Caledon East and District Historical Society 2016)

Caledon East was established as a village in 1957. It is situated on Airport Road about 20 km north of the Greater Toronto Area, 4 km north of King Sideroad. It has a population of approximately 5,000 people. The first settlers arrived in the village in the early 1820s. In 1821, Elizabeth and Elisha Tarbox settled on a 200-acre grant of Crown Land on the northwest corner of Airport and Walkers Roads, to which Elizabeth had claim as the daughter of a United Empire Loyalist, Richard Lawrence. The village that grew up around this site was first known as Tarbox Corners, and was also known historically as Paisley (Mika and Mika 1977:321). By the mid 1880s Caledon East consisted of three hotels, several general stores, livery stables, harness makers, churches, an Orange Lodge, a creamery and other industries typical of an Ontario village. A thriving railway was built through the village in 1877, on which abandoned lands the Caledon Trailway was built. Caledon East is home to the first Pavilion built on the Trans Canada Trail. (Town of Caledon 2016).

The Town of Caledon was established on January 1, 1974 in conjunction with the creation of regional government. Representing an amalgamation of the former County of Peel townships of Albion, Caledon and the northern half of Chinguacousy, as well as the Villages of Bolton and Caledon East, the Town of Caledon forms the northern municipality of the present Region of Peel. The name 'Caledon' was chosen through public referendum in 1973.

## 2.2 Mapping Overview

A number of maps from the early and mid-nineteenth century were examined; however, not all were reproduced in this report given that they tended to have generalized depictions of the study area in which only the prominent buildings were illustrated or mentioned. The following is a list of historic maps and aerial photographs reviewed as part of archival research and which are described further below.

**Table 1: List of maps reviewed as part of archival research**

Figure #	Date	Name	Description
2	1859	<i>Tremaine Map of Peel County</i>	<p>Depicts Caledon Township, early settlement patterns and early road patterns. Property owners are identified, as are the sites of schoolhouses, churches, post offices and mills.</p> <p>At this time, the property is owned by Elisha Tarbox. No structure is identified on the site. The historic settlement area is identified as Paisley, the post office is named the Caledon East Post Office.</p>



**Table 1: List of maps reviewed as part of archival research**

Figure #	Date	Name	Description
3	1877	<i>Illustrated Historical Atlas of the County of Peel, Caledon Township</i>	<p>Depicts the Township of Caledon, early settlement patters and early road patterns. The township map indentifies the names of property owners, and show the location of key features, such as farmsteads and orchards, schoolhouses, churches, inns, blacksmith shops, saw and grist mills, quarries, natural springs and railways.</p> <p>At this time, the property is owned by Dr. Samuel Allison MD. A structure is identified on the site, but in a different location than the current structure. The historic settlement area is identified as Paisley, the post office is named the Caledon East Post Office. The railway has been built by this time.</p>
4	1919	<i>National Topographic Survey Mapping</i>	<p>The NTS topographic mapping includes a detailed and accurate illustration of man-made and natural features on the ground such as roads, railways, power transmission lines, contours, elevations, rivers, lakes and geographical names.</p> <p>At this time, a building is present in the current location of the subject farmhouse. The property is wooded, with a river running through the west end of the property. The historic settlement area is identified as Caledon East.</p>
5	1926	<i>National Topographic Survey Mapping</i>	<p>The NTS topographic mapping includes a detailed and accurate illustration of man-made and natural features on the ground such as roads, railways, power transmission lines, contours, elevations, rivers, lakes and geographical names.</p> <p>At this time, a building is present in the current location of the subject farmhouse. The property is wooded, with a river running through the west end of the property. The historic settlement area is identified as Caledon East.</p>
6	1934	<i>National Topographic Survey Mapping</i>	<p>The NTS topographic mapping includes a detailed and accurate illustration of man-made and natural features on the ground</p>

**Table 1: List of maps reviewed as part of archival research**

Figure #	Date	Name	Description
			<p>such as roads, railways, power transmission lines, contours, elevations, rivers, lakes and geographical names.</p> <p>At this time, a building is present in the current location of the subject farmhouse. The property is wooded, with a river running through the west end of the property. The historic settlement area is identified as Caledon East.</p>
7	1964	<i>Historic Aerial Orthophotography,</i>	<p>Consists of aerial orthophotography , depicting the visible above-ground resources present at the time, including roadways, tree cover, buildings and ground cover. At this time, the subject structure is visible.</p>
8	1994	<i>National Topographic Survey Mapping</i>	<p>The NTS topographic mapping includes a detailed and accurate illustration of man-made and natural features on the ground such as roads, railways, power transmission lines, contours, elevations, rivers, lakes and geographical names.</p> <p>At this time, a building is present in the current location of the subject farmhouse. The historic settlement area is identified as Caledon East.</p>



Figure 2: Study area overlaid on 1859 Tremain Map of Peel County



Figure 3: Study area overlaid on 1877 Illustrated Historical Atlas of the County of Peel, Caledon Township



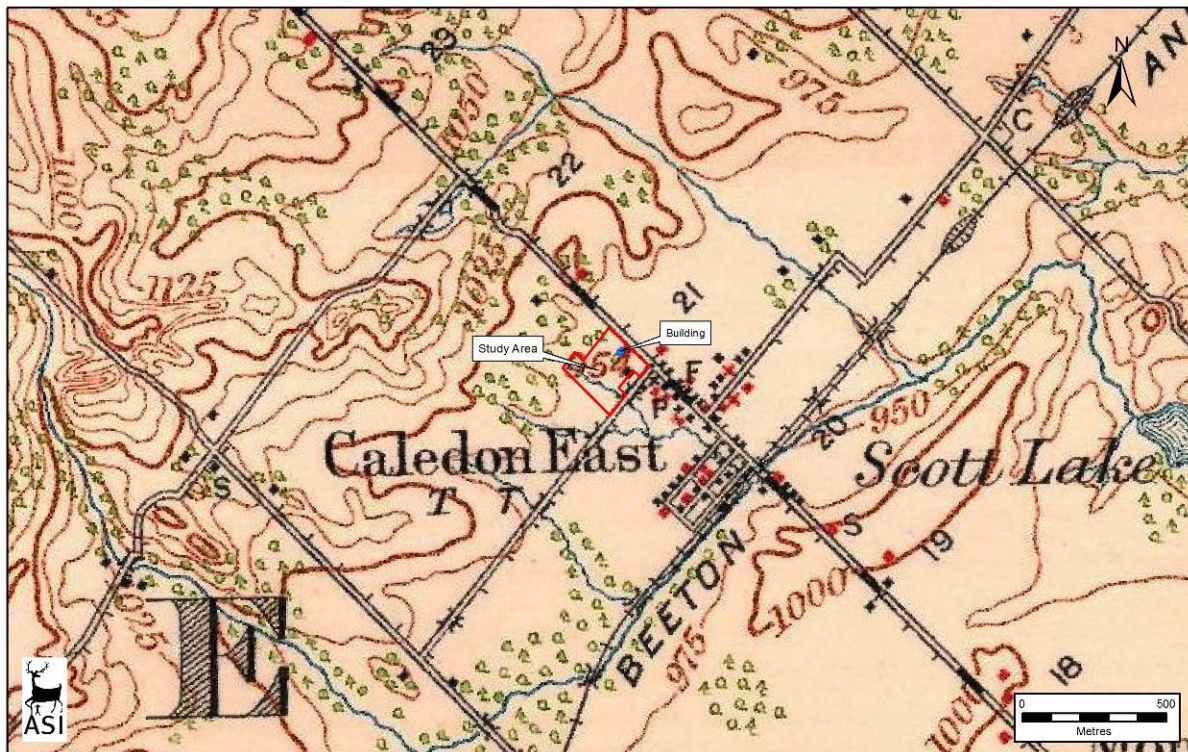


Figure 4: Study area overlaid on 1919 National Topographic Survey Mapping.

