

Staff Report 2021-0343

Meeting Date: September 13, 2021

Subject: Proposed Heritage designation – 18030 Centreville Creek Road, Ward 4

Submitted By: Sally Drummond, Heritage Resource Officer, Heritage Policy and Design Division, Planning Department; Cassandra Jasinski, Heritage Planner, Heritage Policy and Design Division, Planning Department

RECOMMENDATION

That a Notice of Intention to Designate the property at 18030 Centreville Creek Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”), be approved;

That staff be authorized to publish and serve the Notice of Intention to Designate the property at 18030 Centreville Creek Road in accordance with the Heritage Designation Report attached as Schedule A to Staff Report 2021-0343 and as per the requirements of the Act;

That should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, a by-law be enacted for the purpose of designating 18030 Centreville Creek Road pursuant to the Act; and

That upon designation of 18030 Centreville Creek Road, a Heritage Easement Agreement be endorsed and entered into between the Town and the Property Owner.

REPORT HIGHLIGHTS

- 18030 Centreville Creek Road (the “Property”) is listed as a non-designated property on the Town of Caledon’s municipal Heritage Register and identified on the Town of Caledon’s Built Heritage Resource Inventory (BHRI) of Pre-1946 Structures.
- The 96 acre property contains a c.1840, Neo-Classical style, timber frame farmhouse (restored/rehabilitated), a late 19th/early 20th century barn, and a 20th century small barn.
- In March 2021 staff received a request from the owner that the Property be considered for heritage designation under Section 29 of the Act.
- The Property is within the jurisdiction of the Niagara Escarpment Plan (NEP), and the owner intends to seek permission from the Niagara Escarpment Commission to retain the existing dwelling and build a second dwelling within this parcel of land.
- An assessment of the cultural heritage value of the property has determined that it meets all three major criteria for designation prescribed under O. Regulation 9/06.
- Heritage Staff recommend that Council approve the Notice of Intention to Designate the Property under Section 29 of the Act.

- This report serves as consultation with Heritage Caledon as required by the Act before Council gives notice of its intention to designate a property.

DISCUSSION

Background

18030 Centreville Creek Road was identified on the Town's 2008 Built Heritage Resources Inventory of Pre-1946 Structures (Inventory ID 1059). It was subsequently listed as a non-designated property on the Town's Heritage Register under section 27 of the Act by Council Resolution 2020-91.

The Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation of individual properties under Section 29 of the Act is a way of publicly acknowledging a property's value to a community and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult O. Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest", prescribed under Section 29(1)(a) of the Act. A property may be designated if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

18030 Centreville Creek Road – Ward 4

The property at 18030 Centreville Creek Road is a 96 acre parcel of land within the east half of Lot 31, Concession 2, former Albion Township, now described as Parts 1, 2, and 3 on Plan 43R-32891, Town of Caledon. It is located on the west side of Centreville Creek Road, north of Finnerty Side Road, a rural area with sections of forest and agricultural cultivation.

The buildings on the Property are within the southeast quadrant of the lot, near the northwest corner of Centreville Creek Road and Finnerty Side Road. They include a c.1840, 1.5 storey, heavy timber frame dwelling that was restored/rehabilitated between 2001 and 2008, a late 19th/early 20th century, gable roofed barn and a 20th century small barn. The buildings are accessed by a laneway leading west from Centreville Creek Road.

In March 2021, Heritage staff received a request from the owner that the Property be considered for heritage designation under Section 29 of the Act. The Property is within the jurisdiction of the Niagara Escarpment Plan (NEP), and the owner intends to seek permission from the Niagara Escarpment Commission to retain the existing dwelling and build a second dwelling within this parcel of land.

Under the NEP, a second dwelling may be permitted when the property associated with an existing dwelling holds cultural heritage value or interest sufficient to be protected by a heritage conservation easement under section 37(1) of the Act and meets other NEP criteria. In accordance with the Act, such easement agreements are held between a property owner and a municipality. Section 3.3.2.4 of the Town's Official Plan endorses application of the provisions of the NEP "in order to conserve Caledon's cultural heritage." The Town's practice is to also require designation of the property under section 29 of the Act.

In response to the owner's request, the cultural heritage value of the Property was evaluated against O. Regulation 9/06. The resultant Heritage Designation Report (Schedule A) determined that the Property retains design/physical, historical/associative and contextual value and merits designation.

Designating a property under section 29 of the Act requires a Notice of Intention to Designate to be served on the owner, Ontario Heritage Trust, and published in a local newspaper. The Notice of Intention to Designate 18030 Centreville Creek Road shall include the following Statement of Cultural Heritage Value or Interest:

Statement of Cultural Heritage Value or Interest

The property at 18030 Centreville Creek Road is within the east half of Lot 31, Concession 2, Albion Township (Parts 1, 2, and 3 on Plan 43R-32891).

The historical or associative value of this property is found in the longevity of its ownership/occupancy by the Spence/Irwin family, who emigrated from Ireland in 1819 and were among the earliest Irish immigrants to settle and farm in Albion Township. George Spence, Sr. (spouse Margaret Howden) bought the 100 acres in 1826 and sold it to their grandson George Irwin in 1840. George Irwin (spouse Mary Stinson) sold it to their son George (spouse Martha Snell). George, then Martha, then their adopted son George Snell Robinson (Martha's nephew) owned the property until Robinson's death in July 1931. The ability of the family by about 1840 to erect a Neo-Classical style dwelling that is more refined in style and technology than the first log dwellings or shanties built by settlers, is representative of their success in establishing a new life in Albion. The survival of this modest scale structure in original and replicated condition, with a late 19th/early 20th century barn and a 20th century small barn, contributes to an understanding of the character and evolution of the Irish farming community in this area.

Regarding design or physical value, many of the original architectural elements of the dwelling were restored, replicated, or partially removed between 2001 and 2008. The dwelling still presents as a representative and increasingly rare example of Neo-Classical architecture in Albion Township. The date of construction is estimated as c.1840. When built, its rectangular form, 1.5 storey massing, medium-pitched gable roof with returned eaves, 3-bay façade, multipaned windows, and overall symmetry were characteristic of this early style. It has early timber frame construction with mortise and tenon joinery and plaster wall construction. The orientation of the dwelling to the east compass point, rather than to the roadway, may demonstrate a preference of early Irish settlers. The late 19th/early 20th century barn and 20th century small barn are good examples of rural farm outbuildings.

Contextually, this is a rural setting where the land is primarily forested (and reforested) or in agricultural use, and similar in appearance to when the area was first settled. A single old apple tree is located near the road in front of the dwelling, the last remnant of the orchard indicated on the 1877 map of Albion Township. This property is physically, functionally, visually, and historically linked to its surroundings as the longstanding location of a dwelling and outbuildings on the farm acreage owned by the Spence/Irwin family from 1826 to 1931. Its longevity of one family ownership and consistency in visual appearance could classify the site as a landmark.

Description of Heritage Attributes

The heritage attributes of this property are the c.1840 Neo-Classical style dwelling with architectural elements in original, restored, and/or replicated condition; the late 19th/early 20th century barn; and the 20th century small barn.

Dwelling

For the reasons given in the Statement of Cultural Heritage Value or Interest, the dwelling supports the historical or associative, design or physical, and contextual values of this property. Its principal exterior and original characteristics are as follows:

- Orientation of the dwelling to the east compass point
- Rectangular form of the main dwelling, not including non-original additions
- 1.5 storey massing
- Heavy squared timber frame with mortise and tenon joinery and exterior stud walls
- Type of medium pitched gable roof with returned eaves on the end gables (existing is replicated)
- 3-bay façade of the east façade (front) with a wide, centre door opening flanked by a window opening on each side
- Glazed transom over the centre door
- Original window openings in the existing locations

Barn

For the reasons given in the Statement of Cultural Heritage Value or Interest, the barn supports the historical or associative, design or physical, and contextual values of this property. Its principal characteristics are as follows:

- Rectangular form
- 2 storey massing
- Medium pitched gable roof
- Timber frame with mortise and tenon joinery and milled timbers
- Vertical board and batten/ board exterior walls
- All window and door openings related to its function as a barn
- Original granular concrete foundation walls
- Setting in a natural slope rising to the north
- Original builder's hardware (hinges, locks, etc.)
- North access at grade

Small Barn

For the reasons given in the Statement of Cultural Heritage Value or Interest, the 20th century small barn supports the historical or associative, design or physical, and contextual values of this property. Its principal characteristics are as follows:

- Long, rectangular form
- Single storey massing
- Medium pitched gable roof
- Vertical board exterior walls
- Light timber framing
- Original builder's hardware (hinges, locks, etc.)

- All window and door openings related to its function as a small barn

Recommendation

Given the significance of the Property as outlined in the Statement of Cultural Heritage Value or Interest, Heritage staff recommend that Council approve the Notice of Intention to Designate 18030 Centreville Creek Road under Section 29 of the Act.

This report serves as consultation with Heritage Caledon as required by the Act before Council gives notice of its intention to designate a property.

Should no objections be received during the mandatory 30-day public objection period following publication of the Notice of Intention to Designate, Council may pass a by-law designating the Property. Recent amendments to the Act require that, where no objections have been received, the designating by-law be passed within 120 days of the publication of the Notice of Intention to Designate. If objections to the Notice of Intention to Designate are received, the matter is referred to the Ontario Land Tribunal.

