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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 for Graham/Robinson House
2 Morra Avenue
Block 65, Plan 43M-2026; Town of Caledon, Regional Municipality of Peel**

Enclosed please find a copy of registered designating By-law 2017-1 and a copy of the public notice for this by-law 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 2017-1
Notice of Passing of Amending By-Law

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2017-1

A by-law to designate the property known as 2 Morra Avenue (the "Property") as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act* authorizes the council of a municipality to enact by-laws to designate property to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the Town of Caledon (the "Council") has consulted with the municipal heritage committee, Heritage Caledon, with respect to the designation of the Property as being of cultural heritage value or interest;

AND WHEREAS the Council has caused notice of its intention to designate the Property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Ontario Heritage Act*;

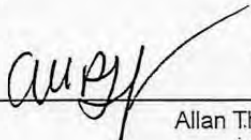
AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Property are set out in Schedule "A" to this by-law;


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. The Property, more particularly described in Schedule "B", is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. A copy of this by-law to be registered against the Property described in Schedule "B" in the proper Land Registry Office.
3. A copy of this by-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in The Corporation of the Town of Caledon as required by the *Ontario Heritage Act*.

Enacted by the Town of Caledon Council this 13th day of February, 2017


Allan Thompson, Mayor


Carey deGorff, Clerk

The seal of the Town of Caledon is a circular emblem. It features a five-pointed star in the center. The words "TOWN OF CALEDON" are written in a circle around the star. Below the star, the words "ON THE CALEDON RIVER" are visible. The seal is partially obscured by the signatures and text of the Mayor and Clerk.

SCHEDULE "A"

Statement of Cultural Heritage Value or Interest

The Graham/Robinson House was relocated to its present location at 2 Morra Avenue in 2016.

The house was originally located at 12130 Albion-Vaughan Road (formerly 12131 Highway 50). This property was developed by William Graham, a person of regional significance in Albion-Vaughan area. William Graham, who obtained the patent for Lot 1 Concession 7 in 1840, was a prominent businessman important in the early development of the area. Graham owned a farm that included the subject property and adjacent lands in Albion and Vaughan Townships. Graham opened a general store that included a post office on the subject property. He served as postmaster for the community of Tormore until his death and was succeeded by daughter Mary Jane as postmaster. Graham acquired lands on the Humber River in Vaughan Township and established a sawmill and gristmill on the property. In 1859 Graham was appointed as magistrate for Peel and York Counties. Graham acquired and operated a mill in Columbia (Albion Township). William Graham, a Free Mason, was instrumental in establishing the True Blue Lodge in Bolton. One historical source indicates that Graham constructed the Graham/Robinson House in 1867, two years before his death. Following his death in 1869, his daughter, Mary Jane, acquired the subject property and married Robert Robinson.

Robert Robinson was one of the first veterinary surgeons graduated from the Ontario Veterinary College. Another historical source states that Robinson constructed the Graham/Robinson House in 1869 upon his marriage to Mary Jane Graham. Robinson was an accomplished surgeon and farmer who chose to serve his community, declining an appointment to teach at the Veterinary College. He lived on the subject property until his death in 1901. He was succeeded by his sons, who continued to live in the House until 1947.

The Graham/Robinson House is a well-crafted one and a half storey, gable roofed house form building with tail wings dating to the late 1860s that is distinguished by its vernacular interpretation of Gothic Revival styling, dichromatic brickwork, returned eaves and symmetrical arrangement of openings on the principal and side elevations. Other notable features on the exterior of this structure include the projecting frontispiece, the windows with six over six glazing, side lights on the windows on the principal elevation, the entrance with its transom and side lights linked in design to the front door and the second floor semi-circular opening with its fan light transom in the centre gable. On the interior, the building, which displays a high level of interior heritage integrity, is distinguished by its centre hall with straight staircase and associated woodwork; wood floors throughout the house; moulded wood trim in all rooms and halls around doors, windows, and the fireplace mantel in the Sitting Room and on baseboards; two fireplaces in the ground floor rooms flanking the centre hall and one fireplace in the tail wing; and all original doors.

The Graham/Robinson House is one of the few visual reminders of the agricultural origins of the area.

Description of Heritage Attributes

The heritage attributes of the property are:

- The one and one-half storey dwelling
- The scale, form and massing of the 'T' plan with its rectangular main structure with projecting frontispiece, and tail wings
- The red brick cladding, with white brick detailing and stone window sills
- The gable roof, including centre gable, of the main structure and tail wings together with chimneys, the small bell tower and returned eaves and moulded wood detailing
- The balcony over the front entrance together with supporting brackets
- The symmetrical organization of the principal façade and side elevations of the main structure
- All window openings, window frames and sashes, including the six over six glazing in all windows except the basement, which are four by four and the principal elevation where the windows openings have six over six sashes flanked by side lights with two over two sashes
- The front entrance, including frame, door, side lights and transom with their unusual glazing that is linked in design to the front door
- The interior centre hall including door openings and their mouldings and the staircase with its treads, risers, newel posts, balusters, railing and baseboards
- The ground floor fireplace in the Sitting Room including the opening and mantel

- All original baseboards, door frames, mouldings and doors throughout the house
- All wood flooring on the ground and second floors
- The rectangular one storey brick clad rear addition with gable roof
- All window openings, window frames and sashes of the rear addition
- All door openings of the rear addition
- Brick of the original carriage house, reused for the garage
- Gable roof line of garage, replicating roof line of original carriage house

SCHEDULE "B"

Legal Description

PIN: 14351-1958 (LT) – Block 65, Plan 43M-2026; Town of Caledon, Regional Municipality of Peel