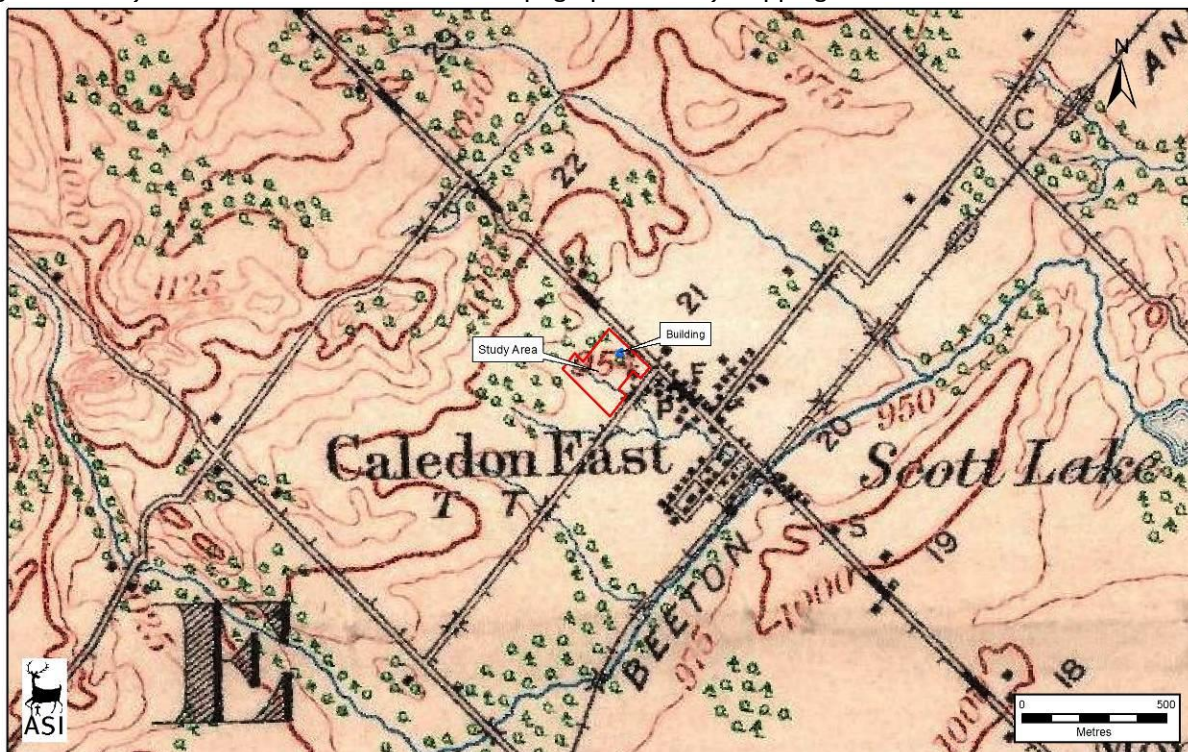


Figure 5: Study area overlaid on 1926 National Topographic Survey Mapping.



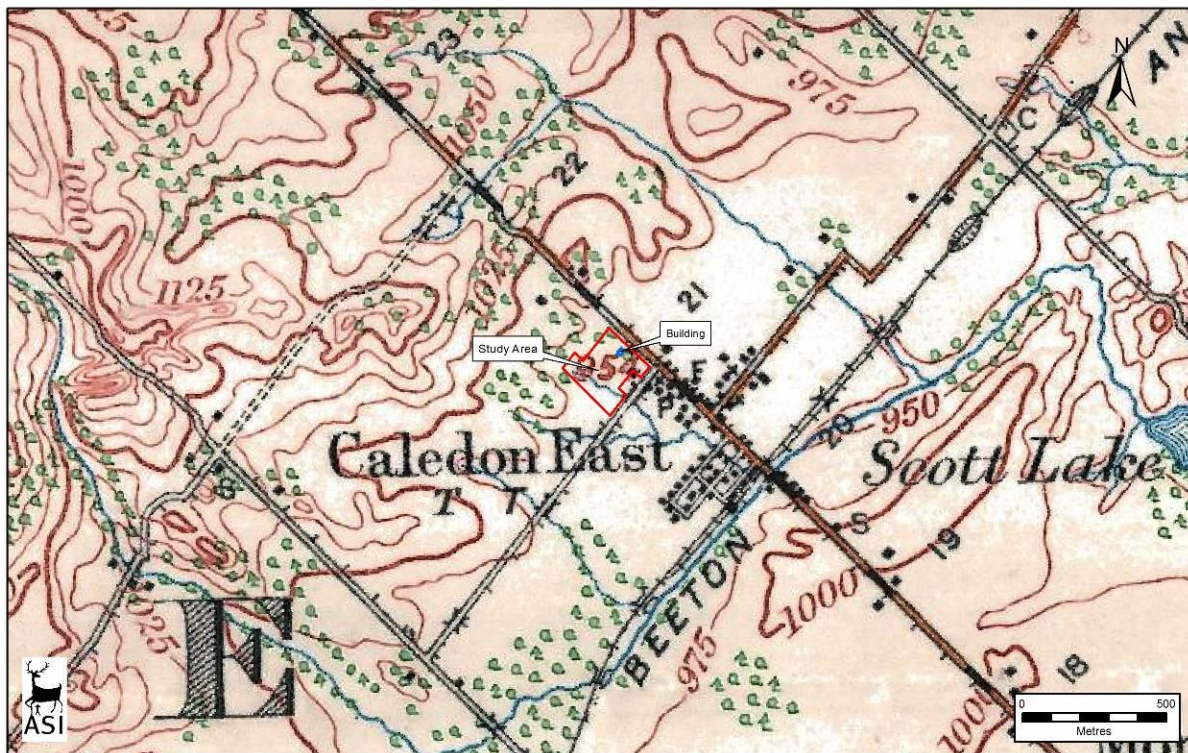


Figure 6: Study area overlaid on 1934 National Topographic Survey Mapping.



Figure 7: Study area overlaid on 1964 Historic Aerial Orthophotography



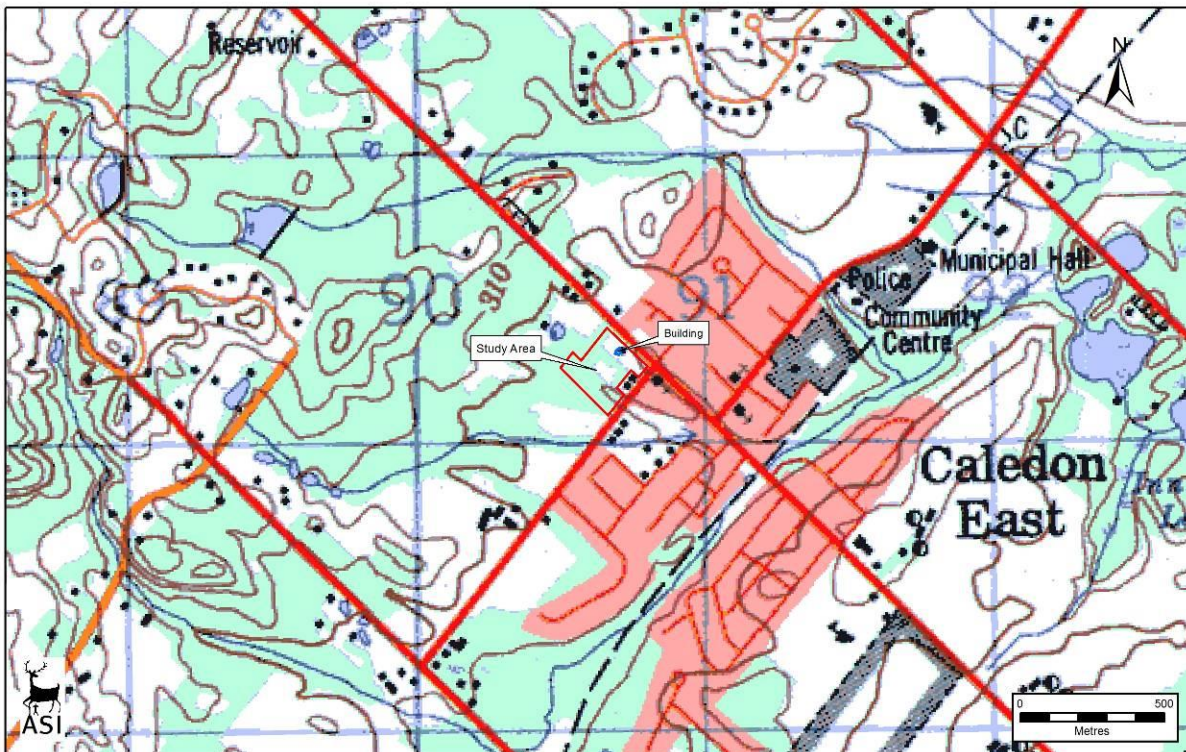


Figure 8: Study area overlaid on 1994 National Topographic Survey Mapping.

## 2.3 Land Use and Structural History

The following land use history is based on a combination of land registry records, historical mapping, historical photographs, city directories, and local history resources where available. Additional archival research was conducted at the Ontario Archives and the PAMA Region of Peel Archives.

### 2.3.1 Historical Development of Lot 4, Concession 6 E. H. S., Caledon Township, Peel County

The Crown Patent for 200 acres at Lot 4, Con 6 E.H.S. Caledon Township was granted to Elizabeth Tarbox in 1821 (AO, Abstract Index to Deed Titles, Caledon Township, vol. A, reel GSU 179286). Elizabeth was the daughter of Richard Lawrence, a United Empire Loyalist who had settled in New Brunswick. Elizabeth and Elisha Tarbox received the land on Lot 4, Concession 6 due to the family's Loyalist roots (Heyes 1961:256). The Tarbox family were amongst the earliest settlers of Caledon East, which was also known historically as Tarbox Corners and Paisley (Mika and Mika 1977:321). The 1837 *Home District and Commercial Directory* (Walton 1837:64) listed a George Tarbox with the address of Lot 4, Concession 6 E. H. S., Caledon Township. In the 1851 census for Caledon Township Elisha Tarbox is listed as a 70 year old American-born farmer who lived with his wife Elizabeth and seven year old John Osbourne in a one-storey log house on the property. Their religion was described as "U. P. C." (AO, Microfilm of 1851 Census Rolls, Caledon Township, reel C-11746). The 1858 Tremaine map of Peel County placed their homelot on the north half of the east half of Lot 4 but no structures were illustrated at this time.