FINANCIAL IMPLICATIONS

If Council proceeds with designating the Property, the Notice of Intention to Designate and the subsequent Notice of Passing By-law will be advertised on the Town Page in the local newspaper.

The advertising costs will be funded under the Corporate Communications advertising operating budget. Costs associated with the registration of the designation by-law will be funded by Legal Services' operating budget.

If a designation by-law is registered on the title of the Property, the property owner will be eligible to apply for the annual Designated Heritage Property Grant (DHPG) program, which offers matching grants of up to \$4,000 for the conservation of a property's heritage attributes.

COUNCIL WORK PLAN

Subject matter is not relevant to the Council Workplan.

ATTACHMENTS

Schedule A: Heritage Designation Report, 18030 Centreville Creek Road, Ward 4

HERITAGE DESIGNATION REPORT

18030 CENTREVILLE CREEK ROAD, TOWN OF CALEDON, ONTARIO

PREPARED FOR THE
TOWN OF CALEDON

SU MURDOCH HISTORICAL CONSULTING

AUGUST 2021



SUMMARY

The property at 18030 Centreville Creek Road (east half, Lot 31, Concession 2, Albion Township; Parts 1, 2 & 3 on Plan 43R-32891) is a 96.6941 acre parcel of land that contains a c.1840, Neo-Classical style, timber frame farmhouse (restored/replicated), a late 19th/early 20th century barn, and a 20th century small barn. The conclusion of this Heritage Designation Report is that the cultural heritage value or interest of this property is sufficient for the Town of Caledon to proceed with its designation under s. 29 (municipal designation) of the Ontario Heritage Act. As this property is within the jurisdiction of the Niagara Escarpment Plan, its protection under s.37(1) (heritage conservation easements) of the Ontario Heritage Act is necessary before construction of a second dwelling on the property may be considered.

Due to Covid-19 pandemic restrictions, a site visit to the property by the heritage consultant was not possible when this Heritage Designation Report was drafted in May/June 2021. On July 15, 2021, a site visit was conducted by Town of Caledon Heritage Resource Officer Sally Drummond, accompanied by the property owner. The notes and photographs from that site visit are integrated into this July 2021 revised Report.

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HERITAGE DESIGNATION REPORT 18030 CENTREVILLE CREEK ROAD

PART EAST HALF, LOT 31, CONCESSION 2, ALBION TOWNSHIP; NOW PARTS 1, 2, AND 3, PLAN 43R32891, TOWN OF CALEDON, REGION OF PEEL

1.0 REPORT OBJECTIVE

The property known municipally as 18030 Centreville Creek Road is within the east half of Lot 31, Concession 2, Albion Township, now Parts 1, 2, and 3 on Plan 43R-32891 (subject to AL15769), Town of Caledon ("Town"), Regional Municipality of Peel (PIN 14345-0274).

This property is within the jurisdiction of the Niagara Escarpment Plan, 2017 ("NEP"). The current property owner intends to seek permission from the Niagara Escarpment Commission to retain the existing dwelling and build a second dwelling within this parcel of land.

Under the NEP, a second dwelling may be permitted when the property associated with an existing dwelling holds cultural heritage value or interest sufficient to be protected by a heritage conservation easement under section 37(1) of the Ontario Heritage Act ("OHA") and meets other NEP criteria. The Town's Official Plan, section 3.3.2.4, endorses the application of the provisions of the NEP "in order to conserve Caledon's cultural heritage." The Town's practice is to also require designation of the property under section 29 of the OHA (municipal designation of individual property).

This Heritage Designation Report ("Report") is an evaluation of the subject property as a candidate for designation under s. 29 of the OHA. This evaluation requires the application of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. The findings of this Report can be applied to the consideration of a heritage conservation easement agreement under section 37(1) of the OHA.

This Report does not constitute a legal interpretation of the requirements of the NEP; nor is it offered that the findings of this Report meet all the requirements of the NEP.

This Report was commissioned by the Town with the consent of the property owner. The decision on whether to proceed with designation of all or part of the subject property rests with the Council of the Town of Caledon. The content, terms, and conditions of the easement or covenant agreement as prescribed under s. 37(1) of the OHA are between the Town as the easement holder and the property owner.

This Report does not include the identification of any archaeological resources or areas of archaeological potential. That fieldwork can only be undertaken by an archaeologist licensed under the OHA.

2.0 APPLICABLE LEGISLATION

2.1 NIAGARA ESCARPMENT PLAN

Part 2, Development Criteria, of the Niagara Escarpment Plan (2017) has provisions for permitting the construction of a second dwelling on a property within the jurisdiction of the NEP. The section addressing permission based on the determination of cultural heritage value or interest is as follows:

Section 2.2

7. Only one single dwelling is permitted on each existing lot of record in the Escarpment Natural, Escarpment Protection and Escarpment Rural Area designations, unless a second single dwelling is, in the opinion of the implementing authority, the only viable way to conserve the heritage attributes of an existing single dwelling; and

a) the existing single dwelling is a heritage attribute and is subject to a heritage conservation easement agreement;

b) this existing single dwelling is the only single dwelling located on the lot;

c) the second single dwelling is located on the same existing lot of record as the existing single dwelling to be preserved;

d) the second single dwelling is not located within the Escarpment Natural Area unless the implementing authority has determined that there is no other less restrictive designation within which the new dwelling can be sited; and

e) municipal official plan policies and standards are met (e.g., lot size).

The cultural heritage policy of the NEP to consider new development and monitor the potential for negative impact on any identified cultural heritage resource on the property is as follows:

Section 2.10 Cultural Heritage

The objective is to conserve the Escarpment's cultural heritage resources, including significant built heritage resources, cultural heritage landscapes, and archaeological resources.

1. Development shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources are conserved.

2. Where proposed development is likely to impact cultural heritage resources or areas of archaeological potential, the proponent shall undertake a heritage impact assessment and/or archaeological assessment. The proponent must demonstrate that heritage attributes will be conserved through implementation of proposed mitigative measures and/or alternative development approaches.
3. Reconstruction, alterations and consideration of a second dwelling under Part 2.2.7 should be compatible with the area's community character.
4. Where the implementing authority has approved the construction of a second single dwelling on an existing lot where the existing dwelling has heritage attributes and is subject to a heritage conservation easement agreement, the property and details regarding its size and location shall be recorded and listed in Appendix 3 [of the NEP].
5. Removal of the property from the list on Appendix 3 shall require an amendment to the Niagara Escarpment Plan.

If a property holds cultural heritage value sufficient to be protected under the OHA, the NEC can consider an application to construct a second dwelling. The proposed development must be assessed to determine the potential for any negative impact on the "heritage attribute" of the property. That assessment report is called a Heritage Impact Assessment. This Report is not that assessment.

2.2 ONTARIO HERITAGE ACT

2.2.1 SECTION 29, MUNICIPAL DESIGNATION

Ontario Heritage Act Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest, sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for designation under section 29 of the OHA. One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated. For purposes of this Report, the evaluation categories of O. Reg. 9/06 were used as the framework for research and evaluation.

2.2.2 SECTION 37(1) EASEMENTS OR COVENANTS

Section 2.2, 7(a) of the NEP references "a heritage conservation easement agreement." The content, terms, and conditions of an easement agreement are negotiated and mutually agreed to by the easement holder and the property owner and may be registered on the property title. Under section 37(1), the OHA provides for easement agreements or covenants between a municipality and a property owner.

3.0 REPORT METHODOLOGY

The findings of this Report reference a December 16, 2003 report by Denis Héroux, *George Erwin House, 18030 Centreville Creek Road, Town of Caledon, Ontario, Heritage Significance Assessment and Building Condition Report*. Héroux describes the as-found condition in 2003, as the property owner was commencing restoration of the dwelling. It includes documentary research “conducted at the Ontario Archives” by Eva MacDonald of Archaeological Services, Inc., in December 2002.

Additional documentary research was conducted for this 2021 Report by Peel Region Archives staff on request from the Town of Caledon and the heritage consultant. A property title search using the OnLand (Ontario Land Registry Office) website was undertaken.

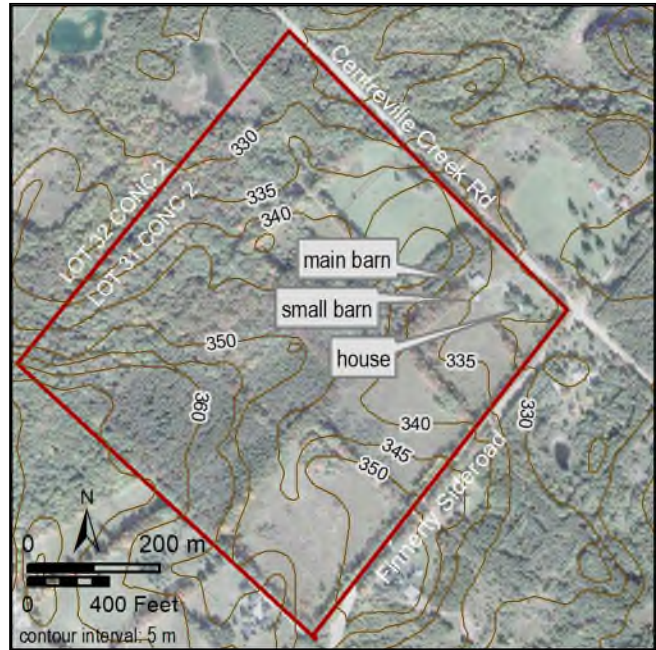


Figure 1: Aerial view of property indicating location of the dwelling and outbuildings (Andrew Stewart).

