



Robinson Farmhouse, June 2023

Town of Caledon Heritage Designation Report

Robinson Farmhouse
12542 Airport Road
Part Lot 20, Concession 6 EHS
Former Geographic Township of Chinguacousy

February 2024

1.0 PROPERTY SUMMARY

Municipal Address	12542 Airport Road
Legal Description	Part Lot 20, Concession 6 EHS (Chinguacousy) as in VS390469 except Part 16, 43R-19786; Town of Caledon; Regional Municipality of Peel
Settlement Area	N/A
Roll Number	212413000904100
PIN Number	14347-0114 (LT)
Ward	3
Current Owner	Tullamore Industrial Nominee 1 Limited
Owner Concurrence with Designation Recommendation	Yes
Official Plan Designation	Prime Agricultural Area and Environmental Policy Area
Property Zoning	As Per Ontario Regulation 483/22
Current Property Use	Residential; vacant
Historical Property Name	Robinson Farmhouse
Notable Property Owners	Robinson Family; Townrow Family
Property Heritage Resources	Dwelling
Date of Construction	Pre-1851
Current Heritage Status	Listed

2.0 REPORT OBJECTIVE AND METHODOLOGY

This Heritage Designation Report is an evaluation of 12542 Airport Road as a candidate for designation under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act"). This evaluation requires the application of *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06 Criteria). Preparation of this report included historical research, review of existing reports, and site investigation.

3.0 EVALUATION CRITERIA

O. Reg. 9/06 Criteria sets the minimum standard for criteria to be used when evaluating the cultural heritage value or interest of a property being considered for designation under Section 29 of the Act. A minimum of two of the regulation's nine criteria must be met for the property to be designated. These criteria were applied in compiling this Heritage Designation Report.

4.0 SUBJECT PROPERTY

4.1 Property and Site Description

The property at 12542 Airport Road (the "Property") is located on the west side of Airport Road, midway between Mayfield Road and Old School Road (Figure 1). The rectangular 34.74 acre parcel is part of the East Half of Lot 20, Concession 6 East of Hurontario Street (EHS) within the geographic Township of Chinguacousy, Town of Caledon, Region of Peel. Salt Creek runs south through the eastern third of the Property, separating agricultural fields at the rear from the farmstead cluster near Airport Road. The cluster includes a pre-1851 brick farmhouse, facing south toward Salt Creek, and several outbuildings.

4.2 Heritage Status

The Property is listed on the Town of Caledon Heritage Register by Council Resolution 2020-91, as prescribed by Section 27 of the Act. It is described as a Neoclassical style farmhouse with a newer addition on the west side.

5.0 HISTORICAL AND ASSOCIATIVE VALUE

The following section outlines the history of the Property, which is the basis for determining the value of Criteria 4, 5 and 6 of O. Reg. 9/06 Criteria.

5.1 Indigenous Settlement and Treaties

The lands that now comprise the Town of Caledon has been occupied by Indigenous peoples for millennia. The earliest evidence of human activity in the region dates back approximately 13,000 years, as the last of the glaciers retreated northward. Many of these early peoples were highly mobile hunters and gatherers relying on migratory fish and game along with wild plants. Over time, as the climate became more temperate, human habitation became more settled and was based around extensive regional trading networks with reliance on local food sources. This led to the establishment of agriculturally based settlements, predominantly located on well-drained sandy or gravel soils adjacent to major watercourses. The area was occupied and used by the Anishinaabe, the Haudenosaunee, and the Huron-Wendat peoples. European contact in conjunction with the growth of the fur trade and conflicts resulted in various land occupation changes amongst these groups. Displacement caused by

European settlement further weakened Indigenous peoples' traditional economy and impacted their population numbers.