Three farms were enumerated for Lot 4 in the agricultural returns included with the 1861 census, including that of Elisha Tarbox. Tarbox farmed 50 acres of which 30 were cultivated and the remaining 20 left wild. No crops or livestock were recorded. Elisha Tarbox was a 78 year old American-born farmer who lived with his 64 year old wife Elizabeth in a two storey frame dwelling. Their religion was noted as “Free Church of Scotland” (AO, Microfilm of 1861 Census Rolls, Caledon Township, reel C-1062).

The north half of the east half was sold to Samuel Allison in 1864 (AO, Abstract Index to Deed Titles, Caledon Township, vol. A, reel GSU 179286). Samuel Allison was born in 1836 in Etobicoke, Ontario. His father, Andrew Allison, immigrated in 1784 at age 12 years to Orange County, New York. Eight years later, at age 20, Andrew moved to Upper Canada. Samuel Allison graduated from Victoria College, at the University of Toronto, where he trained to be a doctor, in 1860. Between 1863 until 1865 he served as a surgeon in the American Civil War. After his return he lived in Tullamore for two years, where he met his wife Susannah Wilson. A booklet edited by Jack Brooksbank notes that Dr. Samuel Allison was the first doctor to serve in the area, arriving in 1867. Samuel was also the Medical Officer of Health for Peel County. He also notes that the “large house north of Walker’s Lane on Airport Road was built by Dr. Samuel Allison” (Brooksbank n. d.:3).

A number of families were recorded for Lot 4 in the 1871 census, including that of Samuel Allison. The family owned 49 acres of which 35 were improved. The crops included wheat, oats, peas, potatoes, hay, and apples, while the livestock consisted of horses, cows, sheep, and pigs. Samuel Allison was listed as a 31 year old Ontario-born doctor who lived with his wife and two children. The family belonged to the Presbyterian church and owned one house (AO, Microfilm of 1871 Census Rolls, Caledon Township, reel C-9958). Dr. Samuel Allison practiced medicine in Caledon East for 60 years continuously from 1867-1927.

Susannah and Samuel Allison commissioned the construction of the subject farmhouse from a Brampton company, and they moved into the house on October 1, 1888. The structure also housed Dr. Allison’s medical practice. Prior to 1888 they lived in a small frame house, just north of the current building. In the early 1870’s there were a number of barn fires in the area and the barn at this property was lost. In the 1901 census, Samuel Allison was a 60 year old Ontario-born doctor who lived with his wife, a 23 year old son, and four servants. The family owned 403 acres in total and possessed four houses with a total of 15 rooms (AO, Microfilm of 1901 Census Rolls, Caledon Township, reel T-6492).

Susannah died in December, 1910 and Samuel died October 1st, 1927. They had three sons, Andrew, Samuel and Thomas. Their son Thomas Wilson Allison, born on June 7th, 1870, was also a doctor who graduated from Trinity Medical College in 1896. He practiced briefly in Grafton, Ohio, and Maberly, Ontario before joining his father in 1903. He married Elizabeth Robson Craig (born July 11th, 1877, died October 2nd, 1963) also of Caledon East. On the death of his father in 1927, Thomas inherited the property and moved his practice to his father’s large brick house, where he resided until his death on July 2nd, 1941. Ownership of the property then passed to the son of Thomas and Elizabeth, Thomas E. Allison (born May 4th, 1906, died February 17th, 1990), who married Goldie De Kneale Cuthbert (born December 16th, 1903, died February 27th, 1984). Their daughter Marina Lucille Turner (born February 25th, 1947) inherited the property in 1984. Marina Lucille Turner sold the property to the present owner Shacca Caledon Holdings Inc., in March of 2016.

The Allison family home at 16114 Airport Road, known as Allison’s Grove, was designated under the *Ontario Heritage Act* on 24 February 1993 for its architectural and historical value under by-law 93-13



(Town of Caledon 1993). Marina Turner received a Provincial designated property grant for \$3,000.00 for restoration of the main porch.

### **2.3.2 Land Use History Summary**

In summary, Lot 4 was patented to Elizabeth Lawrence Tarbox in 1821. The family occupied a log cabin and later a frame house on the northeast quarter of the lot until 1864, when that portion of Lot 4 was sold to Dr. Samuel Allison. The dwelling currently situated at 16114 Airport Road appears to have been constructed in 1888 was owned by descendants of the Allison family until March of 2016.

## **3.0 EXISTING CONDITIONS**

### **3.1 Introduction**

A field review was conducted by Lauren Archer, Cultural Heritage Specialist, ASI, on 6 October 2015 to survey and document the study area and environs. Data was collected to describe the existing conditions and integrity of the property, including the two-storey vernacular Victorian dichromatic brick building, with particular attention to possible impacts of proposed development on the property which is designated under Part IV of the *Ontario Heritage Act*. Information was also collected to identify potential impacts of the proposed development on the structure. Photographic documentation can be found in Appendix A.

### **3.2 16114 Airport Road, Caledon East**

The existing building at 16114 Airport Road, Caledon East is located on part of the east half of Lot 4, Concession 6 EHS, in the Town of Caledon. The structure was built in 1888, as the family home of Samuel and Susanna Allison. The building is a large two-storey polychromatic (dichromatic) brick Victorian farmhouse with an “L”-shaped plan and an “L” shaped covered verandah on the west and south sides. The dichromatic brick work is laid in common bond with segmented eyebrow lintels over the windows and doors (Plates 1-6). The roof is of a medium pitch and is sheathed in asphalt shingles. The foundation consists of a rough ashlar fieldstone, which has been parged from within the basement (Plates 11-12). There is a full basement. The flooring is concrete and the walls are of rough ashlar stone construction. Milled beams and joists are also visible in the basement (Plate 14).

The building fronts onto Airport Road and is set back from the road by approximately 28 metres. The building sits on a small hill, raising it above the front yard (Plate 1). A pedestrian sidewalk runs the length of the front of the property. A gravel driveway is located along the south side of the property, off of Airport Road. The landscaping consists of a manicured lawn, with mature evergreen trees, and two stands of sumac bushes (Plates 7-8).

The west (front) elevation consists of a front gable, the former main entranceway to the home, which has been boarded up. A small white wooden door appears on the second storey, which would have originally led to a balcony above the main entranceway. A 2/2 sash wood window is also found on the second storey. This elevation also includes a main floor bay window with three windows, a flat roof, and Italianate cornice brackets. The bay window is primarily buff -coloured brick. The main entranceway transom is still visible and is in use as a window. Decorative features include the buff brick quoins, a diamond shaped buff brick pattern in the gable end, and the wooden bargeboard (Plates 1-2). The front elevation of the south wing consists of a steep gable with a diamond pattern, a window opening, a





secondary entranceway and two main floor windows, as well as part of the “L” shaped verandah (Plates 4, 9).

The south (side) elevation (Plates 4-5) consists of a large gable end with decorative bargeboard, four window openings, and buff brick quoins, diamond pattern and eyebrow lintels. The west wing of the south elevation consists of two gables, one of which retains its decorative bargeboard, and part of the “L”-shaped verandah (Plate 9). A Town of Caledon Heritage Structure plaque is found under the verandah, beside one of the side entranceways (Plate 10). The east (rear) elevation consists of one large wall, with a small steep gable placed asymmetrically above a rear entranceway and 2/2 sash wood window. An additional rear entrances offsets this entrance to the north end of the building. Two bricked-in window openings are visible on the main floor. The rear of the property slopes downwards slightly away from the house (Plate 3).

The interior of the building features an expansive main floor with many large rooms, including a large kitchen, a bathroom, and rooms that appear to have been repurposed for an office space. Rooms have been partially reframed and refinished, with exposed drywall and framing (Plate 13). Where original finishes remain, they are deteriorated (Plate 15). A fire in the 1940s damaged the interior of the main floor. Scorch marks are visible within the window casings. Some original interior features, including an ornamental plaster medallion, remain in place, and where work has been left partially complete and exposed beams and joists are visible (Plate 16). Solid wood doors and some original trim are found throughout the rear (west) wing. In the front (east) wing, the main living area has been converted for use as an office space. No original trim remains in this room. It appears that the original chimney has been covered up, as has the original entranceway (Plate 18).