Due to current Covid-19 pandemic restrictions, in-person archival research and a site visit to the property by the heritage consultant were not possible when this Report was compiled in May/June 2021. On July 15, 2021, Town of Caledon Heritage Resource Officer Sally Drummond visited the property and provided notes and photographs that are integrated into this Report.

4.0 SUBJECT PROPERTY

4.1 DESCRIPTION

The property at 18030 Centreville Creek Road is a 96.6941 acre parcel of land within the east half of Lot 31, Concession 2, Albion Township, now described as Parts 1, 2, and 3 on Plan 43R-32891, Town of Caledon. It is on the west side of Centreville Creek Road, north of Finnerty Side Road. This is a rural area with sections of forest and agricultural cultivation.

The buildings are within the southeast quadrant of the lot, near the northwest corner of Centreville Creek Road and Finnerty Side Road. There is a c.1840, 1.5 storey, heavy timber frame dwelling that was restored/replicated between 2001 and 2008. The front façade of the dwelling is not parallel to Centreville Creek Road but angled east in orientation to the cardinal points of the compass. Other examples of this orientation in Albion Township exist among Irish



Figures 2 and 3: Aerial views of property, no date (Source: Andrew Stewart)

Above: Looking south toward the dwelling

Below: Looking northwest toward the barn and small barn; laneway is mid to right



settlers. The current laneway leads west from Centreville Creek Road to a late 19th/early 20th century, gable roofed barn and a 20th century small barn (Figures 2 and 3). Before reaching the barn, a branch of the laneway diverts south toward the west side of the dwelling. In 2003 it was surmised that “an abandoned gate flanked by a tree stump is likely the original driveway entrance.” The current owner of the property has no knowledge of this earlier laneway location.

4.2 HERITAGE STATUS

This property is listed by Council Resolution 2020-91 on the Town of Caledon Register of Cultural Heritage Properties as prescribed by section 27 of the OHA. It is described as an 1850-1874 “neoclassical style farmhouse with a plaster exterior.”

5.0 HISTORICAL OR ASSOCIATIVE VALUE

O. Regulation 9/06

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

5.1 ALBION TOWNSHIP

Albion Township is intersected by the Humber River, which historically presented several good locations for water powered mills. Branches of the Humber River are north, east, and south of the subject property but do not cross it. The township was opened for settlement after being surveyed in 1818-1819. According to the 1877 *Illustrated Historical Atlas of the County of Peel*, “Mr. Wm. Downey, a bachelor, was the first to succeed in reaching his land in the township, where he built a house in 1819.” The *Atlas* records that in 1821, the population of Albion was 110 with 62 acres of land reported as cultivated. The northwest part of the township was predominantly settled by immigrants from Ireland or of Irish ancestry who had been living in the United States. Most were farmers.

The 1846 *Smith’s Canadian Gazetteer* notes the following:

In Albion 41,829 acres are taken up, 10,000 of which are under cultivation. The north and north-east of the township are hilly and broken, with a great deal of pine land. There are four grist and two saw mills, and two distilleries in the township. Population of Albion in 1842, 2,154.

By 1848, the population had increased to 3,567.¹ As railways such as the Toronto, Grey & Bruce, Hamilton & Northwestern, and Credit Valley were built across the region in the 1870s, Albion Township and the surrounding areas experienced accelerated settlement and increasing prosperity.

The Town of Caledon was established on January 1, 1974, as an amalgamation of Albion, Caledon, and the northern half of Chinguacousy townships. The Town is the northernmost municipality in the Region of Peel and is largely rural.

5.2 PROPERTY CHRONOLOGY

5.2.1 MARGARET JOHNSON (1826)

The Upper Canada Land Records index is a compilation of the land transactions relating to Crown owned land before the Crown Patent was issued to an individual. There is no entry in this index for Lot 31, Concession 2, Albion Township.

The Abstract of Title for this property indicates that the Crown Patent was issued to Margaret “Johnson” on September 7, 1826. It identifies the quantity of land as “All, 100 acres.” “All” for this lot would have been the standard 200 acres, suggesting there is an entry error of “100” acres on the Abstract. The 1873 directory for Albion Township identifies Johnson as the patentee for all of Lot 31, Concession 2.

At the date of the issuance of the Crown Patent, Margaret “Johnson” was living in York (Toronto) and was the wife of Robert “Johnston.” She was “the daughter of Richard Lawrence, formerly of York, but now Woodhouse, an UEL.” As the daughter of a United Empire Loyalist, Margaret was entitled to free grants of land in compensation for her family remaining loyal to the British Crown during the American Revolutionary War. It was common with UEL grants not to require the completion of the Settlement Duties (clearing acreage and building a first house) that were mandatory for most other settlers. It is highly doubtful that the Johnsons intended to settle on the property or undertook any development of the land.

5.2.2 GEORGE SPENCE, SR. (1826 TO 1840)

On October 3, 1826, Robert “Johnston” and his spouse Margaret sold the “NE ½, 100 acres” of Lot 31, Concession 2, Albion, to George Spence, Sr., for £15. This is the property that contains 18030 Centreville Creek Road. Robert Johnston was a carpenter living in York (Toronto).

George Spence, Sr., was born in 1758 in Monea, Devenish, Fermanagh, Enniskillen, Ireland, and in 1784 married Margaret Howden. She was born in 1758 in Enniskillen, the daughter of William John and Ann (or Jane) Howden. All of George and Margaret Spence’s children were born before 1805 in Ireland. The Spences are said to have arrived in Upper Canada about 1819

¹ Walker & Miles, *Illustrated Historical Atlas of the County of Peel, Ontario*, 1877.

and acquired and/or leased property elsewhere.² In 1826 when he bought the subject property, George would have been about age 68.

Also on October 3, 1826, for £15, a son of George and Margaret (Howden) Spence, George Thomas Spence, Jr. (born c.1797 in Enniskillen) bought the “SW ½, 100 acres” of Lot 31, Concession 2, Albion, from the Johnstons. George, Jr., mortgaged his west 100 acres for £200 on July 10, 1834. He died in Albion on December 4, 1836, at age 39, and is among the first to be interred in Crawford Wesleyan Methodist Cemetery (east half, Lot 28, Concession 2, Albion). After a series of transfers and releases to resolve the outstanding mortgage, on September 18, 1844, the west 100 acres were sold to John Stinson for £100. The final release was on June 10, 1847, when Albion Township farmer Gabriel Spence as the eldest son and heir of the late George Spence, Jr., released any hold to the property. In that document, George Spence, Jr., is identified as a former merchant in Albion Township.

According to Walton’s 1837 Home District Directory, George “Spencer”³ and William Howden were associated at that date with Lot 31, Concession 2, Albion. Although published in 1837, the compilation of the directory would have been earlier, meaning George, Jr.’s death in December 1836 may or may not be acknowledged in the listing. The Abstract of Title for the property does not list Howden as an owner of this lot. He could have been a tenant on the west half (in place of George, Jr.) and possibly was a brother of Margaret (Howden) Spence. The leasing of the property would be through the mortgage holder.

Margaret (Howden) Spence died in Albion on August 26, 1838, aged 80.

5.2.3 GEORGE IRWIN, SR. (1840 TO 1881)

A daughter of George (Sr.) and Margaret (Howden) Spence was Ann Spence, who married Robert (Lytle) Erwin and later Archibald Locke. The Irish spelling “Erwin” is said to have changed to “Irwin” on arrival in Canada. They were of Methodist faith.

On January 6, 1840, Robert and Ann’s son, George Irwin, bought the east half of Lot 31, Concession 2, Albion, from Ann’s father, George Spence, Sr. He paid £150 for the 100 acres. The increase in value between £15 in 1826 when purchased by George Spence, Sr., and £150 in 1840 when sold to his grandson George Irwin suggests both an increase in overall land values in Albion and that improvements were made to the land that may include a dwelling. George Spence, Sr., died at age 87 on November 4, 1845, at Albion, and is interred in the Crawford Wesleyan Methodist Cemetery. The sale to George Irwin was not registered until February 17, 1862.

² The only entry for a Spence in the Upper Canada Land Records index for Albion Township is William Spence, who bought all of Lot 28, Concession 3, in February 1833. The deeds for each half of the lot were issued in 1837 and 1846. As these dates are post his death, it may not be the same William.

³ The Spence mortgage Instrument 12523 begins the text with the name George “Spencer” and is corrected to “Spence” midway through the document. The source for the 1837 directory listing may have repeated a similar error, resulting in “Spencer” as the listing.

5.2.3.1 IRWIN FAMILY HISTORY

George Irwin was born on September 30, 1813, in Killyveagh, Devenish, Fermanagh, Ireland, the son of Robert (Lytle) Irwin and Ann (Spence; 1787-1879). The Irwin family history compiled by Peel County historian William Perkins Bull suggests that “Robert” was also known as Lytle and that Ann was also known as Sarah. George’s sisters Martha (born September 29, 1811; d. 1861) and Ann (born March 3, 1816), and his brother Robert (born November 22, 1818) also were born at Killyveagh. In 1819, the family immigrated to Canada. Robert (Lytle) Irwin died from cholera at sea or on arrival at Quebec in 1819. The daughter Ann died at Quebec City in 1819.

