



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



VIA Email: registrar@heritagetrust.on.ca

July 8, 2024

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

RECEIVED
2024/07/08
(YYYY/MM/DD)
Ontario Heritage Trust

**RE: Passing of Heritage Designation By-law 2024-046 for 16054 Airport Road
PIN: 14293-0113 (LT) – Lot 7 Plan CAL4 Caledon E; Town of Caledon; Regional
Municipality of Peel**

Enclosed please find a copy of heritage designation By-law 2024-046 passed by the Town of Caledon Council on June 25, 2024. The notice of passing of this by-law was published in local newspapers on July 4, 2024.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) by giving the OLT and the Clerk of the Town of Caledon, within 30 days after the date of publication of the notice of passing, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the OLT.

If you have any questions, please don't hesitate to contact the undersigned at 905-584-2272 ext. 4243.

Yours truly,

Sally Drummond
Senior Heritage Planner
Strategic Policy Planning
Planning Department

Attachments: By-Law 2024-046

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2024-046

A by-law to designate the property at 16054 Airport
Road 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 of The Corporation of the Town of Caledon ENACTS AS FOLLOWS:

1. The property at 16054 Airport Road (the "Property"), more particularly described in Schedules "A" and "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*.

Enacted by the Town of Caledon Council this 25th day of June, 2024.


Annette Groves, Mayor


Kevin Klingenberg, Municipal Clerk



SCHEDULE “A”

Description

The property at 16054 Airport Road is located on the west side of Airport Road, south of Walker Road West in the village of Caledon East, within the former geographic township of Caledon, Town of Caledon, Region of Peel. The property comprises Lot 7 of Plan CAL-4, a rectangular 0.2408 acre parcel that includes a one-storey, single detached frame residence set close to the street and facing east. Mature trees border the north edge of the lot to the rear of the house.

Statement of Cultural Heritage Value or Interest

The design value or physical value of the property at 16054 Airport Road is linked to its one storey dwelling known locally as the Pettigrew House, a rare and early example of Neoclassical architecture in Caledon East. Built c.1857, the dwelling is believed to be the oldest surviving structure on the village's main street. Architectural elements that are characteristic of the Neoclassical style of the early to mid-19th century period include its: rectangular form; one-storey massing; medium pitch gable roof; symmetrical three-bay front façade with a centre entrance and large window openings on each side; fluted door and window surrounds; and one-storey rectangular rear addition with gable roof centred on the main house block.

Hand-hewn, squared log floor joists with mortise and tenon joinery evident in the basement crawlspace suggest the main house is framed with heavy timbers, characteristic of mid-19th century construction materials and methods. The current vinyl siding may overlay the original cladding, window openings and other features evident in a c.1945 photograph of the house. The dwelling's original roughcast plaster was a traditional form of exterior cladding used in early/mid 19th century Ontario for aesthetic reasons and to provide protection against the weather on log and heavy-timber framed houses.

The property has historical value and associative value for its ownership/occupancy by a series of prominent local families who contributed to the early growth and development of Caledon East. It is directly associated with Henry and Catherine Pettigrew for whom the dwelling was likely constructed between 1857 and 1861. Henry Pettigrew ran a saddlery business in the village and served as Peel County Division Court clerk for over 10 years. The ability of the Pettigrews to erect a Neoclassical style dwelling more refined in style than the first log dwellings built by many early settlers and tradesmen is representative of their success in establishing themselves during the early growth of the village of Caledon East. The subsequent use of this village residence by retired area farmers and their families (Glassfords 1874-1913; Heards 1944-1955) and by local tradesmen such as the village blacksmith (Matthews 1913-1938) reflects themes that are significant to rural village life. The survival of this modest structure in near original condition, with 19th and early/mid 20th century additions, contributes to an understanding of the early mid-19th century residential character and fabric of the main street of Caledon East and the evolution of the village as a rural agricultural service centre.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural main street character and fabric of Airport Road and Caledon East with its mix of commercial and residential buildings with varied setbacks. The surrounding area on the west side of Airport Road has seen little in the way of new development and as such has maintained its historic integrity and character. The property is physically, visually and historically

linked to its surroundings as an original lot within the village's first plan of subdivision (1855) and containing its original c.1857 dwelling set close to the street edge. The mature trees and landscaping on the property are consistent with the rural village character.

Description of Heritage Attributes

Dwelling

Heritage attributes that convey the property's design value and physical value as a rare and early example of Neoclassical architecture in Caledon East:

- Rectangular form of main dwelling
- Rectangular form of rear addition centred on main dwelling, not including late-20th century additions to north and south sides of rear addition
- One-storey massing
- Medium-pitched gable roof with plain wood soffits
- 3-bay front (east) façade with a centre doorway flanked by a window opening on each side
- All original door and window openings
- All original window and front door trim and detailing, including fluted pilasters and side casings
- Red brick chimney
- Heavy squared timber frame with mortise and tenon joinery and exterior stud walls

Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- Scale and massing as a single detached, one-storey Neoclassical style dwelling
- Setback from and relationship to Airport Road
- Mature trees consistent with rural village character

Attributes of the property that are not considered to be of cultural heritage value or interest, or are otherwise not included in the Statement of Significance:

- One-storey rear additions to the north and south of the main (centre) rear addition
- Wooden front porch and steps

SCHEDULE “B”

Legal Description

PIN: 14293-0113 (LT) – Lot 7 Plan CAL4 Caledon E; Town of Caledon; Regional Municipality of Peel