The lands within the Town of Caledon are part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, having been acquired from them by the British Crown through the Ajetance Purchase (Treaty 19) in October 1818. Treaty 19 transferred 648,000 acres of the Mississauga Tract to the British who surveyed the area in 1819 and divided it into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. These lands are also within the traditional Territory of the Huron-Wendat and Haudenosaunee peoples and the Anishnabek of the Williams Treaties.

5.2 Chinguacousy Township

The Property is within the former Chinguacousy Township in the former County of Peel. The area comprising the former Chinguacousy Township was originally included within the limits of the "District of Nassau," which was formed and governed from Niagara between 1788 and 1796. This name was subsequently changed to that of the "Home" District in 1792. The "Niagara District" was separated from the Home District in 1800, after which York (Toronto) became the administrative centre for the Home District. The new county of "Peel", which was named for the British politician Sir Robert Peel (1788-1850), was created in 1851 in union with York and Ontario Counties. This judicial union was dissolved in 1866-67, at which time Peel was elevated to independent county status, with the town of Brampton becoming the county seat.

The name Chinguacousy is believed to have been taken either from the Mississauga name for the Credit River, which means "young pine", or in honour of a Chippewa chief named Shinguacose or Chinguacose (ca. 1773-1854). The township is bisected by Hurontario Street, an early transportation route stretching north from Lake Ontario to Lake Huron. In 1819, six concessions were laid out on either side of Hurontario Street by Provincial Land Surveyors Richard Bristol and Timothy Street. The new "double-front" survey system was used, which introduced square, 100 acre half-lots, with each half of the full 200 acre lot fronting on a different concession road. This new lot configuration was intended to facilitate farming practices and access to transportation corridors.

The southern slope of the Niagara Escarpment cuts diagonally across the northwest corner of Chinguacousy Township, with the Credit River running at its base. The balance of the township is characterized by the flat tablelands of the Peel Plain, transected by south-extending tributaries of Etobicoke Creek. The township has generally been described as having fertile agricultural lands.

Colonial settlement in Chinguacousy Township began in 1819. Many of the first settlers were children of United Empire Loyalists, or of Scottish, English and Irish origin. Settlement duties included the construction and occupation of a home and clearance of land for agricultural use. The population of the township grew as new settlers arrived, numbering 412 in 1821 and increasing to 6,897 by 1861.

Various settlements were established in the township around either water powered mill sites (e.g. Cheltenham, Terra Cotta) or at crossroads (e.g. Campbell's Cross, Tullamore). These historic

settlements provided a range of commercial, institutional and industrial facilities and services that directly supported the surrounding agricultural areas. Chinguacousy's fertile soil brought prosperity to the township during the 1850s-60s wheat boom caused by the Crimean War and helped to accelerate settlement. The arrival of several railways through the region in the 1870s, improved access to markets and secured the prosperity of the township in the latter decades of the nineteenth century.

5.3 Town of Caledon

On January 1, 1974, the County of Peel was replaced by the Regional Municipality of Peel, which included the new municipalities of Caledon, Brampton and Mississauga. The Town of Caledon is an amalgamation of Albion, Caledon and the northern half of Chinguacousy townships and the incorporated villages of Bolton and Caledon East. Caledon is the northernmost municipality in the Region of Peel and is largely rural. In 1976, with the opening of Caledon Town Hall on Old Church Road, Caledon East became the civic centre for the new Town of Caledon.

Since 1974, farm consolidation and urban pressures have decreased the amount of land in agricultural production, which has led to substantial urban growth along the Caledon/Brampton border in the south and rural residential and estate lots to the north.

5.4 Property and Ownership Chronology/Site History

The historical summary that follows is derived from the Cultural Heritage Evaluation Report prepared in 2024 for the property owner by GBCA Architects and additional research conducted by the Town of Caledon.

5.4.1 Robinson Family

The Crown Patent for the 100 acres that constituted the East Half of Lot 20, Concession 6 EHS, Chinguacousy Township, was granted to the Canada Company on May 28, 1830. Established by royal charter in 1826, the Canada Company was a private British land development company that aided in the colonization of Upper Canada by obtaining land and promoting its sale to prospective settlers.