The family story of the widowed Ann (Spence) Irwin has several versions but each suggests Albion Township as her intended destination to reunite with her sister and two brothers⁴ said to be living in Albion by 1819. When Ann died on August 22, 1879, in Albion, the death registration noted that she and her sister Margaret had lived in Albion for “upwards of 50 years,” so at least as early as 1829.

One version of the story is that the widowed Ann (Spence) Irwin married Archibald Lock (or Locke) (born 1789) “around 1819 at Halifax or Quebec.” According to a Locke family history, Archibald was born on March 31, 1793, in Plowlands, Edinburgh, Scotland. He entered the military in 1811 at Linlithgow, Scotland. He arrived in Canada in 1819 (or 1820), where he received the 100 acres of the west half of Lot 35, Concession 3, Albion, as a free grant in return for his military service. He received the Crown Patent in 1838. He bought the 200 acres of Lot 25, Concession 4, Albion, receiving the Crown Patent on May 12, 1845.

Another version of the Ann (Spence/Irwin) Locke history was written in 1954 as a reminiscence by a Locke descendant, Walter Locke Waines:

Somewhere in Ireland there was born a family name Spency – five girls and two boys. They all came over to Canada. Before leaving Ireland one of the daughters married a man named Irwin – their family of five also came to Canada. At that time it took a sailing vessel three months to come to Canada and when they were at sea only two days, Mr. Irwin died, leaving his family.

A kind hearted soldier named Locke, decided to marry the widow, Mrs. Irwin, by the time they had reached Halifax. When Locke had served his time in the British Army he and his family went to Albion, where Mrs. Locke’s sister and two brothers lived. Their names were Fallis, Stinson, Holmes and Crawford. They homesteaded in Albion. Mrs. Locke’s sister, Esther married George Fallis, they lived in Albion and raised five boys and one girl: Benjamin, James, Nathan, William and Robert.

⁴ The two brothers may be William and George Spence who both died in Albion in 1836. A sister Esther was born in 1803 and married James (not George) Fallis in Ireland in January 1826 and had their first child in December 1828 in Ireland. A sister Susannah was born in 1805 and married Robert Crawford in Albion in 1826.

At the time when Mr. and Mrs. Locke moved to Albion they had seven more children making twelve of a family. One of the sons started a store in the country and called it Locketown. Mr. Lock Sr. was trying to build the first frame barn in that district when he was accidentally killed when the bent fell on him. My mother was 8 years old then. They lived 35 miles northwest of Toronto. Grandmother kept her money in an old tea chest in a cow's manger. Later she sewed it in pleats around her petticoat. That was the time that steel hoops were in fashion and gold kept her skirts down nicely.

Grandmother Locke died in Albion, Lot 31, Con. 3, aged 93. She walked one and a half miles to see her sister, Mrs. Stinson, who was 91 and on her deathbed with the flu. Grandmother walked back home and took the flu and died after two weeks' sickness. She could read without glasses and was ready for a joke to the last.

The first child of Ann and Archibald Locke was Margaret, born on September 23, 1820, at Fort Wellington (Prescott, Ontario). Their son Archibald was born November 30, 1822, at Kingston. The next child, Walker, was born in 1826 in Albion Township. A son, Gabriel Locke, was born January 22, 1827, and baptised at York (Toronto). Daughter Sarah was born March 27, 1829, at Lockton, Albion Township.⁵ Given these dates and locations of the births of the children of Ann and Archibald Locke, Ann's children Martha, George, and Robert Irwin, could have arrived in Albion between early 1823 (after the birth of Archibald at Kingston) and 1826 (the birth of Walker at Albion). George Irwin would be aged 10 to 13. The Perkins Bull collection states in reference to George's brother Robert Irwin, "Robert came to Albion at the age of 17 (no record of this in raw material). His mother and stepfather (Sarah and Archibald Locke) were already settled in Albion on Lot 25, Concession 4; after living here a few years, he bought his own property." This could be interpreted that the Irwin children (or at least Robert) did not travel immediately with the Lockes to Albion, as Robert would not be age 17 until about 1835.⁶

5.2.3.2 GEORGE IRWIN HOUSEHOLD

On April 7, 1835, before purchasing the east half of Lot 31, Concession 2, Albion, in 1841, George Irwin married Mary Stinson⁷ at St. James church in Toronto. George was identified as a bachelor living in Albion and Mary as a spinster living in Toronto. The witness to the wedding was a George Spence. Mary Stinson is believed to have been born in Ireland in 1818, the daughter of John Stinson and Jane Scott.⁸

⁵ Archibald Locke and/or his son Archibald are the founders of the hamlet of Lockton at Lot 26, Concession 4, Albion. Archibald Locke, Sr., died on December 23, 1845, at Lockton.

⁶ Robert Irwin bought the west half of Lot 35, Concession 3, Albion, on December 31, 1839, from Archibald Locke who received the Crown Patent in January 1838. This Robert is likely a son of Ann (Spence) Irwin Locke and brother to George Irwin, Jr.

⁷ Mary Stinson may have been a sister to Sarah Stinson who married George Irwin, Jr.'s brother Robert. Sarah died in 1854.

⁸ As noted, in September 1844 a John Stinson bought the west half of Lot 31, Concession 2, Albion. The relationship between these Stinsons is not known.

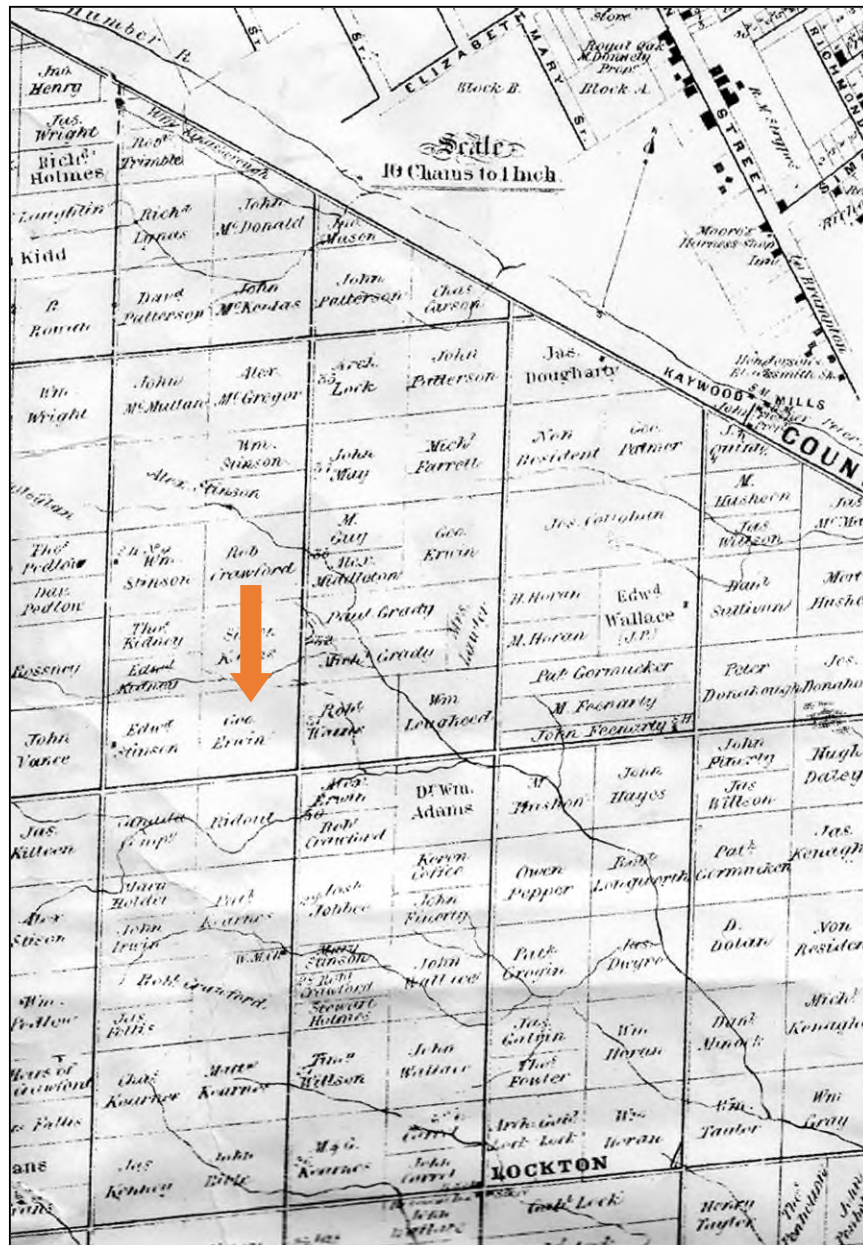


Figure 4: Tremaine Map, 1859, indicating “Geo. Erwin” on Lot 31, Concession 2, Albion Township. “Geo. Erwin” is also plotted on Lot 33, Concession 3. Note that not all properties indicate dwellings, although many more must have been standing at that date.

In the 1837 directory, George “Erwine” (Irwin) was associated with Lot 31, Concession 3, and Lot 10, Concession 4, Albion.

- The Abstract of Title for Lot 31, Concession 3, Albion, indicates that the Crown Patent for the 200 acres was issued to James Lougheed on July 6, 1853. George Irwin’s association with the lot in 1837 must have been as a tenant. The first Irwin to own this lot was John George Irwin who bought the west 100 acres in December 1902.
- The Abstract of Title for Lot 10, Concession 4, Albion, indicates that a George Erwin bought the 100 acres of the west half for £87 on January 2, 1834. On November 26, 1847, George and his wife sold the acreage to Thomas Erwin for £500.