The upper floors are accessed by a central staircase located on the north side of the building (Plates 20a-20b). This staircase has been significantly altered. The original handrail and spindles have been removed and have been partially replaced with inappropriate contemporary materials. The second floor of the building includes a large sitting room and several former bedrooms (Plates 21-22). Large cracks are visible throughout the original lath and plaster (Plates 23a-b). The west (front) wing includes a second storey exit, which would have formerly led to the balcony above the main entranceway. This solid wood door includes an ornate doorknob and opens into open air (Plates 25a-b). The east wing appears to have been self contained living quarters with its own kitchen and bathroom. The second floor of the building also includes several open rooms with exposed brick walls, wood beams and joists, wood support beams, and wood slat flooring. The balloon frame structure is evident. Insulation can be seen between the framing in the walls. Exposed brick can be seen, as well as the original interior chimney structure (Plates 24a-b, 27-30, 32).

The house was severely damaged by fire in the 1940's. The “L” verandah has been reconstructed and renovated in the past 10 years. At the time of designation the pillars were severely rotted, as were sections of the verandah roof and bargeboard. The small verandah on the top of the smaller porch and the front bay window were formerly trimmed with cast iron decorative railings. Original materials, such as the cast iron pieces and the original handrail, are displaced throughout the building, and appear to have been retained for the purpose of reuse or salvage (Plates 26b, 31a-b).

### **3.3 The Surrounding Environs**

The surrounding environs include the historic downtown of Caledon East, formerly known as Tarbox Corners and Paisley. Immediately adjacent to the site, on Walkers Road, is a property known to be the



home of original settlers of the area, Elizabeth and Elisha Tarbox. This property, at 5 Walkers Road, was originally associated with the 200-acre grant awarded to Elizabeth Tarbox, who was the daughter of Richard Lawrence, a United Empire Loyalist. The rear of the property at 16114 Airport Road is dominated by a woodlot and wetland area, which is excluded from development.



Figure 9: 5 Walkers Road, home of Elizabeth and Elisha Tarbox, from the Caledon East Walking Tour.



Figure 10: 16114 Airport Road from Settling the Hills, The Caledon East and District Historical Society.



Figure 11: 16114 Airport Road circa 1986-1994



Figure 12: 16114 Airport Road circa 1986-1994



## 4.0 CULTURAL HERITAGE VALUE OF 16114 AIRPORT ROAD, CALEDON EAST

### 4.1 Evaluation

The property located at 16114 Airport Road, Caledon East, known as Allison's Grove, has been designated by the Town of Caledon by By-Law 93-13 and Amending By-Law 95-08. (See Appendix D) Consequently, the property is considered to be of cultural heritage interest.

Table 2 contains the evaluation of 16114 Airport Road, Caledon East, against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 2: Evaluation of 16114 Airport Road, Caledon East using Ontario Regulation 9/06**

1. The property has design value or physical value because it :

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	<p>The subject property is a representative example of a large two-storey polychromatic (dichromatic) brick Victorian farmhouse with an "L"-shaped plan and an "L" shaped covered verandah. The polychromatic brick work is laid in common bond with segmented eyebrow lintels over the windows and doors. The roof is of a medium pitch and is sheathed in asphalt shingles. The foundation consists of a rough ashlar fieldstone. The front elevation includes former main entranceway to the home, which has been boarded up, a small white wooden door, which would have originally led to a second storey balcony above the main entranceway, and a main floor bay window, with three windows, a flat roof and Italianate cornice brackets. The bay window is primarily buff-coloured brick. The main entranceway transom is still visible and is in use as a window. Decorative features include the buff brick quoins, a diamond shaped buff brick pattern in the gable end, as well as wooden bargeboard. The building retains several 2/2 wood windows, although the majority of the windows have been replaced. A Town of Caledon Heritage Structure plaque is found under the verandah, beside one of the side entranceways.</p> <p>The interior has been significantly altered, either by recent renovations, or by a fire in the 1940s. Some original features, including interior doors, trim, stairway railing, and exterior cast iron details remain, either in place, or is storage throughout the building. Original interior features include floorboards, beams and joists, stone foundations, and the exposed balloon frame structure.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	The subject property displays a degree of craftsmanship and artistry consistent with techniques contemporary to its construction, and therefore does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	The subject property does not include the use of techniques or technologies which would have demonstrated a high degree of technical or scientific achievement, and therefore does not meet this criterion.

**Table 2: Evaluation of 16114 Airport Road, Caledon East using Ontario Regulation 9/06**

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	<p>The subject property has direct associations with the Tarbox and Allison families, both prominent families in Caledon East. The Crown Patent for 200 acres at Lot 4, Con 6 was granted to Elizabeth Tarbox in 1821. Elizabeth was the daughter of Richard Lawrence, a United Empire Loyalist who had settled in New Brunswick. Elizabeth and Elisha Tarbox received the land on Lot 4 owing to the family's Loyalist roots. The Tarbox family were amongst the earliest settlers of Caledon East, which was also known historically as Tarbox Corners. The Allison family purchased part of the property in 1867, and built the current farmhouse in 1888.</p> <p>The property is also connected to the early medical infrastructure of Upper Canada as the home of Dr. Samuel Allison. Samuel Allison was born in 1836 in Etobicoke, Ontario he graduated from the University of Toronto, where he trained to be a doctor in 1860. From 1863 until 1865 he served as a surgeon in the American Civil War. Dr. Samuel Allison was the first doctor to serve in Caledon Township, arriving in 1867. Samuel was also the Medical Officer of Health for Peel County, and rode on horseback to provide medical services to the residents. His son, Thomas Allison, also served as a doctor and inherited the practice after his father's death in 1927. The property was in use as a medical office from 1888-1941.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property yields and has the potential to yield information about early medical practice in Caledon East, as the location of Dr. Samuel Allison, and Dr. Thomas Allison's medical practice, and therefore, this property meets this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The subject property was built by a construction company from Brampton, who does not appear to have significance to the community, and therefore does not meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	<i>Analysis</i>
i. is important in defining, maintaining or supporting the character of an area;	The subject property is important in defining the early character of Caledon East as the location of Dr. Samuel Allison, and Dr. Thomas Allison's medical practice, and therefore, this property meets this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The subject property is physically linked to the historic settlement area of Caledon East, known historically as Tarbox Corners and Paisley. The property is historically linked to the development and growth of Caledon East as the location of Dr. Samuel Allison, and Dr. Thomas Allison's medical practice, and therefore, this property meets this criterion.
iii. is a landmark.	The subject property is not considered a landmark, as it is not located in a

**Table 2: Evaluation of 16114 Airport Road, Caledon East using Ontario Regulation 9/06**

place of visible prominence within Caledon East. It is also not included as a property of note, or identified as a landmark, in secondary sources, and therefore does not meet this criterion.

The subject property at 16114 Airport Road, Caledon East, known as Allison's Grove, is known to meet at least one of the criteria contained in Ontario Regulation 9/06 and has been previously designated under Part IV of the *Ontario Heritage Act*.

#### **4.2 Statement of Cultural Heritage Value or Interest for at 16114 Airport Road, Caledon East**

The existing building at 16114 Airport Road, Caledon East is located on part of the east half of Lot 4, Concession 6 EHS, in the Town of Caledon. The structure was built in 1888 as the family home of Samuel and Susanna Allison. The building fronts onto Airport Road, and is set back from the road by approximately 28 metres. The building sits on a small hill, raising it above the front yard. It is located northwest of the historic settlement area of Caledon East, formerly known as Tarbox Corners and Paisley. The rear of the property is dominated by a woodlot and wetland area.

##### **Design/Architectural:**

The building at 16114 Airport Road, Caledon East, known as Allison's Grove, has design value as a large two-storey polychromatic (dichromatic) brick Victorian farmhouse with an "L"-shaped plan and an "L" shaped covered verandah. The home was constructed as the primary residence and medical practice of Samuel Allison and his family in 1888. The polychromatic brick work is laid in common bond with segmented eyebrow lintels over the windows and doors. The roof is of a medium pitch and is sheathed in asphalt shingles. The foundation consists of a rough ashlar fieldstone. The front elevation includes former main entranceway to the home, which has been boarded up, a small white wooden door, which would have originally led to a second storey balcony above the main entranceway and a main floor bay window, with three windows, a flat roof and Italianate cornice brackets. The bay window is primarily buff-coloured brick. The main entranceway transom is still visible and is in use as a window. Decorative features include the buff brick quoins, a diamond shaped buff brick pattern in the gable end, as well as wooden bargeboard. The building retains several 2/2 wood windows, although the majority of the windows have been replaced. A Town of Caledon Heritage Structure plaque is found under the verandah, beside one of the side entranceways.

##### **Historical/Associative:**

16114 Airport Road, Caledon East has historical value due to its direct associations with the Tarbox and Allison families, both prominent families in Caledon East. The Crown Patent for 200 acres at Lot 4, Concession 6 was granted to Elizabeth Tarbox in 1821. Elizabeth was the daughter of Richard Lawrence, a United Empire Loyalist who had settled in New Brunswick. Elizabeth and Elisha Tarbox received the land on Lot 4 owing to the family's Loyalist roots. The Tarbox family were amongst the earliest settlers of Caledon East, which was also known historically as Tarbox Corners. The Allison family purchased part of the property in 1867, and built the current farmhouse in 1888.