The entire 100 acres were conveyed by the Canada Company to James Townsend in November 1833, who immediately sold the lands to Thomas Townrow. The 1837 *Directory for the City of Toronto and the Home District* lists Thomas Townrow (spelled Townron) as the occupant of the lands at that time.

In November 1840, Townrow granted the 100 acres to James Robinson (Figure 4). James Robinson was a native of Armagh, Ireland, and was married to Mary Townrow, a native of Snaith, Yorkshire, England.

The Assessment Rolls for 1843 and *Brown's Toronto City and Home District Directory* for 1846-1847 confirm James Robinson's occupancy of the 100 acres. He is shown as owner of the entire east half of Lot 20 on the 1859 *Tremaine's Map of the County of Peel* (Figure 2).

The Personal Census records for Chinguacousy Township suggest James and Mary Robinson had no living children of their own. The 1851 Personal Census lists the Robinsons' household as comprising James, farmer, aged 42; his wife Mary, aged 42; Thomas Townrow, servant, aged 13; and Merian Townrow [spelled Marianne as per her later death record], servant, aged 11, all of Anglican faith; both children are recorded as having been born in the United States. The census indicates the household was living in a one-storey brick house. This is almost certainly the extant house on the Property and was likely built for the Robinsons sometime in the 1840s (Figure 6).

The same four members of the household are listed in the 1861 Personal Census for Chinguacousy Township, although Thomas and Merian's surname is spelled 'Townley'. Both this census and the 1861 Assessment Rolls indicate the Robinsons and Townrows are living in a two-storey brick house. The exact nature of the relationship between the Townrow children and James and Mary (Townrow) Robinson has not been determined.

The Agricultural Census for 1861 reveals that Robinson had 85 of his 100 acres of land under cultivation, with 63 acres under crops, 20 under pasture and 2 under orchards or gardens. The remainder of the acreage was forested. His primary crop was wheat. The 1877 *Historical Atlas of Peel County* shows the Robinson farmstead and an orchard situated in the northeast corner of the 100-acre property, just east of Salt Creek (Figure 3), corresponding with the extant location of the Robinson Farmhouse.

In April 1888, shortly after his wife's death in February, James Robinson sold the East Half of Lot 20, Concession 6 EHS to Thomas C. Townrow for \$5,200 (Figure 5). James Robinson died on September 29, 1895, and was buried with his wife in St. Mary's Cemetery Anglican Cemetery in Tullamore.

5.4.2 Thomas Cornisburgh Townrow

Thomas Cornisburgh Townrow (Thomas C.) appears to be the same Thomas Townrow who had previously lived with the Robinsons as a child. Thomas C.'s 1926 death certificate records that he was born in Philadelphia. He and his sister Marianne were the children of a Thomas Townrow, born in England, and Jane Ward, born in the United States.

The 1881 Personal Census records Thomas living with his wife Elizabeth (35); daughters Mary (13), Bertha (10) and Margaret (1 ½); and sons James (11), Harry [Henry] (8), Bracken (4), and Fred (2) in Albion Township.

When Thomas C. purchased the 100 acre half lot in 1888, he was a 50 year old widower farming on Lot 16, Concession 7 in Albion Township. His wife, Elizabeth Little, had grown up on the adjacent farm north of the Property, being the East Half of Lot 21, Concession 6 EHS, Chinguacousy, at what is now 12620 Airport Road. She died in October 1886, aged 43, giving birth to their son Robert C., who lived to four months of age.

The *Farmers and Business Directory for the Counties of Dufferin, Peel and York, 1896* lists Thomas Townrow on Lot 20 Concession 6 EHS in Chinguacousy Township along with his son James; one of his other sons, Thomas, is listed on the family's Albion Township farm on Lot 16, Concession 7.