George and Mary (Stinson) Irwin’s first child, Margaret A., was born in Albion in 1838 (died 1901). A daughter, Mary Ann, was born September 9, 1841. A son, Robert, was born June 23, 1845 (died May 18, 1920). Another son, George, was born June 6, 1850.

Brown’s 1846-47 directory for Albion Township lists several “Erwins.” George “Erwin” is listed on Lot 31, Concession 2 (subject property). L. (Little) and William were on Lot 11, Concession 5; Robert, Lot 35, Concession 3; and Michael Lot 16, Concession 4. The 1850-51 Rowsell’s directory lists George, Little, William, Michael, and Robert on the same lots and John on Lot 30, Concession 3. These are a combination of siblings and family relations.

There is no 1851 agricultural census available for Albion Township. The 1851 personal census lists George Irwin as age [35], a farmer, born in Ireland, a widower, and of Wesleyan Methodist faith. In his household were Margaret, 13; Mary Ann, 11; Robert, 9; and George, one. All the children were born in Canada. The census indicates that a family member died that year from diarrhea. This was George’s spouse, Mary (Stinson), who died on January 2, 1851, at age 33. She is interred at Crawford Wesleyan Methodist Cemetery. George never remarried.

The 1851 census indicates that the George Irwin family lived in a single storey, single family, “log” house. This could be the dwelling standing at 18030 Centreville Creek Road.

The 1859 Tremaine map of Peel County (Figure 4) plots “Geo. Irwin” on the east half of Lot 31, Concession 2, Albion. There also is a “Geo. Irwin” plotted on the east half of Lot 33, Concession 3. The Perkins Bull collection indicates that a George Irwin bought the 200 acres of Lot 33, Concession 3, on October 24, 1834, for £50.⁹ This may be the same George Irwin. No dwellings are plotted on these lots but this is not confirmation that no dwellings existed.

⁹ The online copy of the Abstract of Title for Lot 33, Concession 3, Albion, does not include the first page. It begins with a mortgage from a George Irwin to Hugh Atcheson in 1877 for the east 100 acres.

The 1861 personal census for District 2 Albion Township lists George Irwin as a widower, age 40. He is identified as born in England and of Church of England faith.¹⁰ Margaret was 22; Mary Ann, 19; Robert, 14; and George, 10. They lived in a one storey, log house.

The documentary research in the Héroux Assessment states, "The agricultural returns included with the [1861] census indicated that Erwin farmed 100 acres, 50 acres of which were in agricultural production. Field crops included wheat, peas, oats, hay and potatoes, and farm products included 100 lbs of butter, and one barrel of beef." When compiling this 2021 Report, neither this nor any other entry for George was found in the subsection of the 1861 agricultural census for Albion that would include Lot 31, Concession 2. Edward Stinson, who owned the west half, was found in this section on Lot 31, Concession 2, but with 150, not 100 acres.

5.2.3.3 EXTENDED FAMILY

An Irwin family history in the Perkins Bull collection provides information about George Irwin's brother Robert, whose wife, Sarah (likely a sister to George's wife Mary Stinson), died in January 1854 leaving behind their young children. Robert is said to have enlisted in the American Civil War and was killed in 1864. A version of the story is that Robert's death prompted his by then widowed brother George to take at least three of the children to raise at his farm (the subject property).

The following extract from the family history suggests it was Samuel Robb and his spouse Martha (George and Robert Irwin's sister) who took in the children. Some of this information is inaccurate:

Figure 5: Obituary of William Irwin, son of Robert Irwin (no date) (Source: PAMA Perkins-Bull Collection)

WILLIAM IRWIN

William Irwin, whose death notice appeared in last week's edition of *The Enterprise*, was born in the third concession of Albion in 1851. On the death of his mother in 1854 he went to live with his uncle, the late Samuel Robb Sr., on the farm now owned by Herman Jackson, at lot 20, con. 7. At the age of 18 he went to Michigan where he found employment in one of the lumber camps and later became foreman of the same. In 1877 he purchased a farm near Palgrave and lived there three years, at which time he sold out and took a position as foreman in a Michigan saw-mill. He was united in marriage in 1883 to Miss Mary J. Steward, of Albion, daughter of the late James Steward, and sister of Mrs. John Verner, of Bolton. In 1885 his wife died, leaving a daughter who later married Wesley Mahon, of 454 Grace St., Toronto. He left Michigan in 1892 and married Miss Rebecca Patterson, of Kleinburg, purchased a farm near Meadowvale where he lived until he moved to Bolton in 1916. In the year 1933 he moved to Toronto where his wife passed on in the same year.

His grandparents, George and Margaret Spence, were both born in 1788, natives of Fermanagh, Ireland. They were married in 1785 and their daughter Martha, who was born in 1788, later married Lyle Irwin, resident of the same place, in 1812. In the year 1820 she and her husband set sail for America. During the long ocean voyage the latter became very sick, died and was buried at sea, leaving her alone with the care of three small children, George, Martha and Robert. George later became the father of the late Robert and George Irwin, of Western Albion, Martha the mother of the late Robert Robb, while Robert became the father of the subject of this sketch.

After the death of her husband, a soldier on board, a native of Scotland and veteran of the battle of Waterloo, his name being Archibald Locke, from whom the village of Lockton derived its name, took a great interest in Mrs. Irwin and her children and she later married him. Together they settled on lot 25, con. 4, Albion, on the farm now owned by Denis Moran. She had a great number of descendants by her second marriage, many of them in the neighborhood of Owen Sound.

¹⁰ This is probably an error when transcribing the information onto the final census enumeration.

Grandfather Samuel Robb's wife Martha (Irwin), daughter of old grannie Lock whose photo you have, had two brothers, George and Robt. Irwin. George lives on E ½ lot 35,¹¹ con. 2, Albion, his wife died in 1854 and was buried in Crawford's graveyard Albion. Robert went to the States and was killed in the Civil War in 1864. They had one daughter and three boys and my grandfather took them to raise as they were his nephews. Their names were Samuel, William and George. Samuel worked at carpenter trade, William and George were carpenters.¹²

The 1861 personal census for Albion lists Samuel Robb as age 60 and his wife Martha as 46. In the household were their own children, ages 23 to 9. There were also two boys listed as non-family members: Samuel Irwin, 12; and William Irwin, 7. If these are Robert's sons, it could be that when Robert's wife Sarah died in 1854, some of the children were placed with the Robbs. Martha Robb died about 1861-1864. This theory is confirmed by the obituary for Robert's son, William Irwin (Figure 5). Of note in the obituary is the information about the Spence grandparents and use of name Martha, not Ann, as the wife of Lytle Irwin.

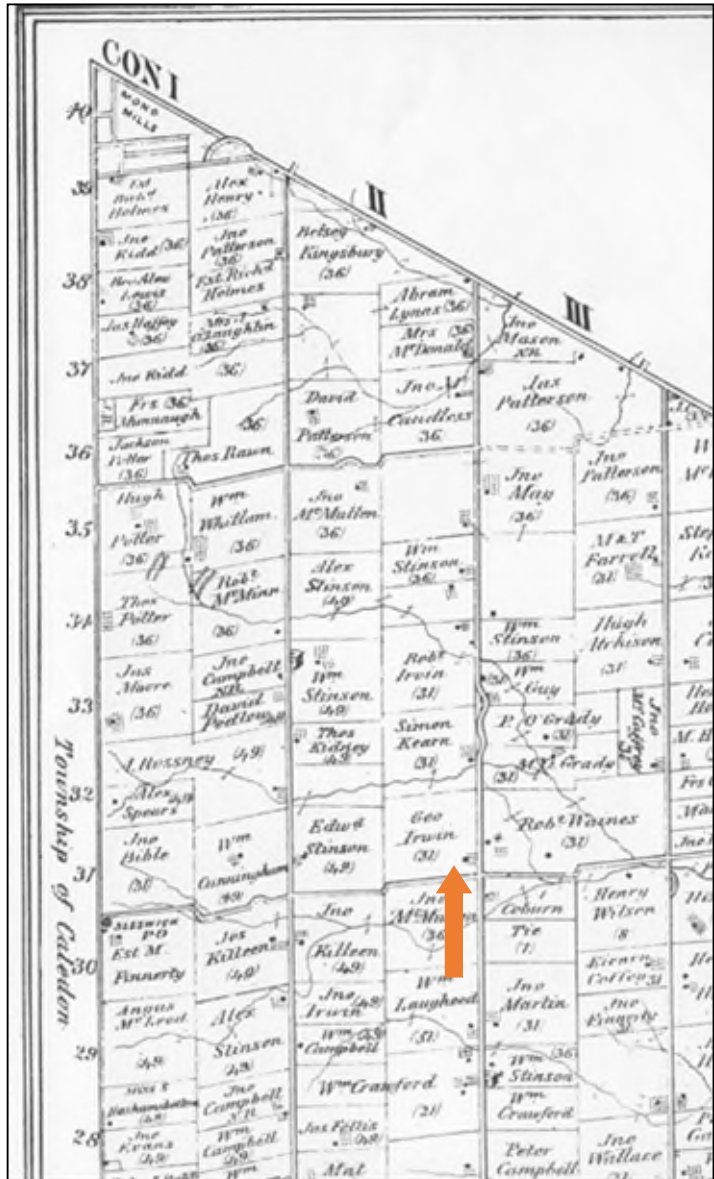


Figure 6: 1877 *Historical Atlas of Peel County* indicating "Geo. Irwin" property, Lot 31, Concession 2, Albion Township. A dwelling and orchard are plotted at the southeast corner.

