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November 19, 2019

Renay Minichiello
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

ONTARIO HERITAGE TRUST

NOV 21 2019

RECEIVED

Dear Renay,

**RE: Heritage Designation By-law for the Baxter House
17070 Horseshoe Hill Road
CON 3 EHS PT LOT 9 RP, 43R3173 PART 2;
Town of Caledon, in the Regional Municipality of Peel**

Enclosed please find a copy of registered designating By-law 2019-57.

If you have any questions, please don't hesitate to contact Douglas McGlynn, the Town's Heritage and Urban Design Planner at 905.584.2272 x.4232 or via. email at douglas.mcglynn@caledon.ca.

Cheers,

Sarah Parish
Policy & Sustainability Planning Assistant (Student)
Policy and Sustainability Division
Community Services

Office: 905.584.2272 x.4285
Email: Sarah.Parish@caledon.ca

THE CORPORATION OF THE TOWN OF CALEDON

ONTARIO HERITAGE TRUST

BY-LAW NO. 2019-57

NOV 21 2019

A by-law to designate the property known as 17070
Horseshoe Hill Road (the "Property"), The Baxter
House, as being of cultural heritage value or interest

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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 of The Corporation of the Town of Caledon 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" to this by-law 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*.

Enactment

This By-law shall come into full force and effect on the day of its passing.

Enacted by the Town of Caledon Council this 24th day of September, 2019.

This photocopy is a true copy of the original
Document which has not been altered in any way.

Dated at the Town of Caledon
this 30 day of September, 2019

[Signature]

[Signature]
Allan Thompson, Mayor

[Signature]
Carey Hard, Town Clerk

SCHEDULE A of By-law 2019-57

Statement of Cultural Heritage Value or Interest

The property at 17070 Horseshoe Hill Road is a 2.65-acre parcel of land within the southeast part of Lot 9, Concession 3, EHS, Caledon Township (now Part 2, Plan 43R3173). It has a remarkable longevity of occupancy, 1822 to 2011, by Scottish settlers Malcolm and Margaret Baxter and their descendants. The farm was as large as the 200 acres of Lot 9, Concession 3, EHS, and from the 1870s was intersected by the Toronto, Grey & Bruce Railway right of way. The Georgian Revival farmhouse on the property was built for John Baxter between 1851 and 1861. The historical or associative value of this property is found in its direct association with the Baxter family, who were among the Scottish settlers who founded and contributed to the early and ongoing development of this part of Caledon Township.

The site also has a past association with the first railway constructed through Caledon Township and the tragic accident at Horseshoe Curve in 1907. Historically, the northeast part of the Baxter farm (since severed) was at the south end of the railway curve used to climb the steep bank of the Niagara Escarpment. George Baxter was occupying the 1850s dwelling when he gave needed assistance at the accident site.

Regarding design or physical value, the property's 1850s dwelling is a representative and early example of Georgian Revival architecture in Caledon Township. Its rectangular form, two storey massing, gable roof with returned eaves, 3-bay façade, and overall symmetry are characteristic of this early style. Its siting within an embankment is an example of an historic technique to elevate the dwelling within the context of the farmscape, as well as give above grade access to the foundation level.

The bricks used in the dwelling are an early type, evident by the imperfections, soft texture, and colour variations. The initials incised into some of the bricks by past occupants and visitors are part of the long history of the dwelling. The use of the decorative Flemish bond for the primary facades and common bond elsewhere is a tribute to the high degree of craftsmanship and artistic ability or merit of the mason. The coursed rubblestone of the exposed foundation is also skilled work.

Contextually, this property is physically, functionally, visually, and historically linked to its surroundings as the long-standing location of a dwelling (log then brick) occupied by Malcolm and Margaret Baxter and their descendants from 1822 to 2011. The view from the south façade of the 1850s dwelling is a panorama of what, at its peak, was the 200-acre Baxter farm, and the railway alignment.

Description of Heritage Attributes

The heritage attributes of this property are the 1850s Georgian Revival style dwelling built for John Baxter; the mature trees; and laneway access between the road allowance and the east façade of the dwelling. The characteristics that embody the cultural heritage value or interest of these attributes are as follows:

- The rectangular form, two storey massing, and medium pitched gable roof with returned eaves on the end gables, of the 1850s dwelling
- The siting of the 1850s dwelling within an embankment, resulting in the higher elevation of the dwelling in the context of the surrounding farmscape; the sloped front yard to the south; and fully exposed west foundation wall
- The fully exposed, above grade, coursed rubblestone, west foundation wall, with doorway access and window openings
- The flat window openings in the existing locations, with vertical brick voussoirs
- The orientation of the dwelling north/south, with the south as the primary facade
- The existence of an entryway (typically a doorcase with a paneled door, sidelights, and a transom) on the south façade
- All components of the early, unpainted, variable colour brick masonry with buff colour mortar, laid in Flemish bond and common bond
- All components of the coursed rubblestone foundation

- The incised letters (graffiti) visible in the brick masonry
- Mature trees in healthy condition that are remnant of a tree lined laneway and road allowance, and as specimen trees near the dwelling
- The existence of a laneway between the road allowance and the south side of the east façade of the 1850s dwelling

SCHEDULE B of By-law 2019-57

Legal Description

PIN: 14290-0047 (LT) – Part Lot 9, Concession 3, East Hurontario Street, Caledon, designated as Part 2 on 43R-3173; Town of Caledon, in the Regional Municipality of Peel