The property is also has value due to its associations with the early medical infrastructure of Upper Canada as the home of Dr. Samuel Allison. Samuel Allison was born in 1836 in Etobicoke, Ontario. He



graduated from the University of Toronto where he trained to be a doctor in 1860. From 1863 until 1865 he served as a surgeon in the American Civil War. Dr. Samuel Allison was the first doctor to serve in Caledon Township, arriving in 1867. Samuel was also the Medical Officer of Health for Peel County, and rode on horseback to provide medical services to the residents. His son, Thomas Allison, also served as a doctor and inherited the practice after his father's death in 1927. The property was used as a medical office until Thomas's death in

### **Contextual:**

The subject property has contextual value due to its physical location within the historic settlement area of Caledon East, known historically as Tarbox Corners and Paisley. The property is historically linked to the development and growth of Caledon East as the location of Dr. Samuel Allison and Dr. Thomas Allison's medical practices and is important in defining the early character of the area.

Heritage attributes that express the values of the subject property include:

- Stone foundations;
- Original siting, scale and massing;
- L-Shaped plan;
- Raised location on hill above property;
- Polychromatic brick exterior;
- Balloon frame construction;
- Original window openings and doorways;
- Gabled roofline with bargeboard;
- Bay window, cornice brackets;
- Second storey wooden door;
- Interior plaster medallion;
- L-Shaped verandah;
- 2/2 wood windows;
- Original carpentry, including floorboards, beams and joists;
- Medical practice and service office history; and
- Boundary identified within the Town of Caledon Amending By-law 95-08;

## **5.0 CONSERVATION STRATEGY**

### **5.1 Proposed Work**

The proponent has proposed a mixed use development on the subject property which includes 32 residential condo units, and 14,800 square feet of retail space in two commercial buildings. The proponent proposes to retain the existing building in situ and adapt it for use as a retail commercial building. The proposed work includes the retention of the existing L-shaped verandah, and the reconstruction of the front entranceway balcony verandah. The site also includes 74 parking spaces, a buffer between the rear of the property and the woodlot and wetland area to the west, a road widening at the entrance to the Condo Road off of Airport Road to access



the retail parking lot off of Walker Road East, and daylight triangle at the corner of Walker Road East and Airport Road.

See Appendix B and C for existing conditions and for the preliminary site plan of the proposed development.

### **5.1.1 Measurement of Development or Site Alteration Impact**

The proposed plan will retain the identified heritage resource and convert it for a new use as a retail space. The proponent proposes to retain the existing building in situ. The proposed work includes the retention of the existing L-shaped verandah and the reconstruction of the front entranceway balcony verandah. These alterations may impact the identified cultural heritage value and heritage attributes of the subject building.

### **5.1.2 Impact Assessment**

To assess the potential impacts of the proposed development on the cultural heritage value of the property located at 16114 Airport Road, Caledon East, the identified heritage attributes were considered against a range of possible impacts as outlined in the *Ontario Heritage Tool Kit* (2006), which include:

- Destruction of any, or part of any, significant heritage attribute or feature.
- Alteration which means a change in any manner and includes restoration, renovation, repair or disturbance.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature of plantings, such as a garden.
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.
- Direct or indirect obstruction of significant views or vistas from, within, or to a built and natural feature.
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- Soil disturbance such as a change in grade, or an alteration of the drainage pattern or excavation.

Based on the current proposed development concept (Appendix C), 16114 Airport Road, Caledon East will be directly impacted through the adaptive reuse of the subject building through alteration, a change of use, and through soil disturbance.

Table 3: Impact Assessment – 16114 Airport Road, Caledon East	
Impact	Potential impacts of a the new development and adaptive reuse of 16114 Airport Road, Caledon East
Destruction, removal or relocation	The proposed development will not remove the resource, as such, this category is not applicable.
Alteration	The proposed development will precipitate the following alterations to the subject property:





Table 3: Impact Assessment – 16114 Airport Road, Caledon East	
Impact	Potential impacts of a the new development and adaptive reuse of 16114 Airport Road, Caledon East
	<ul style="list-style-type: none"> <li>- Change from residential use to commercial retail use;</li> <li>- Reconstruction of the front entranceway two-storey verandah;</li> <li>- Construction of a rear addition around a rear access point; and;</li> <li>- Alteration of the grading around the building and landscaping to accommodate a pedestrian walkway and parking;</li> </ul> <p>The Proposed Development Concept (see Appendix C) demonstrates alteration to the visual relationship of the subject property to the surrounding area. However, alteration to this visual setting would not impact the identified heritage attributes of the subject structure.</p>
Shadows	The property may be impacted by shadows from the proposed condo units to the north and west, however, any potential shadows would not impact the identified heritage attributes of the property.
Isolation	The proposed development includes the retention of the building in situ, maintaining the relationship of the structure with the surrounding environment and context and its significant relationship with Caledon East.
Direct or indirect obstruction of significant views	No significant views have been identified for the subject site. However, the proposed development will alter views of the subject building from the north on Airport Road, looking south. The property is not currently visible from the south on Airport Road looking north, or from Walkers Road looking north.
A change in land use	Rezoning of the property from residential to mixed-use commercial and residential property will not negatively impact identified heritage attributes associated with the property, and is consistent with the previous use of the property as a medical office and residence. The change in building use, from residential to commercial retail, will impact the historical association of the house with medical service uses.
Soil disturbance	There is expected soil disturbance involved in construction of the proposed building. Re-grading of the site to allow for the construction of a pedestrian walkway and parking lot may negatively impact the raised siting of the building, which has been identified as a heritage attribute.

## 5.2 Conservation Strategy Objectives

Based on the results of archival research, a site visit, heritage evaluation, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed. The conservation strategy has been developed in accordance with the Ministry of Culture’s *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix D). In addition, Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places* recommendations have been considered, and in particular that the developer “use the gentlest means possible for any intervention” in order to “respect heritage value when undertaking an intervention.” Thus, the conservation strategy has been designed to:



- Avoid identified heritage attributes.

As such, the following conservation objective should be adopted:

- The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with 16114 Airport Road, Caledon East, and to result in sympathetic and compatible alterations to the property.

## 6.0 CONSERVATION AND MITIGATION RECOMMENDATIONS

The proposed development at 16114 Airport Road, Caledon East, will retain and adaptively reuse the subject structure. Based on the results of archival research, a field review, site analysis, and review of identified cultural heritage resources and their associated character-defining attributes, the subject property was determined to retain heritage value. The following recommendations have been made based on the determined heritage values of the identified cultural heritage resource and in consideration of overall impacts to the property and surrounding environs:

1. The proposed development should be planned to avoid direct and indirect impacts to heritage attributes associated with 16114 Airport Road, Caledon East, to result in sympathetic and compatible alterations to the property. This should take the form of a Strategic Conservation Plan, which should be completed to be consistent with the guiding principles identified in Appendix D.
2. The proposed development includes the retention and adaptive reuse of the building in situ. This adaptive reuse should be undertaken to avoid direct and indirect impacts to heritage attributes identified in this report. Retention of the original scale, massing, and heritage attributes of the building should be undertaken.
3. The change of the building from a residential use to commercial retail use should be undertaken with consideration of the historical use of the building. In particular, a medical, pharmacy, or health services use would be a preferred option.
4. The reconstruction of the former front entranceway two-storey verandah and rear addition, in addition to the re-instatement of missing decorative bargeboard, should be planned and undertaken using documentary evidence including the provided photographs of these features.
5. Soil disturbance and re-grading of the site to allow for the construction of a pedestrian walkway and parking lot may negatively impact the siting of the building on a raised hill. Alteration of the grading around the building and landscaping should be planned and undertaken to retain this heritage attribute. Consideration of retaining this grade difference should be considered during the detailed design phase.
6. This Cultural Heritage Impact Assessment report should be sent to the Heritage Resource Officer, Community Services at the Town of Caledon. Following the review and revision process, the final report should be submitted to the Town of Caledon as well as the PAMA Peel Archives for archival purposes.



## 7.0 REFERENCES

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## APPENDIX A: Photographic Documentation



Plate 1: View southwest towards the building at 16114 Airport Road.



Plate 2: Front elevation, 16114 Airport Road, looking southwesterly.





Plate 3: Rear elevation, 16114 Airport Road, looking northeasterly.



Plate 4: Oblique view of the south and front elevations, looking west.



Plate 5: View of  
the south  
elevation,  
looking  
northwest.



Plate 6: Oblique  
view of the north  
elevation,  
looking  
southeast.





Plate 7: View towards Airport Road, from the interior of the property, looking northeast.