The 1865 tax assessment roll for Albion Township (the earliest available online) lists George Irwin, 62, with the east half of Lot 31, Concession 2, valued at \$1,000, plus personal property

¹¹ No Irwin is listed as ever owning Lot 35, Concession 2, Albion. The east half of that lot was patented by Francis Lock in 1848.

¹² A genealogical chart for a Robert Irwin states that his death certificate gives the name Martha Robb as mother.

valued at \$100. He also owned the east half of Lot 34, Concession 2, valued at \$400. These values suggest his principal farm was the 18030 Centreville Creek Road location.

The 1866 and 1873 directories for Albion list George Irwin as the owner of Lot 31, Concession 2.¹³ The 1871 census for Albion lists George Irwin, 60, as born in Ireland, a widower, and farmer, with his son George, 18, and daughter Mary Ann, 25.

The 1876 tax assessment roll for Albion lists George Irwin, age 60, on the east 100 acres of Lot 31, Concession 2. The farm was valued at \$2,200 with personal property of \$200. The 1877 *Historical Atlas of Peel County* (Figure 6) plots George Irwin on the east half of Lot 31, Concession 2, Albion.

The 1881 personal census lists George Erwin again as age 60, with George, 28, and Mary Ann, 30. Also in the household was Martha, 21. She was Martha Snell, born in Adjala Township, Simcoe County, on February 17, 1859, the daughter of Irish born John and Elizabeth Snell. She and George Irwin, Jr., were married on September 24, 1879.

5.2.4 GEORGE IRWIN, JR. (1881-1922)

George Irwin, Sr., died on August 19, 1881, at age 67, at Mono Mills. He is interred in the Crawford Wesleyan Methodist Cemetery. The headstone of George and Mary Irwin is inscribed:

In Memory of George Irwin who died August 19th 1881 aged 67 years A native of Co Fermanagh Ireland Also Mary wife of the above died January 2nd 1851 aged 33 years O may the grave become to me The bed of peaceful rest Whence I shall gladly rise at length And mingle with the blest.

George, Sr.'s Last Will and Testament is dated August 18, 1881. His son George was the recipient of the 100 acres of the east half of Lot 31, Concession 2, Albion. Some of the livestock and household bedding was divided among the other children and George, Jr., was to pay his siblings an annual cash stipend from the proceeds of the farm. The Will specifies that George, Jr., was not to mortgage or sell the property during the lifetime of his sister Mary Ann. If this were proposed, it was to be sold at Public Auction and the proceeds divided between the four children George, Jr., Margaret (Rawn), Mary Ann, and Robert. The transfer of ownership to George, Jr., was not registered until February 14, 1895.

The 1887 directory for Albion lists George Irwin on Lot 31, Concession 2. According to Perkins-Bull, George, Jr., "spent all his life on the old homestead, lot 31 con. 2 Albion." In contradiction to this statement, the 1887 tax assessment roll for Albion lists George Irwin, 36, as a householder (not owner) on the east part of Lot 33, Concession 2, and the owner of a quarter acre of the east part of Lot 1, Concession 21. He was a carpenter. The tenant on the east 100 acres of Lot 31, Concession 2, was John Goodson, a farmer. George Irwin is identified as the

¹³ In the 1866 and 1873 directories, John Irwin is listed as the owner of Lot 30, Concession 3. In 1866, Robert Irwin, a carpenter, is on Lot 26, Concession 4. In 1873, Robert Irwin was on Lot 33, Concession 3.

non-resident owner of the farm, which was valued at \$1,700.

The 1891 census for Albion lists George “Erwin,” 37, born in Ontario and of Methodist faith. In the household were his wife Martha, 28, born in Ontario to Irish born parents, and George’s sister, Mary Ann. They lived in a 1 or 1.5 storey (entry is indecipherable), wood dwelling with 7 rooms. Evidently, they had returned to the farm.

When enumerated for the 1901 census, the date of birth for George was given as June 6, [1856]. He was a self-employed carpenter with an average annual income of \$300. Martha was age 41. Mary Ann’s date of birth was given as September 9, 1854.¹⁴ By then, George and Martha listed as “adopted,” George Robinson, born in Canada on May 12 (or August 17), 1889, and of Irish descent. Later identified as Martha’s nephew, this was George Snell Robinson, the son of James Robinson and Barbara Snell.

The 1911 census for Albion enumerated George, Martha, and George “Robertson” on Lot 36, Concession 4, Albion. George, Sr., was a carpenter. The years of birth differ from the 1901 census. George Robertson is identified as a nephew to Martha and “a labourer on farm.” The person enumerated as the owner of Lot 31, Concession 2, is John Perry. He does not appear on the Abstract of Title for the east or west half of this lot, which suggests he was a tenant.



Figure 7: View of east (front) and north facades of the dwelling sometime before 2001 when the 20th century siding and vestibule were removed (Source: Town of Caledon)

¹⁴ These dates differ from an online genealogical history.



Figure 8: Above: East (front) and north facades showing original plaster cladding, December 2001 (Source: Andrew Stewart)

Figure 9: Below: North and west (rear) facades, December 2001 (Source: Andrew Stewart)





Figure 10: Above: South façade showing accordion lath beneath the plaster cladding, December 2001 (Source: Andrew Stewart)

Figure 11: Below Left: Original 6x6-panes window sash with trim, December 2001 (Source: Andrew Stewart)

Figure 12: Below Right: East façade with later clapboard siding over plaster cladding; centre door formerly sheltered by a portico, which had required removal of some original trim, September 2001 (Source: Andrew Stewart)



The 1921 census lists George Robinson as the head of household but not the owner of the east half of Lot 31, Concession 2, Albion. He was age 32, born in Canada, and of Irish origin. George Robinson, George and Martha Irwin, and a lodger, Frederick Ross, lived together in a single family, wood dwelling, with 6 rooms. On February 9, 1922, George Robinson married Florence Maud Graham and was identified as an Albion Township farmer, age 32.

On April 29, 1922, George Irwin transferred ownership of the east half of Lot 31, Concession 2, to his spouse Martha. George died on the farm on May 16, 1922, at age 71. He is interred in Snell's Cemetery, Mono Township, Dufferin County.

5.2.5 CYRIL A. PATTERSON

Martha Irwin died on May 1, 1930, and is interred in Snell's Cemetery. It is assumed that the property was bequeathed to her nephew ("adopted son") George Robinson as it was Florence M. Robinson, spouse and administrator of the estate of George S. Robinson, who sold it to Cyril A. Patterson on November 18, 1931.¹⁵ George died on July 3, 1931. The purchase price was \$1,500. On May 1, 1951, Patterson sold a 4-acre parcel within Lot 31, Concession 2, to James A. Patterson.

5.2.6 CARL (OR CAROL) B. FRENCH

On May 3, 1951, Cyril Patterson sold the remaining 96 acres to Carl (or Carol) B. French. In August 1955, French bought the four acres.

5.2.7 SUBSEQUENT AND CURRENT OWNERS

In June 1968, part of the east half and other lands were sold by Carol B. French to Dorothy Cottrelle. In February 1972, the parcel was acquired by Amy Stewart, the mother of the current owner, Andrew Stewart, who wrote in May 2021:

My mother and father, Amy Stewart (1914-2014) and Clair Stewart (1910-2008) acquired land around their original property on the Airport Road, beginning in the 1950s. In 1972, they bought the property with the Irwin (Erwin?) house (which we used to call the Snaddon house, because John Snaddon and his wife lived there, I think, when my parents bought it, and they continued to live there as tenants until the 1990s). At the time the Snaddons moved out, the house was covered with aluminum siding, which covered an earlier stucco/pebble-dash coat, which was attached to lath. I currently own this 100-acre property, plus a 200-acre property adjoining on the north side. These are the remaining properties from my parent's original holding of approx 1000 acres, called Highfields Farm.

¹⁵ The Abstract of Title does not record a legal transfer of ownership from Martha Irwin to George Robinson. This may be due to their dates of death being only fourteen months apart.

5.3 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

The historical or associative value of this property is found in the longevity of its ownership/occupancy by the Spence/Irwin family, who emigrated from Ireland in 1819 and were among the earliest Irish immigrants to settle and farm in Albion Township. George Spence, Sr. (spouse Margaret Howden) bought the 100 acres in 1826 and sold it to their grandson George Irwin in 1840. George Irwin (spouse Mary Stinson) sold it to their son George (spouse Martha Snell). George, then Martha, then their “adopted son” George Snell Robinson (Martha’s nephew) owned the property until Robinson’s death in July 1931. The ability of the family by about 1840 to erect a Neo-Classical style dwelling that is more refined in style and technology than the first log dwellings or shanties built by settlers, is representative of their success in establishing a new life in Albion. The survival of this modest scale structure in near original and restored/replicated condition, with a late 19th/early 20th century barn and 20th century small barn, contributes to an understanding of the character and evolution of the Irish farming community in this area.

