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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. 2017-3

A by-law to amend the statement of cultural heritage significance and description of heritage attributes for the Ward-Willer House, 15686 Horseshoe Hill Road as set out in Town of Caledon By-law 96-31, which designated the property as being of architectural and historical value or interest under the Ontario Heritage Act

WHEREAS by Section 1 of the Town of Caledon By-law 96-31 ("By-law 96-31") the Council of The Corporation of the Town of Caledon ("the Council") designated the Ward-Willer House, 15686 Horseshoe Hill Road (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 96-31 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;

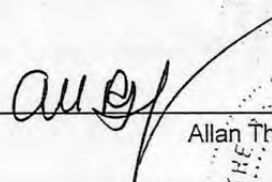
AND WHEREAS the statement of cultural heritage value or interest and description of the heritage attributes in respect of the Designated Property are set out in Schedule "A" to this by-law;

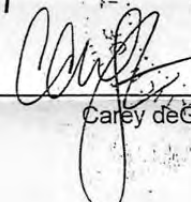
AND WHEREAS no notice of objection to the proposed designation of the Property has been served on the Clerk for The Corporation of the Town of Caledon;

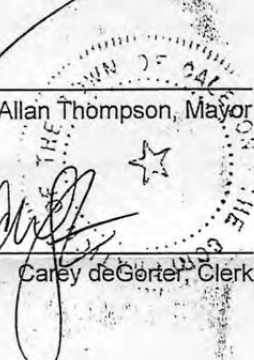
NOW THEREFORE the Council hereby enacts as follows:

1. That the "Reasons for Designation" as set out in Section 1 of By-law 96-31 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 13th day of February, 2017


Allan Thompson, Mayor


Carey deGorter, Clerk



SCHEDULE "A"

Statement of Cultural Heritage Value or Interest

The property at 15686 Horseshoe Hill Road has an historical association with James Falconer who owned the acreage from 1860 to 1876. Falconer family members were early settlers and had other farms in this part of Caledon Township. The property is also associated with the Edward Ward, Sr. family who arrived in Upper Canada in 1851 or 1852 and by 1859 were living on the northwest quarter of Lot 2, Concession 4, EHS, Caledon Township. Edward Ward, Jr., bought the east half, Lot 2, Concession 3, EHS, Caledon Township in March 1876. By 1877, Ward family members were operating a commercial kiln at their homestead location and had several farms in the vicinity. The Ward family were local entrepreneurs as kiln operators, farmers, Massey Harris farm equipment and Beatty washing machine dealers, and owners of an abattoir. In 1920, the farm was sold to Edward, Jr.'s son, George, who sold it in 1941. The purchaser in 1941, Jethro Crang, holds notoriety for his innovative business development of Crang Plaza in northwest Toronto.

Regardless of whether the date of construction can be confirmed as 1873, or 1873 updated in the 1890s, or new in the 1890s, the dwelling on this property is representative of a late 19th century farmhouse built for someone of financial means and with an appreciation of trends in architectural style. The workmanship, notably in the brickwork and balanced placement of the window fenestration, exhibits a high degree of craftsmanship. The terracotta bands in the window voussoirs are an early and artistic example of the use of this type of embellishment. The medium to large dimension limestone blocks in the stone walls of the 1888 barn ruin and the small barn/driveshed reflect the ready availability of this type of quarried stone in Caledon Township. The composition of a farmhouse, barn, silo, barn/driveshed, tree lined laneway, and roadside trees, including the lightning scarred pine, is an example of the organizational pattern of 19th century Ontario farmsteads.

This property is important in maintaining and supporting the rural farm character of this part of the Town of Caledon. The 19th century farmhouse fronting on the road allowance, within the area settled by the Edward Ward family in the 1850s, is physically and historically linked to its surroundings. The row of trees parallel to the road allowance are important to defining, maintaining, and supporting the natural and mature rural character of this area.

Description of Heritage Attributes

The late 19th century dwelling, the remnant stone walls and foundation of the 1888 barn, the stone and frame barn/driveshed, laneway, north and south flanking rows of trees along the laneway, and the trees parallel to the road allowance are the heritage attributes of this property. The mid-20th century shed is not included. No interior features are included. The following describes these heritage attributes:

Dwelling

- The form, modified T-plan, and two storey massing of the main and rear sections; and the one storey, 3-sided addition wrapping the rear two storey section
- The form, massing, composition, and detailing of the east and south projecting bays, including the shaped window openings; window sash types; segmental transom and art glass; geometric brickwork; and Eastlake style trim
- Original locations and shapes of the window and door openings
- Segmental wood frames and rockfaced stone sills of the windows
- Original shutters and shutter hardware
- Original components of the open verandah on the south façade
- The existence of a verandah in the recess of the east façade
- Hipped type roof with metal ridges and slate tile cladding
- Tongue and groove boards, moulded trim, and Italianate style brackets of the eaves
- Monochromatic red brick
- Window voussoirs (upper treatment), including the radiating bricks and the egg and dart motif terracotta bands
- Eastlake style bargeboard in the front (east) gable; and the bargeboard in the south gable

1888 Barn

- The perimeter footprint of the barn formed by the stone walls, including all original door and window openings and annex areas
- Rubblestone and quarried limestone blocks of the stone walls
- 1888 datestone

Barn/Driveshed

- Rubblestone, limestone block, and buff/yellow bricks of the foundation and first level walls
- Squared timber frame structure with a modified gable type roof
- Original board and batten siding and 6-pane window on south end façade

Landscape Features

- Laneway between the road allowance and the barns, along the north side of the dwelling
- The row of mature trees flanking each side of the laneway
- The row of mature trees parallel to the road allowance
- The tree near the terminus of the laneway at the road allowance with scarring on the bark as evidence of a lightning strike in the 1920s