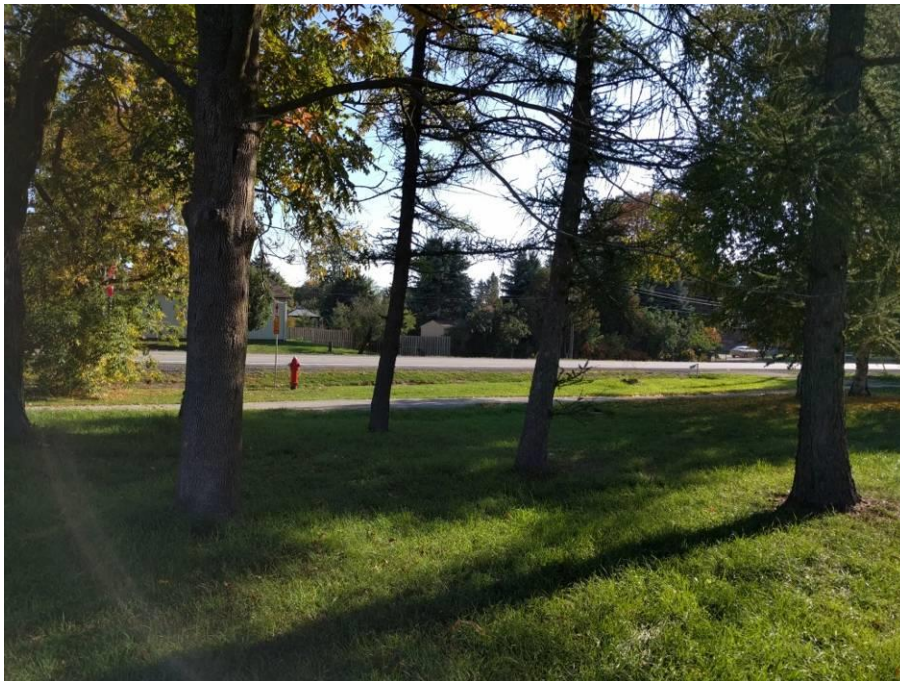


Plate 8: Mature evergreen trees, located between building at 16114 Airport Road and Airport Road, looking east.



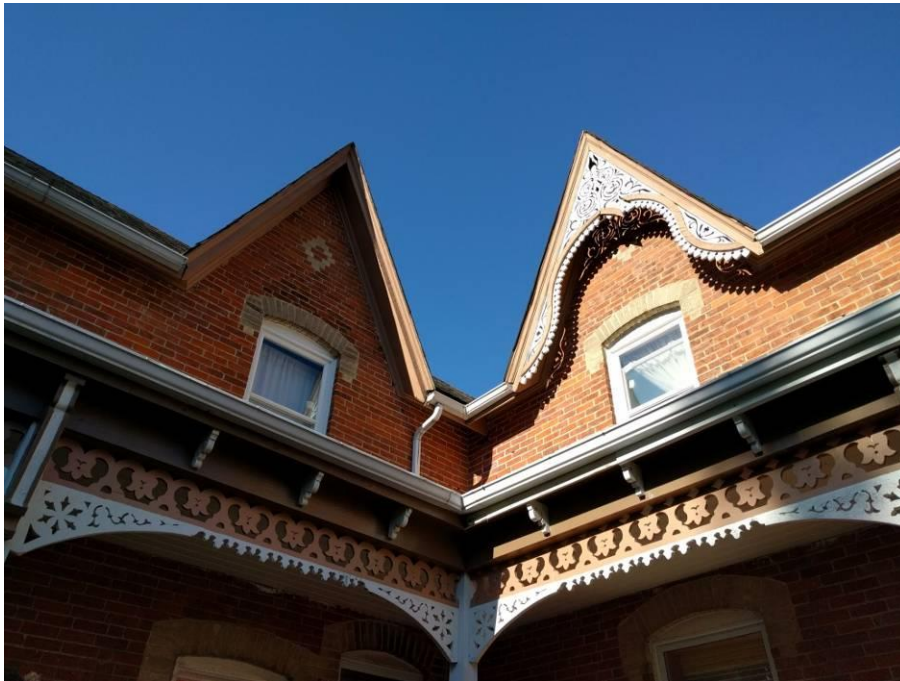


Plate 9: Detail view of verandah trelliswork, gable end bargeboard decoration, dichromatic brick pattern and eyebrow window lintels.



Plate 10: Detail of Town of Caledon Heritage Structure plaque.



Plate 11: Detail view of deteriorated mortar, and rubble stone foundation, southerly corner of rear elevation.



Plate 12: Interior view of rubble stone foundation from within basement, with milled beams and joists.





Plate 13: Interior view of rear entranceway, partially completed renovations



Plate 14: Interior view of milled beams and joists from within the basement.



Plate 15: Interior view of primary kitchen space, first floor.



Plate 16: Detail view of plaster ceiling medallion, light fixture, and balloon framing, first floor.



Plate 17: View of primary kitchen space, looking towards bathroom, first floor.



Plate 18: View of front living room space, first floor, looking towards kitchen.





Plate 19: View of side entranceway, leading to verandah, and fireplace, first floor.



Plate 20a and 20b: Detail view of staircase to second floor, with removed banister.





Plate 21: View toward the front of the house, second floor living space.



Plate 22: View toward the front of the house, second floor living space.



Plate 23a - 23b:  
Detail of signs of  
settling, front of  
house, lathe and  
plaster  
separation.



Plate 24a -24b:  
View of the  
interior  
structure, front  
southeast corner  
of second floor.



Plate 25a-25b:  
Second storey  
porch door,  
opening to  
empty air. Gable  
window as seen  
from second  
storey door.



Plate 26a-26b:  
Detail of second  
storey porch  
doorknob and  
cast iron porch  
elements.





Plate 27: Interior detail of balloon frame structure, and interior chimney.

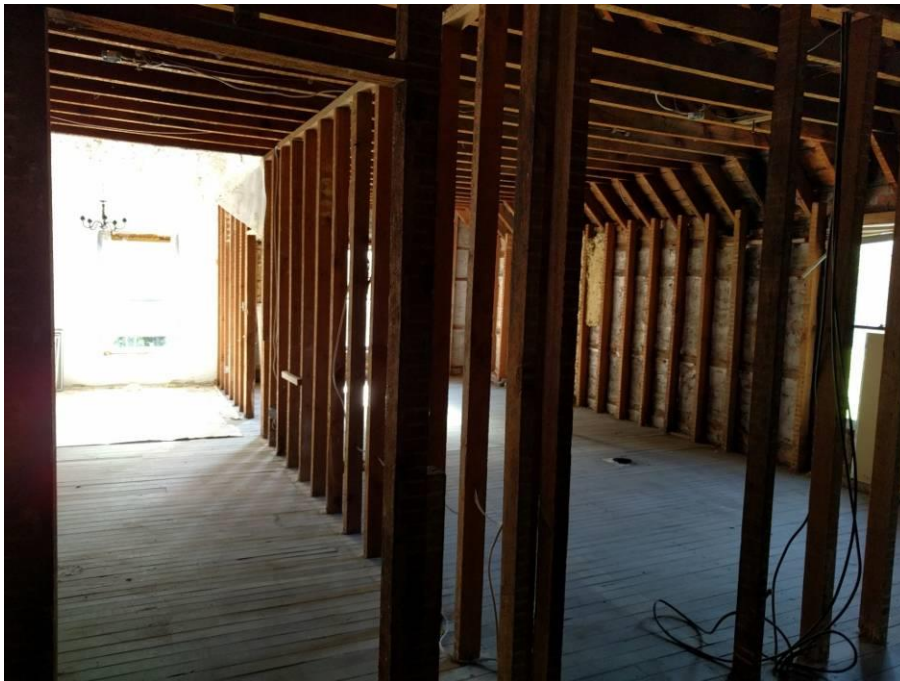


Plate 28: Interior view, second storey rear with exposed balloon frame structure.





Plate 29: Interior view, second storey rear balloon frame with former room plan visible in floor.



Plate 30: Detail interior view, second storey rear balloon frame structure



Plate 31a-31b:  
Original  
staircase  
handrail,  
collection of trim  
from throughout  
house.

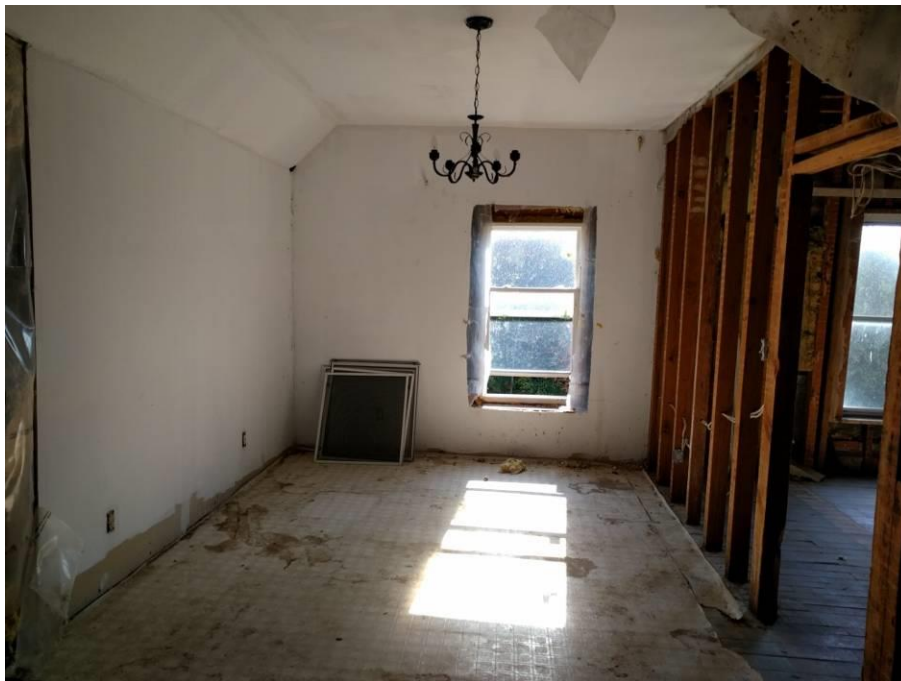


Plate 32: Second  
storey former  
kitchen area at  
rear of house.