The 1898 Collectors Roll for the Township of Chinguacousy records 'Thomas Townrow and Sons' as occupants of the East Half of Lot 20, Concession 6 EHS. In 1898, the value of the Townrows' Chinguacousy property was \$3,100. The Collectors Rolls for that year also record a small parcel with a house on the southwest quarter of the acreage that was occupied by Samuel Cook.

In 1900, Thomas C. formally sold the East Half of Lot 20, Concession 6 EHS to two of his sons, James Thomas and Henry John, for \$1. James and Henry eventually sold the 100 acre farm in 1920 to George F. Norris.

Thomas C. Townrow died in Toronto in 1926, aged 89; he is buried with Elizabeth in Providence Cemetery in Albion Township. His son Henry, who acted as an informant on his father's death certificate, was living in Bolton at that time. At the time of his death, a *Toronto Star* article identified Thomas C. as a retired farmer.

The Norris family owned the East Half of Lot 20 Concession 6 EHS until 1961, at which time it began to be subdivided; the 100 acre half lot currently comprises five parcels, the largest being the 34 acres comprising the Property.

6.0 DESIGN AND PHYSICAL VALUE

The following section provides an architectural description and analysis related to the built feature on the Property, which is the basis for determining the value of Criteria 1, 2 and/or 3 of O. Reg. 9/06 Criteria.

Constructed for James and Mary Robinson between 1840 and 1851, the Robinson Farmhouse is a rare and early example of a vernacular brick farmhouse with Neoclassical influences in Chinguacousy Township. The Neoclassical style was popular in Ontario in the early to mid-19th century. Key elements of the Neoclassical style present in the Robinson Farmhouse include its symmetrical design with three-bay front and rear façades, rectangular multipane windows, a wide pediment, and a wide, classically inspired front centre entrance with transom, sidelights and molded wood jamb.

The Robinson Farmhouse is one-and-a-half storeys in height, rectangular in plan, with a medium pitched, side gable roof with end chimneys. Its three-bay front façade comprises a centre entrance flanked by two large windows (Figure 7). The three symmetrically placed windows on the rear façade are an unusual and rare design feature, as they suggest there was no contemplation of the typical rear addition or kitchen tail (Figure 8). This design choice may have resulted from the unusual orientation of the farmhouse: set end-on to Airport Road, it faces south to overlook Salt Creek. The only known additions to the house have occurred on its west side façade, away from 'public' view.

Of solid red brick construction, the house was painted white at some point in the past; there is no indication, as evidenced from where the paint is flaking, of any buff brick detailing, which was a

common decorative feature of brick houses in the mid to late 19th century. The brick is laid in Flemish bond on the south (front) and east (side) façades and in common bond on the north (rear) façade; the west façade brickwork is obscured by the current side addition. A four-course brick water table projects out above the foundation on all façades.

Flemish bond, created by laying alternate headers and stretchers in each course, was a popular brickwork pattern for its aesthetic appearance. It required greater craftsmanship and skill than other bonds and was less commonly used after the mid-19th century. As with Flemish bond, Common bond brickwork was used for double-thickness walls.

The foundation of the Robinson Farmhouse is constructed of narrow field stone, likely locally sourced (Figure 12); the same stone was used to construct the c.1850s stone farmhouse directly north of the Property at 12620 Airport Road and the foundation of the nearby c.1861 Salem United Church at 12295 Innis Lake Road (Figures 2 and 23). On the front façade of the farmhouse, the stone foundation is interrupted to incorporate a basement window opening with an arched brick voussoir (Figure 17). Additional bricks around this opening suggest a possible repair or that the basement window was a later addition.

The Robinson Farmhouse has balanced fenestration with original six-over-six, double-hung, sash wood windows with thin muntin bars, typical of the Neoclassical style. The windows rest on wood lug sills with drip edges (Figure 16); the sills have been capped with metal flashing. The north rear façade has three evenly spaced windows; the east end façade has two upper storey windows and one lower storey window set to the south. The lack of a second lower storey window suggests the interior staircase is placed in the northeast corner of the house (Figure 9). All the window openings and the front doorway are capped by jack arch brick voussoirs.

