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February 27, 2017

Erin Semande  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

ONTARIO HERITAGE TRUST

MAR 02 2017

RECEIVED

Dear Erin,

**RE: Heritage Designation By-law Amendments for two properties:**

- 1) Wright-Didd House, 1565 Queen Street East, Alton  
Lot 11, Block 2, Plan CAL5 (Caledon); Part Lot 12, Block 2, Plan CAL5  
(Caledon), Part 1, Plan 43R-15286; Town of Caledon, in the Regional  
Municipality of Peel**
- 2) Ward-Willer House, 15686 Horseshoe Hill Road  
Part Lot 2, Concession 3 EHS (Caledon) as in VS277233; Town of Caledon, in  
the Regional Municipality of Peel**

Enclosed please find a copy of amending By-laws 2017-2 and 2017-3, amending By-laws 90-58 and 96-31, respectively, and a copy of the public notice for these by-laws as published in the *Caledon Enterprise* on February 23, 2017.

If you have any questions, please don't hesitate to contact the undersigned at 905-584-2272 ext. 4232.

Yours Truly,

Pamela Vega  
Heritage Coordinator  
Development Approval & Planning Policy  
**TOWN OF CALEDON**

Attachments: By-Law 2017-2  
By-Law 2017-3  
Notice of Passing of Amending By-Laws

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2017-2

A by-law to amend the statement of cultural heritage significance and description of heritage attributes for the Wright-Didd House, 1565 Queen Street East, Alton as set out in Town of Caledon By-law 90-58, which designated the property as being of architectural and historical value or interest under the Ontario Heritage Act

WHEREAS by Section 1(b) of the Town of Caledon By-law 90-58 ("By-law 90-58") the Council of The Corporation of the Town of Caledon ("the Council") designated the Wright-Didd House, 1565 Queen Street East, Alton (the "Designated Property") as being of architectural and historical value or interest pursuant to Section 29 of the Ontario Heritage Act;

AND WHEREAS the owners of the Designated Property have requested that By-law 90-58 be amended for the purpose of identifying additional heritage attributes, as per Section 30.1(2)(a) of the Ontario Heritage Act R.S.O. 1990, c.O.18 ("the Act");

AND WHEREAS pursuant to Section 30.1(10) of the Act, amendments to a Section 29 designating by-law that predates the 2005 amendments to the Act must include a statement of cultural heritage value or interest and a description of heritage attributes;

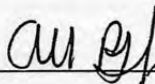
AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Designated Property are set out in Schedule "A" to this by-law;


AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;


NOW THEREFORE the Council hereby enacts as follows:

1. That the "Reasons for Designation" as set out in Section 1(b) of By-law 90-58 be deleted and replaced with Schedule "A" attached hereto;
2. That a copy of this amending by-law to be served upon the owner of the Designated Property and upon the Ontario Heritage Trust; and
3. That a copy of this amending by-law to be registered against the Designated Property in the proper Land Registry Office.

Enacted by the Town of Caledon Council this 13<sup>th</sup> day of February, 2017

  
\_\_\_\_\_  
Allan Thompson, Mayor

  
\_\_\_\_\_  
Carey de Gortari, Clerk



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

The property at 1565 Queen Street East contains an example of the good quality of housing erected for middle class families during the 1870s and 1880s period of industrial prosperity in the village of Alton. Michael Breen, a Caledon Township farmer and contractor, purchased thirteen lots in Alton's east end in 1872. This dwelling is likely one of several erected under his direction for resale. The use of stone reflects the local availability and preference for this natural building product at that time.

The Regency style, which evolved into the Ontario Cottage, was both picturesque and practical. Its low profile massing and symmetry present a simple exterior that belies the generous interior space. This example is representative of the style in the latter decades of 19th century Ontario. It has the characteristic 3-bay front façade, hipped roof, single width door case with an art glass glazed transom, no verandah or portico, flat window openings with 2x2 panes type sash, Italianate style eaves brackets, a narrow roof dormer with a lancet window (one of two originally), and a pair of tall chimneys. The Regency style is not common in villages within the Town of Caledon. Overall, the dwelling exhibits a high degree of craftsmanship and artistic merit. It also holds significance as an example of the use of locally available rubblestone and dressed limestone.

The remnant foundation wall to the rear of the dwelling has no artistic or technical merit but does represent the necessity for a driveshed/stable in association with urban dwellings erected in the 19th century.

The parcel of land associated with this address spanned three building lots until being divided in half in 1988. Still straddling one and a half lots and set on a knoll slightly elevated above the road allowance, this property is important in maintaining and supporting the historic character of Queen Street East and the village of Alton. As a stone structure, it is a visible reminder of the importance of this readily available building material and the former quarry industry of the larger area.

### **Description of Heritage Attributes**

The dwelling and the remnant stone foundation walls to the rear of the dwelling are the heritage attributes of this property. The stone walls and windows of the original rear addition, and the entryway between that addition and the main house, are now within the 2008 sunroom, which is not included in this description. The detached garage and shed also are not included. The important characteristics of these heritage attributes are described as follows:

#### *Dwelling*

- One storey massing, not including the 2008 sunroom at the rear
- 3-bay front façade with a centre doorcase flanked on each side by a window opening
- Hipped roof with deep eaves
- Tongue and groove board cladding and Italianate style pairs of wood brackets in the eaves
- Original placement and flat shape of the window openings
- Original 2x2 pane window sashes, wood frames, and moulded trim
- All the stone masonry including the rubblestone walls, dressed limestone corner blocks (quoins), rockfaced sandstone window sills, and rockfaced and shaped sandstone lintels over the door and window openings
- Original ashlar style of the mortar simulating cut (dressed) and coursed stone
- Tall, paired, brick chimneys
- Shape, massing, and location of the front roof dormer, including the lancet (pointed) window opening with glazed sash, and the gable roof
- Single leaf width, flat and glazed transom, panelled door, vintage builder's hardware, and moulded trim of the front doorcase

#### *Stone Foundation Wall Remnant*

- Stonework
- The three sided, rectangular shape of the surviving walls
- The height of the surviving walls
- Delineation of any original door and window openings (now infilled with cement)