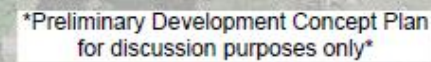
## **APPENDIX B: Existing Conditions Site Plan**







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Scale 1:1250  
August 28, 2019





#### **APPENDIX D: Conservation Principles**

- Ministry of Culture's Eight Guiding Principles in the Conservation of Built Heritage Properties
- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

### Eight Guiding Principles in the Conservation of Built Heritage Properties

**1. RESPECT FOR DOCUMENTARY EVIDENCE:**

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

**2. RESPECT FOR THE ORIGINAL LOCATION:**

Do not move buildings unless there is no other means to save them.

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

**3. RESPECT FOR HISTORIC MATERIAL:**

Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

**4. RESPECT FOR ORIGINAL FABRIC:**

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

**5. RESPECT FOR THE BUILDING'S HISTORY:**

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

**6. REVERSIBILITY:**

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

**7. LEGIBILITY:**

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

**8. MAINTENANCE:**

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(Source: [http://www.culture.gov.on.ca/english/heritage/info\\_sheets/info\\_sheet\\_8principles.htm](http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm))



### Standards for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

### **Additional Standards Relating to Rehabilitation**

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.





3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

#### **Additional Standards Relating to Restoration**

1. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
2. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Source: Excerpted from Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2003)

## **APPENDIX E: Designation ByLaws**

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 95-08

Being a by-law to amend By-law 93-13

WHEREAS section 32 of the **Ontario Heritage Act** (R.S.O. 1990, chap. 0.18) provides that an owner of designated property may apply to the council of the municipality in which the property is situated to repeal the by-law or part thereof designating the property

AND WHEREAS the Council of The Corporation of the Town of Caledon deems it expedient to repeal a part of the by-law designating the lands legally described as Part of Lot 4, Concession 6, E.H.S., in the geographic Township of Caledon, now in the Town of Caledon in the Regional Municipality of Peel

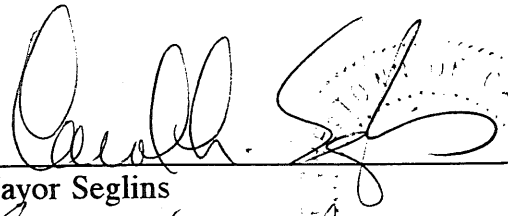
NOW THEREFORE the Council of The Corporation of the Town of Caledon ENACTS AS FOLLOWS.

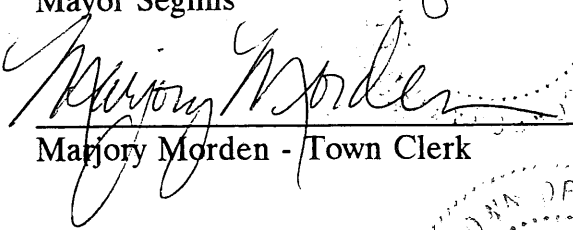
1. That Schedule "A" and the sketch attached to By-law 93-13 be and the same are hereby deleted and Schedule "A" and the sketch attached to the herein by-law be substituted therefor.

READ A FIRST, SECOND AND THIRD TIME

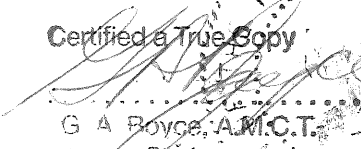
AND PASSED IN OPEN COUNCIL

THIS 16TH DAY OF JANUARY 1995

  
Mayor Seglins

  
Marjory Morden - Town Clerk

  
Certified a True Copy

  
G. A. Boyce, A.M.C.T.

Acting Clerk

Town of Caledon

Schedule "A" to By-law 95-08

**DESCRIPTION OF THAT PART OF TURNER LANDS - TO BE  
DESIGNATED UNDER THE ONTARIO HERITAGE ACT**

THOSE LANDS AND PREMISES located in the following municipality, namely in the Town of Caledon, Regional Municipality of Peel, formerly in the Township of Caledon, County of Peel, and being composed of Part of the East Half of Lot 4, Concession 6, East of Hurontario Street in the said Township of Caledon and which parcel may be described as follows;

PREMISING that the northeast limit of Part 3, on Deposited Plan 43R-20293 has an astronomic bearing of North 44 degrees 23 minutes 10 seconds West and relating all bearings herein thereto;

COMMENCING at an iron bar found marking the most westerly angle of Part 3, Deposited Plan 43R-20293 and which point may be located as follows;

BEGINNING at an iron bar found at the most northerly angle of the East Half of Lot 4, Concession 6, E.H.S.;

THENCE South 44 degrees 23 minutes 10 seconds East, along the southwest limit of the original road allowance between the former Townships of Caledon and Albion, a distance of 623.53 feet, more or less, to an iron bar found marking the intersection thereof with a line drawn parallel to and distant 8 feet perpendicular from, and northwest of, the northwest wall of the 2 storey building and which point is also the most northerly angle of Part 3, Deposited Plan 43R-20293;

THENCE South 46 degrees 28 minutes 00 seconds West, along the aforesaid parallel line a distance of 26.04 feet, more or less, to the point of commencement;

THENCE south 46 degrees 28 minutes 10 seconds West along the last said parallel line a distance of 128.96 feet, more or less, to the intersection thereof with a line drawn parallel to and distant 8 feet perpendicular from, and southwest of, the southwest wall of the said brick building;

THENCE South 43 degrees 39 minutes 30 seconds East along the last said parallel line a distance of 71.0 feet, more or less, to the intersection thereof with a line drawn parallel to and distant 8 feet perpendicular from, and southeast of, the southeast wall of the said brick building;

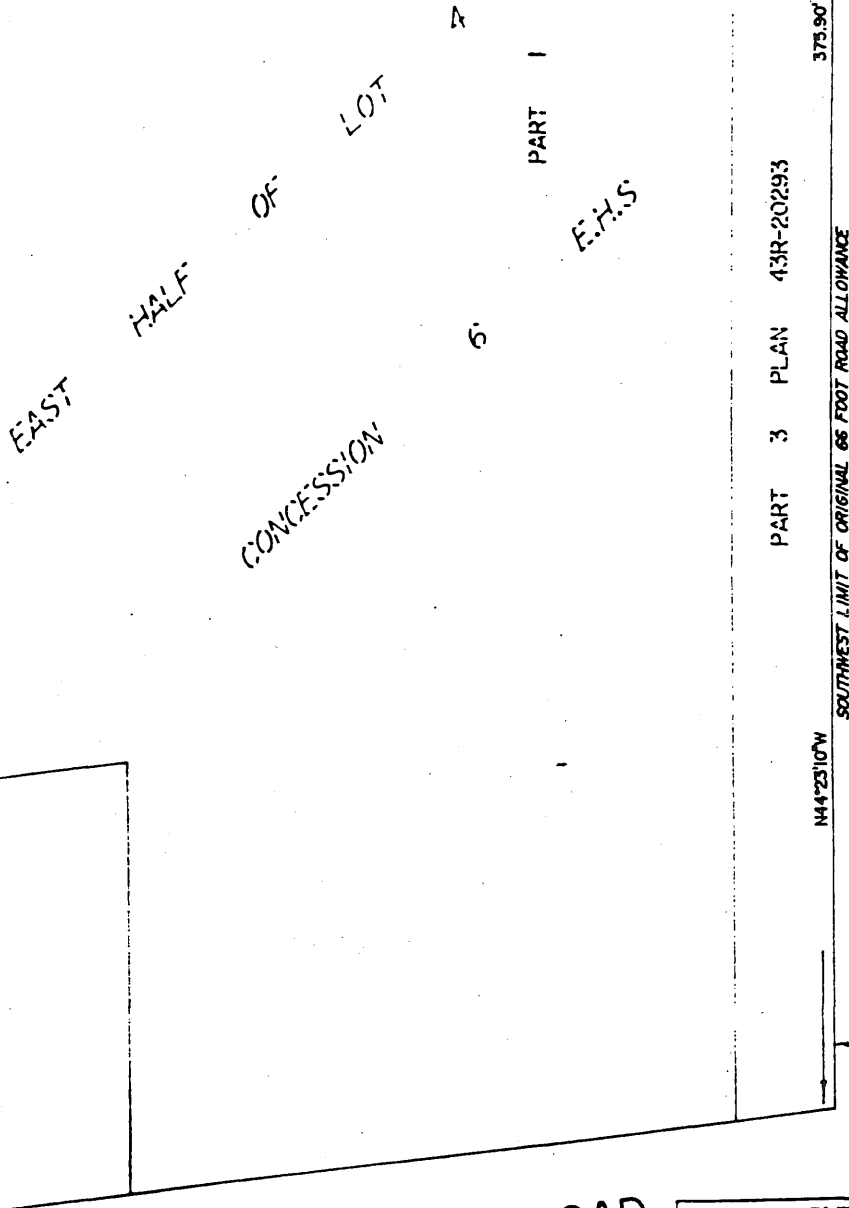
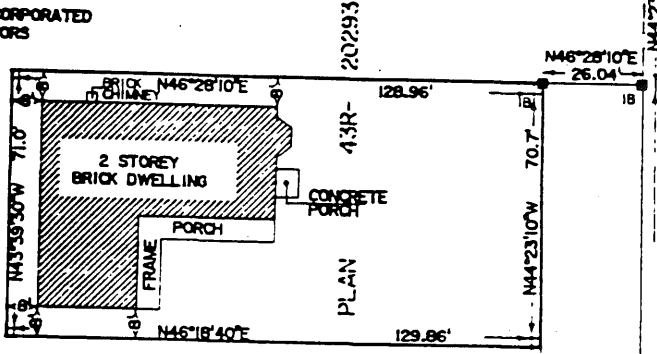
THENCE North 46 degrees 18 minutes 40 seconds East along the last said parallel line, a distance of 129.86 feet, more or less, to the intersection thereof with the southwest limit of Part 3 on Deposited Plan 43R-20293;