The dwelling's major embellishment is its wide, deep-set front centre entrance, defined with molded wood panelling on its jamb, a rectangular transom with intact linear tracery, and sidelights (Figures 13-15). The wood soffits and eaves, while they have some evidence of molding and embellishment, do not appear to have the characteristic end returns typical of the Neoclassical style (Figure 18). On the front façade, the roofline is punctuated by a wide, slightly off-centre pediment clad in vertical board with a modern vinyl window; although such pediments are characteristic of Neoclassical architecture, it is possible this was a later addition.

Vernacular examples of Neoclassical style 19th century farmhouses are found throughout Chinguacousy Township, with several present along this stretch of Airport Road (Figure 22). The Robinson Farmhouse is one of the earliest known brick examples of this type; as evidenced by the 1851 Personal Census records, other houses in the vicinity were of log, frame or stone construction.

The Robinson Farmhouse displays significant architectural integrity, having had few alterations over the years. A mid-20th century photograph of the farmhouse shows a one-storey addition on the west end façade (Figure 21). This was subsequently replaced by the current wood-panelled addition with a below-grade garage (Figures 10 and 11). Additional alterations include metal storm windows placed over the original window openings, including the transom and sidelights of the front doorway;

replacement of the wood threshold of the front entrance with concrete; and rebuilding of the upper halves of the two end chimneys with modern brick.

7.0 CONTEXTUAL VALUE

The following section provides a description and analysis of the landscape context of the Property, which is the basis for determining the value of Criteria 7, 8 and/or 9 of O. Reg. 9/06 Criteria.

The Property maintains and supports the rural character of the area. It contains a mid-19th century farmhouse set close to Airport Road surrounded by an intact landscape including a remnant orchard (Figure 19) and the original laneway access from Airport Road. Buffered from recent changes to the surrounding land uses by its mature vegetation and the natural features of Salt Creek, it continues to reflect the rural character of the area.

The Robinson Farmhouse on the Property is physically, visually and historically linked to its surroundings. It faces south overlooking Salt Creek, a unique orientation reactive to the natural landscape rather than the more typical 19th century house placement facing the road. The contextual landscape of the farmhouse remains intact, including large, mature coniferous windbreak trees, remnants of the orchard evident on the 1877 *Historical Atlas of Peel County* map, and the mature vegetation bordering Salt Creek that demarcates the farmhouse setting to the west and south. The Property is also historically linked through genealogical ties and construction materials to other properties in the area, most notably the adjacent stone farmhouse at 12620 Airport Road.

8.0 EVALUATION AND APPLICATION OF O. REG. 9/06 CRITERIA

Evaluation of the Property is guided by the nine provincial criteria for determining cultural heritage value or interest outlined in O. Reg. 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the criteria. The following is an evaluation of the subject lands for each of the nine criteria.

Criterion	Assessment Yes/No	Evaluation/Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The Robinson Farmhouse is a rare and early example of pre-1851 brick farmhouse in Chinguacousy Township and is representative of a vernacular farmhouse with Neoclassical influences. While there are several extant mid-19 th century vernacular Neoclassical farmhouses in the vicinity, most are of log, stone or frame construction.
2. The property has design value or physical value because it	Yes	The Robinson Farmhouse displays a high degree of craftsmanship related to the Flemish bond pattern of brickwork used on its the south