6.0 DESIGN OR PHYSICAL VALUE

O. Regulation 9/06

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

6.1 DATE OF CONSTRUCTION

6.1.1 ANALYSIS OF HÉROUX ASSESSMENT

Based only on the physical evidence, the 2003 Héroux Assessment concluded, “An analysis of the materials, technologies and styles found at the Erwin House revealed that it may have been built sometime between 1830 and 1850.” The 2002 MacDonald documentary research included in the Héroux Assessment dissuaded this conclusion about date of construction based on four conjectures:

1. Given that the Erwin House is not the first house on the site, it is safe to assume that the property owner lived in a log cabin, most likely built by George Spence c.1826-27. This assumption is based on the fact that the first owners of the property had to build a log cabin in order to obtain the deed to their land grant. It is therefore believed that the Erwin family lived in the Spences’ log cabin (or house) until the current house was built c.1865. The log dwelling would have been about 40 years old by then and possibly in need of repairs.

Comment

The Crown Patent for this property was issued in 1826 to Margaret Johnson. She received the land in compensation for being the daughter of a United Empire Loyalist. It is probable that the completion of Settlement Duties (clearing acreage and erected a dwelling) was not required of Johnson as a UEL. She sold the property that same year in two parcels, the east 100 acres to George Spence, Sr., and the west 100 acres to George Spence, Jr., each paying a value typical of undeveloped land, £15. As the second owner, George Spence would be under no obligation to undertake Settlement Duties. In 2021, the property owner stated that to his knowledge no search has been conducted and no discovery made of evidence of an earlier dwelling.

2. While log dwellings were a commonly accepted form of shelter for pioneers before the 1860s, timber frame houses heated by stoves were the norm thereafter.

Comment

Heavy timber frame houses are typically associated with settlement periods in areas where the availability of milled lumber from a sawmill was limited and/or the cost prohibitive. The 1846 *Smith's Canadian Gazetteer* lists two sawmills in Albion Township and none in nearby Mono Township by that date.

The mortise and tenon joinery of timber framing requires a competent level of building skill. The composition and finishing are often more refined than early log structures erected in haste for shelter. Many timber frame houses had heating fireplaces (as in this case) that were later converted to stove heating; or began with a combination of heating fireplaces and stoves. The Héroux Assessment confirms the existence of a heating fireplace that appears to be an early Rumford type. The kitchen was typically in a tail section, which in this case has been removed.

3. It was a common tradition in the nineteenth century for parents to live with a married son's family, especially in the parents' declining years. In the case of the Erwin family, the oldest son turned 21 in 1864 and the newer and larger house would have made it possible for him to bring his bride to live with the family.

Comment

The documentary research evidence does not support this conjecture. George Irwin, Sr., was widowed in 1851, leaving him with four children. His son George married in 1879. The 1881 census enumerates, George, Sr., George, Jr. and his wife Martha, and the daughter/sister Mary Ann living in one household. George, Sr., died in 1881. George, Jr. and his wife had no children but adopted a child born in 1889. It seems this was never an overflowing household in need of expansion.

4. George Erwin's older brother Robert died in 1864, fighting in the Civil War, and George took in his three teenaged sons. Since all three nephews later became carpenters, it is believed that

they helped their uncle and cousins build the new Erwin house.

Comment

This is incorrect. Robert Irwin was younger than his brother George. As explained in 6.6.3 of this Report, at least some of Robert's children lived with his and George's sister Martha Robb and her husband Samuel after Robert's wife died in 1854. They did not live in the George Irwin household. That some or all became carpenters does not connect them to the construction of a house for their uncle or cousin. George Irwin, Jr., also became a carpenter.

Other Comments

The documentary research of the Héroux Assessment suggests that the description of the George Irwin dwelling in 1851 and 1861 as "one storey, log" precludes it from being the dwelling on the property today, which is better described as a 1.5 storey. It is known that it was the common practice of some census enumerators to use only the classification of one or two storeys, ignoring any differentiation of 1.5 storey in describing a dwelling. Of note is that in this section of the Albion enumeration, all the log houses are described as one storey. It was also common to label wood dwellings as "log," as opposed to brick or frame, and not differentiating between log and timber frame. Occasionally, a dwelling is described as "h. log" which may be in reference to hewn or squared (dressed) timber rather than round log but this is not conclusive.

In addition, the Héroux Assessment reasons that since the dwelling is not plotted on the 1859 Tremaine map of Albion Township, it must not have existed by 1859. It is known that the decision to plot dwellings was made by the map publisher and is more related to a paid subscription list than the existence or not of a dwelling. As evident in Figure 4, few dwellings are plotted on the 1859 map but the settled population numbers of Albion at that date suggest there had to be more dwellings standing than indicated.

6.1.2 CONCLUSION

As explained in 6.1.1, there are failings in the documentary research in the Héroux Assessment. The 2021 research findings support the conclusion reached by the analysis of the physical evidence that the materials, technologies, and styles are in keeping with a date of construction between 1830 and 1850.

Given the early arrival of the Spence/Irwin family (likely 1819) and that they owned or leased other lots, this is not their first dwelling in Albion Township. This is not the story of a newly arrived settler struggling to build a first house for shelter, but a 68 year old man building a dwelling perhaps for himself, perhaps in anticipation of the needs of family members.

George Spence, Sr., bought the lot in 1826 and is listed there in the 1837 directory. His grandson George Irwin married in April 1835, had a child in 1838, and bought the lot in 1840. The increase in the purchase price of £15 in 1826 to £150 in 1840 could, in part, be attributed to improvements made by Spence, such as the construction of a dwelling. The 1846-47 directory

places Irwin on the property. Although there is no conclusive evidence, the documentary and physical evidence support an estimated date of construction as *circa* 1840 (meaning five years before or five years after).

6.2 DESCRIPTION IN 2003

6.2.1 DWELLING

In 2003, the Héroux Assessment described this 20 X 30 ft., 3-bay (front façade with a centre door and window opening on each side), 1.5 storey dwelling as a “typical Neo-Classical cottage with a symmetrical composition, prominent eaves, and architraves over multi-paned windows and door transom.” The west (rear) elevation had “an off-centre door (wider than current door) and a multi-paned window (to the left of the door, boarded) remain of the original composition. This rear door may have opened into a woodshed that doubled as a summer kitchen (no site evidence visible).” The structure has a medium pitched, gable roof and returned eaves on the gable ends, typical of early Georgian Revival and Neo-Classical styles.

In 2003, several clues to the early date of this dwelling were revealed. These included the timber frame construction and the existence throughout of handsplit accordion type, as opposed to later machine cut, wood lath. The original “pebbledash” or roughcast plaster exterior wall cladding was found beneath later wood siding. The main level floorboards visible in the Héroux Assessment photographs appear to be tongue and groove, approximately 6 inch wide boards. Héroux notes that wider floorboards were on the second floor.

The two front facade window sashes in place in 2001 (Figure 12) were the early 6x6 panes type (outmoded by the early 1870s by 2x2-pane sashes). The small dimension, window openings with 2x2 sashes in the north gable were original. The south elevation also had the two gable windows, plus a ground level, larger window opening, with replacement sashes. All the trim was original.

The Héroux Assessment found evidence of the dwelling being heated originally by a wood stove with heat radiating through a hole in the ceiling. An original heating fireplace was uncovered in the room labelled kitchen and dining room.

Regarding the “architectural significance of floor plan” the Héroux Assessment states:

The floor plan for the Erwin-Stewart house is a variation of the floor plan found in the dwellings of the Pennsylvania Germans that settled in nearby Vaughan Twp. and further afield in the Markham and Waterloo townships. The typical floor plan consists of a large kitchen opening onto 2 smaller rooms: a parlour and a bedchamber. A corner stair in the main room leads to the bedrooms above. The Stong House (c.1832) at Black Creek Pioneer Village is a good example of this vernacular floor plan (Homeplace p.84). The multi-function eat-in kitchen was a common feature of the homes many Scottish, English and Irish settlers had left behind (Homeplace p.70).

6.2.2 RESTORATION 2001-2008

When the 2003 Héroux Assessment was compiled, restoration of the dwelling was underway by the Stewart family as owners. The restoration approach was to retain the original features, where possible, and replicate as needed using like materials and period design. During the project some of the original features were stolen, notably the front door surround. This loss, plus the rot and unsound condition found in many of the elements, resulted in extensive replication. As evident in Figures 13 to 16, the result still appears to be an evidence-based presentation of the original state of the dwelling.