THENCE North 44 degrees 23 minutes 10 seconds West along the last said southwest limit of Part 3, Plan 43R-20293, a distance of 70.7 feet, more or less, to the point of commencement.



SKETCH TO ACCOMPANY HERITAGE DESIGNATION  
**PART OF THE EAST HALF OF LOT 4**  
**CONCESSION 6, E.H.S.**  
 FORMERLY IN THE TOWNSHIP OF CALEDON  
 COUNTY OF PEEL, NOW IN THE  
**TOWN OF CALEDON**  
**REGIONAL MUNICIPALITY OF PEEL**  
 SCALE 1" = 40'

BIASON SURVEYING INCORPORATED  
 ONTARIO LAND SURVEYORS  
 1994



DECEMBER 8th, 1994

BIASON SURVEYING INCORPORATED  
 ONTARIO LAND SURVEYORS  
 P.O. BOX 67 BOLTON, ONTARIO L7E 5T1  
 (905) 857-0541

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="font-size: 24pt; font-weight: bold;">R01031619</p> <p style="text-align: center;">CERTIFICATE OF REGISTRATION CERTIFICAT D'ENREGISTREMENT PEEL (43) BRAMPTON</p> <p style="text-align: center;">'93 02 24 10 50</p> <p style="text-align: center;"><i>[Signature]</i></p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">LAND REGISTRAR/REGISTRAR (LP)</p> <p>New Property Identifiers</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 4 pages <span style="float: right;">2</span></p>
	<p>(3) Property Identifier(s) Block Property</p>	<p>Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document Town of Caledon By-law No. 93-13</p>	
	<p>(5) Consideration Nil Dollars \$ Nil</p>	
	<p>(6) Description Town of Caledon, Regional Municipality of Peel, formerly Township of Caledon, County of Peel, being part of the East Half of Lot 4, Concession 6, East of Hurontario Street, and more particularly described in Schedule "A" attached, Page 3.</p> <p style="text-align: center;"><i>[Signature]</i></p>	
<p>(7) This Document Contains:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>(a) <del>Redevelopment</del> <del>New Subdivision</del> Plan/Sketch <input checked="" type="checkbox"/></p> </div> <div style="width: 50%;"> <p>(b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> </div> </div>		

(8) This Document provides as follows:

Pursuant to the Ontario Heritage Act, Section 29, R.S.O. 1990, certain lands are designated as being of architectural and historical value or interest. See Attached.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

THE CORPORATION OF THE TOWN OF CALEDON per:

*[Signature]*  
Norman Calder, Mayor

1993 2 17

*[Signature]*  
Marjory Morden, Clerk

1993 2 17

We have the authority to bind the Corporation

(11) Address for Service

P.O. Box 1000, 200 Church St. Caledon East, Ontario LON 1E0

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature  
Y M D

(13) Address for Service

Municipal Address of Property

Airport Road  
Caledon East, Ontario

(15) Document Prepared by:

Town of Caledon, Legal Dept.  
P.O. Box 1000  
200 Church Street  
Caledon East, Ontario  
LON 1E0

Fees and Tax

Registration Fee

Total



# THE CORPORATION OF THE TOWN OF CALEDON

## BY-LAW 93 - 13

### To designate properties as being of architectural and historical value under the Ontario Heritage Act.

**WHEREAS** Section 29 of The Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and historical value or interest;

**AND WHEREAS** the Council of The Corporation of the Town of Caledon has caused to be served on the owners of the lands and premises know as (1) Allison's Grove, Pt. of E1/2 of Lot 4, Conc. 6 EHS, Former Township of Caledon, and upon The Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the Clerk of the municipality;

1. (a) Allison's Grove

There is designated as being of architectural and historical value or interest, the real property known as "Allison's Grove", Pt. of E 1/2 of Lot 4, Conc. 6 EHS, formerly in the Township of Caledon, Town of Caledon, Regional Municipality of Peel,

Reasons for Designation

Samuel & Susannah Allison moved into their new home on October 1st, 1888. It has never been owned by any other family in its 103 year history. Extravagantly decorated in metal and wooden trim the dichromatic brick building has become a Caledon East landmark. Historic designation of the building recognizes the considerate contribution made by the Allison Family to their Community and Province.



2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described herein in the property land registry.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owners of the aforesaid properties and on The Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

A full historical and architectural description of the subject property is available from the Heritage Resource Office of The Corporation of the Town of Caledon.

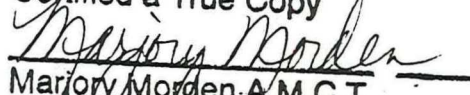
Read a first, second, and third time)

and finally passed this 1st day of )

February, 1993.

  
Mayor  
  
Clerk

Certified a True Copy

  
Marjory Morden A.M.C.T.  
Clerk  
Town of Caledon

SCHEDULE "A"

DESCRIPTION OF THAT PART OF ALLISON LANDS TO BE  
DESIGNATED UNDER THE ONTARIO HERITAGE ACT

THOSE LANDS AND PREMISES located in the following municipality, namely, in the Town of Caledon, in the Regional Municipality of Peel, formerly in the Township of Caledon, County of Peel, and being composed of Part of the East Half of Lot 4, Concession 6 East of Hurontario Street in the said Township of Caledon and which parcel may be described as follows;

PREMISING that the south-westerly limit of Airport Road, being also the south-westerly limit of the Road Allowance between the former Townships of Albion and Caledon, has an astronomic bearing of North 44 degrees 23 minutes 10 seconds West and relating all bearings herein thereto

COMMENCING at the intersection of the said southwest limit of Airport Road with a line drawn parallel to and distant 8 feet perpendicular from and northwest of the northwest wall of the 2 storey brick building, which point is distant 623.53 feet, more or less, south-east of the most northerly angle of the said East Half of Lot 4, Concession 6 East of Hurontario Street

THENCE South 46 degrees 28 minutes 10 seconds West, along the said parallel line, a distance of 155.00 feet, more or less, to the intersection thereof with a line drawn parallel to and distant 8 feet perpendicular from, and southwest of the south-westerly wall of the said brick building

THENCE South 43 degrees 39 minutes 30 seconds East along the last said parallel line, a distance of 397.00 feet, more or less, to the intersection thereof with the northwest limit of the Given Road known as Walker's Road

THENCE North 38 degrees 57 minutes 00 seconds East along the last said northwest limit of the Given Road known as Walker's Road, a distance of 161.5 feet, more or less, to the intersection thereof with the southwest limit of the said Airport Road

THENCE North 44 degrees 23 minutes 10 seconds West along the last said southwest limit of Airport Road, a distance of 375.90 feet, more or less, to the point of commencement.

NEW DESCRIPTION



**ART OF THE EAST HALF OF LOT 4**  
**CONCESSION 6, E.H.S.**  
FORMERLY IN THE TOWNSHIP OF CALEDON  
COUNTY OF PEEL, NOW IN THE  
**TOWN OF CALEDON**  
**REGIONAL MUNICIPALITY OF PEEL**

SCALE 1" = 40'  
JASON SURVEYING INCORPORATED  
ONTARIO LAND SURVEYORS

MOST NORTHERLY ANGLE  
E1/2 LOT 4, CON 6 E.H.S.

623.53'  
N44°23'10"W