displays a high degree of craftsmanship or artistic merit.		and east façades, a pattern which required significant skill to execute.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The Robinson Farmhouse does not demonstrate a high degree of technical or scientific achievement. It was constructed using materials and methods common in the mid-19 th century.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The Property is directly associated through longevity of ownership with the Townrow and Robinson families, who settled in historic Chinguacousy Township in the 1830s-40s. The farmstead is one of the earliest in the area; it remained in the ownership of these two related families from 1833 to 1920.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	<p>The Property yields information that contributes to the understanding of early farmsteads in the area. Whereas most 19th century farmhouses were oriented toward the concession road, the Robinson Farmhouse is set end-on to the road to instead overlook Salt Creek, the predominant natural feature of the surrounding landscape. The dwelling's design is also unusual in that its orientation appears to have influenced the placement of additions to the side instead of the rear as was more common. As such, the Property contributes to the understanding of early farmsteads that were arranged to take advantage of the natural landscape.</p> <p>The Property also has the potential to yield further information that contributes to an understanding of a community or culture as it retains archaeological potential for both Indigenous and Settler sites.</p>
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The Robinson Farmhouse is not known to demonstrate or reflect the work of a builder significant to the community. No information on the builder was found during the research of the property.
7. The property has contextual value because it is important	Yes	As an early farmhouse surrounded by an intact landscape, the Robinson Farmhouse is

in defining, maintaining or supporting the character of an area.		important in defining, maintaining and supporting the historic rural character of the area. The setting around the Robinson Farmhouse at the east end of the Property is demarcated by Salt Creek. Buffered from changing land uses in the area by its mature vegetation and the natural features of Salt Creek, the farmstead setting continues to reflect the rural character that once predominated the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The Robinson Farmhouse faces south towards Salt Creek, a unique orientation reactive to the natural landscape rather than the more common placement facing the road. The contextual landscape of the Property is intact, including large, mature coniferous trees, mature vegetation along the Salt Creek watercourse, and the remnant historic orchard, still extant to the south and northeast of the house. The setting of the Robinson Farmhouse is virtually unchanged from how it appears in the 1877 <i>Historical Atlas of Peel County</i> . It is also historically linked, through genealogical ties and construction materials, to other nearby heritage resources, including the adjacent stone dwelling at 12620 Airport Road.
9. The property has contextual value because it is a landmark	No	The Robinson Farmhouse is largely hidden by mature vegetation and only visible from certain vantage points along Airport Road. For this reason, it does not function as a landmark. It would otherwise be conspicuous through its unique placement facing Salt Creek rather than Airport Road.

The Property has cultural heritage value or interest because it meets six (6) criteria prescribed in O. Reg. 9/06 (1, 2, 4, 5, 7, 8).

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

9.1 Description of Subject Property

The property at 12542 Airport Road (the “Property”) is located on the west side of Airport Road, mid-way between Mayfield Road and Old School Road. The rectangular, 34.74 acre parcel is part of the East Half of Lot 20, Concession 6 East of Hurontario Street (EHS) within the former geographic Township of Chinguacousy, Town of Caledon, Region of Peel. Salt Creek runs south through the

eastern third of the Property, separating agricultural fields at the rear from the farmstead cluster near Airport Road. The cluster includes a south-facing, pre-1851 brick farmhouse and several outbuildings.

9.2 Statement of Cultural Heritage Value or Interest

The property's design value or physical value relates to the Robinson Farmhouse, a rare and early example of a pre-1851 solid brick dwelling, representative of a vernacular farmhouse with Neoclassical influences. The farmhouse is one-and-a-half storeys in height, rectangular in plan, with a medium pitched, side gable roof with pediment and end chimneys. It has a symmetrical three-bay front façade with a centre doorway flanked by two windows. Of note, the centre doorway is embellished with a molded wood jamb, a rectangular transom with extant tracery, and sidelights. Although other vernacular examples of similarly styled buildings are present along Airport Road and elsewhere in Chinguacousy Township, the Robinson Farmhouse appears to be the earliest known brick example of this type; as evidenced by the 1851 Census records, at that time the other houses in the vicinity were of log, frame or stone construction. The use of Flemish bond brick patterning on the front and side façades displays a high degree of craftsmanship.