The current property owner (Andrew Stewart) was involved in the restoration and on July 15, 2021, provided details about the work undertaken for the dwelling:

Original Elements Retained:

- heavy squared-timber frame with exterior stud walls (top sill plates have been left exposed on upper floor)
- ceiling joists (left exposed on main floor)
- front door [Héroux suggests the door is an early 20th century replacement or the rear door modified and relocated]; transom retained

Replicated:

- Shallow gable roofline
- Returned eaves
- All windows and window trim
- Front door surround from photographs (original stolen)
- Roughcast plaster cladding
- Shallow stone foundation (face stone on new concrete basement)
- Interior corner staircase, in same location but steps widened and stairwell opened to main room

Lost:

- Accordion lath
- Flooring (replaced with rock elm throughout)



Figure 13: Above: Restored east (front) and north facades, July 15, 2021 (Source: Town of Caledon)

Figure 14: Below: Restored south gable end facade with rear (west) addition on left, July 15, 2021 (Source: Town of Caledon)





Figure 15: Above: West façade with addition, July 15, 2021 (Source: Town of Caledon)

Figure 16: Below: Restored north façade and west façade with addition, July 15, 2021 (Source: Town of Caledon)





Figure 17: Showing proximity of main barn to small barn and laneway, July 15, 2021 (Source Town of Caledon)





Figure 18: Gable ends of main barn, July 15, 2021 (Source: Town of Caledon)





Figure 19: Side facades of main barn, July 15, 2021 (Source: Town of Caledon)





Figure 20: Section of foundation of main barn with rough stone aggregate concrete, July 15, 2021 (Source: Town of Caledon)



Figure 21: Selection of early 20th century builder's hardware on main barn, July 15, 2021 (Source: Town of Caledon)





Figure 22: Interior of main barn, July 15, 2021 (Source: Town of Caledon)



Figure 23: Interior of main barn, July 15, 2021
(Source: Town of Caledon)



Figure 24: Small barn, 2021 (Source Andrew Stewart)



Figure 25: Small barn with main barn on right, July 15, 2021 (Source Town of Caledon)

Figure 26: Interior views of small barn showing horse stalls, July 15, 2021 (Source Town of Caledon)





Figure 27: Property layout 2003
(Source: Héroux Assessment)

6.3 MAIN BARN

The main barn is a two storey, rectangular plan with a medium pitch gable roof. Based on the building materials, it likely dates to the late 19th century/early 20th century.

The barn measures approximately 10 metres X 14 metres. It is set into a natural slope rising to the north, with low, rough concrete foundation walls on the west, south, and east sides. The very rough granular (stone aggregate) foundation walls are typical of the composition of early 20th century concrete.

The heavy timber frame of the barn has mortise and tenon joinery, but all timbers are milled, not hand hewn as in the dwelling.

The exterior walls are clad with vertical boards with battens on the section from grade to partially up the wall height. The upper level of the walls has board cladding without battens. This level may be a repair. The cladding is adhered with round nails.

The window openings are small dimension, randomly placed, and few in number.

The barn is accessed at grade on the north side. It has a two-mow layout with a centre threshing floor. Animal stalls at the east end are accessed at grade from the south side.

6.4 SMALL BARN

The 20th century small barn is not a driveshed (in the traditional sense) but has horse stalls. It is a long, single storey, rectangular plan with a medium pitch gable roof. It is clad with the same vertical board with battens as the main barn, but may be of later construction. It has light timber framing, a poured concrete floor, and measures approximately 5 metres X 8 metres.

6.5 SUMMARY OF DESIGN OR PHYSICAL VALUE

The Héroux Assessment provides an “architectural significance of building construction.” It concludes that “The Erwin House is a good representation of construction techniques and materials that have been obsolete for decades and that are becoming increasingly rare.” In particular, these are:

- the timber frame construction (1784 to 1880s)
- accordion lath (1784-1879)
- cut nails with machine heads (1825-1890)
- roof sheathing: many of the boards are of widths and quality that was only available in old growth forests, which are no longer open for lumbering
- pebbledash: only a few examples left in Ontario (e.g. c.1804 Bethune-Thompson House in Williamstown and c.1845 Edie House in Thornhill).

Regarding the “architectural significance of styles,” Héroux concludes, “The Erwin House is a good example of the vernacular Neo-Classical style popularized by the Loyalists between 1800 and 1860” and comments that “fewer examples are found today.”

This 2021 Report concurs with the findings of the Héroux Assessment regarding design or physical value, with the proviso that many of the original architectural elements were restored, replicated, or partially removed between 2001 and 2008. To apply the language of O. Reg. 9/06, the dwelling is a representative and increasingly rare example of Neo-Classical architecture in Albion Township. The date of construction is estimated as c.1840. When built, its rectangular form, 1.5 storey massing, medium-pitched gable roof with returned eaves, 3-bay façade, multipaned windows, and overall symmetry were characteristic of this early style. It has early timber frame construction with mortise and tenon joinery and plaster wall construction. The orientation of the dwelling to the east compass point, rather than to the roadway, may demonstrate a preference of early Irish settlers. The late 19th/early 20th century barn and 20th century small barn are good examples of rural farm outbuildings.

7.0 CONTEXTUAL VALUE

O. Regulation 9/06: The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark

7.1 SUMMARY OF CONTEXTUAL VALUE

This is a rural setting where the land is primarily forested (and reforested) or in agricultural use, and similar in appearance to when the area was first settled. A single old apple tree is located near the road in front of the dwelling, the last remnant of the orchard indicated on the 1877 map of Albion Township. This property is physically, functionally, visually, and historically linked to its surroundings as the long standing location of a dwelling and outbuildings on the farm acreage owned by the Spence/Irwin family from 1826 to 1931. The longevity of the one family ownership of the property, the consistency in visual appearance, and its visibility from the road, classify the site as a landmark.

8.0 CONCLUSION

Based on the findings of this Report, it is concluded that the property at 18030 Centreville Creek Road holds sufficient cultural heritage value or interest to be designated under section 29 of the Ontario Heritage Act. It also could be protected by a heritage conservation easement agreement under section 37(1) of the OHA, as would be required under the Niagara Escarpment Plan for approval of a second dwelling.

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 18030 Centreville Creek Road is within the east half of Lot 31, Concession 2, Albion Township (Parts 1, 2, and 3 on Plan 43R-32891).

The historical or associative value of this property is found in the longevity of its ownership/occupancy by the Spence/Irwin family, who emigrated from Ireland in 1819 and were among the earliest Irish immigrants to settle and farm in Albion Township. George Spence, Sr. (spouse Margaret Howden) bought the 100 acres in 1826 and sold it to their grandson George Irwin in 1840. George Irwin (spouse Mary Stinson) sold it to their son George (spouse Martha Snell). George, then Martha, then their adopted son George Snell Robinson (Martha's nephew) owned the property until Robinson's death in July 1931. The ability of the family by about 1840 to erect a Neo-Classical style dwelling that is more refined in style and technology than the first log dwellings or shanties built by settlers, is representative of their success in establishing a new life in Albion. The survival of this modest scale structure in original and replicated condition, with a late 19th/early 20th century barn and a 20th century small barn, contributes to an understanding of the character and evolution of the Irish farming community in this area.

Regarding design or physical value, many of the original architectural elements of the dwelling were restored, replicated, or partially removed between 2001 and 2008. The dwelling still presents as a representative and increasingly rare example of Neo-Classical architecture in Albion Township. The date of construction is estimated as c.1840. When built, its rectangular form, 1.5 storey massing, medium-pitched gable roof with returned eaves, 3-bay façade, multipaned windows, and overall symmetry were characteristic of this early style. It has early timber frame construction with mortise and tenon joinery and plaster wall construction. The orientation of the dwelling to the east compass point, rather than to the roadway, may demonstrate a preference of early Irish settlers. The late 19th/early 20th century barn and 20th century small barn are good examples of rural farm outbuildings.

Contextually, this is a rural setting where the land is primarily forested (and reforested) or in agricultural use, and similar in appearance to when the area was first settled. A single old apple tree is located near the road in front of the dwelling, the last remnant of the orchard indicated on the 1877 map of Albion Township. This property is physically, functionally, visually, and historically linked to its surroundings as the long standing location of a dwelling and outbuildings

on the farm acreage owned by the Spence/Irwin family from 1826 to 1931. The longevity of the one family ownership of the property, the consistency in visual appearance, and its visibility from the road, classify the site as a landmark.

Description of Heritage Attributes

The heritage attributes of this property are the c.1840 Neo-Classical style dwelling with architectural elements in original, restored, and/or replicated condition; the late 19th/early 20th century barn; and the 20th century small barn.

Dwelling

For the reasons given in the Statement of Cultural Heritage Value or Interest, the dwelling supports the historical or associative, design or physical, and contextual values of this property. Its principal exterior and original characteristics are as follows:

- Orientation of the dwelling to the east compass point
- Rectangular form of the main dwelling, not including non-original additions
- 1.5 storey massing
- Heavy squared timber frame with mortise and tenon joinery and exterior stud walls
- Type of medium pitched gable roof with returned eaves on the end gables (existing is replicated)
- 3-bay façade of the east façade (front) with a wide, centre door opening flanked by a window opening on each side
- Glazed transom over the centre door
- Original window openings in the existing locations

Barn

For the reasons given in the Statement of Cultural Heritage Value or Interest, the barn supports the historical or associative, design or physical, and contextual values of this property. Its principal characteristics are as follows:

- Rectangular form
- 2 storey massing
- Medium pitched gable roof
- Timber frame with mortise and tenon joinery and milled timbers
- Vertical board and batten/ board exterior walls
- All window and door openings related to its function as a barn
- Original granular concrete foundation walls
- Setting in a natural slope rising to the north
- Original builder's hardware (hinges, locks, etc.)
- North access at grade

Small Barn

For the reasons given in the Statement of Cultural Heritage Value or Interest, the 20th century small barn supports the historical or associative, design or physical, and contextual values of this property. Its principal characteristics are as follows:

- Long, rectangular form
- Single storey massing
- Medium pitched gable roof
- Vertical board exterior walls
- Light timber framing
- Original builder's hardware (hinges, locks, etc.)
- All window and door openings related to its function as a small barn

SOURCES

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The assistance of the staff of Peel Region Archives and of the current property owner Andrew Stewart is appreciated.