The property has historical value and associative value for the longevity of its association with the Townrow and Robinson families, who settled in Chinguacousy Township in the 1830s-40s. The property represents one of the earliest farmsteads in the area and remained in the ownership of these two related families from 1833 to 1920. The Robinson Farmhouse was built for James and Mary Robinson sometime in the 1840s. The dwelling's unique, south-facing orientation and intact landscape setting demarcated by Salt Creek contributes to the understanding of early farmsteads that were arranged to take advantage of natural landscape features.

The property has contextual value for its contribution in defining, maintaining and visually supporting the rural character Chinguacousy Township. The setting of the Robinson Farmhouse at the east end of the property, buffered by mature vegetation and the natural features of Salt Creek, continues to reflect the rural character that once predominated the area. The property is also physically, functionally, visually, and historically linked to its immediate surroundings and other nearby historic properties. The Robinson Farmhouse faces south towards Salt Creek, a unique orientation reactive to the natural landscape rather than the more common placement facing the road. The contextual landscape of the Property is intact, including large, mature coniferous trees, mature vegetation along the Salt Creek watercourse, and the remnant historic orchard, still extant to the south and northeast of the house. The setting of the Robinson Farmhouse is virtually unchanged from how it appears in the 1877 Peel County Atlas. It is also historically linked, through genealogical ties and construction materials, to other nearby heritage resources, including the adjacent stone dwelling at 12620 Airport Road.

9.3 Description of Heritage Attributes

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

Robinson House

- Rectangular form of dwelling
- One-and-a-half storey massing
- Red brick construction
- Use of Flemish and Common bond brick patterning
- Stone foundation
- Medium-pitched gable roof with wood soffits and fascia molding
- 3-bay front (south) façade with a centre doorway flanked by ground floor window openings on each side
- All original window and door trim and detailing, including molded wood jamb around the front centre entrance, sidelights and transom with tracery
- 3-bay rear (north) façade with evenly spaced window openings
- All original door and window openings
- Original six-over-six wood sash windows
- Wood lug windowsills
- Jack arch brick voussoirs
- End gable red brick chimneys
- Basement windows with arched brick voussoirs

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-and-a-half storey vernacular farmhouse with Neoclassical influences
- South-facing orientation of the dwelling overlooking Salt Creek
- Remnant orchard to the south and northeast of the farmhouse
- Tree-lined access laneway from Airport Road south of the farmhouse

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 contemporary frame addition with below-grade garage on the west façade
- Replacement of the original front threshold with concrete
- Modern outbuildings located to the west of the farmhouse in the cleared portion of the property

10.0 CONCLUSION

Staff have completed the Heritage Designation Report for the property located at 12542 Airport Road and determined that it meets at least two criteria in O. Reg 9/06. As such, the property merits consideration for designation under Part IV, Section 29 of the Act.

11.0 SOURCES

Abstract of Title for the East Half of Lot 20, Concession 6 EHS, Chinguacousy Township. OnLand; Peel Region Land Registry Office.

Census enumerations for Chinguacousy Township, 1851-1931. Ancestry.ca online database.

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Region of Peel Archives, Assessment Rolls, Chinguacousy Township, 1832-1876.

Region of Peel Archives, William Perkins Bull fonds.

Tremaine, G., *Tremaine's Map of the County of Peel, Canada West*, 1859.

Union Publishing Co. *Farmers and Business Directory for the Counties of Dufferin, Peel and York, 1896*.

Walker & Miles, *Illustrated Historical Atlas of Peel County, Ontario* (Toronto, 1877).

Wm. H. Smith, *Smith's Canadian Gazetteer* (Toronto, 1846).

12.0 FIGURES



Figure 1: 2023 aerial photograph showing location of the property at 12542 Airport Road.



Figure 2: Detail from the 1859 Tremaine's Map of the County of Peel showing the East Half of Lot 20, Concession 6 EHS, Chinguacousy Township, owned by James Robinson.

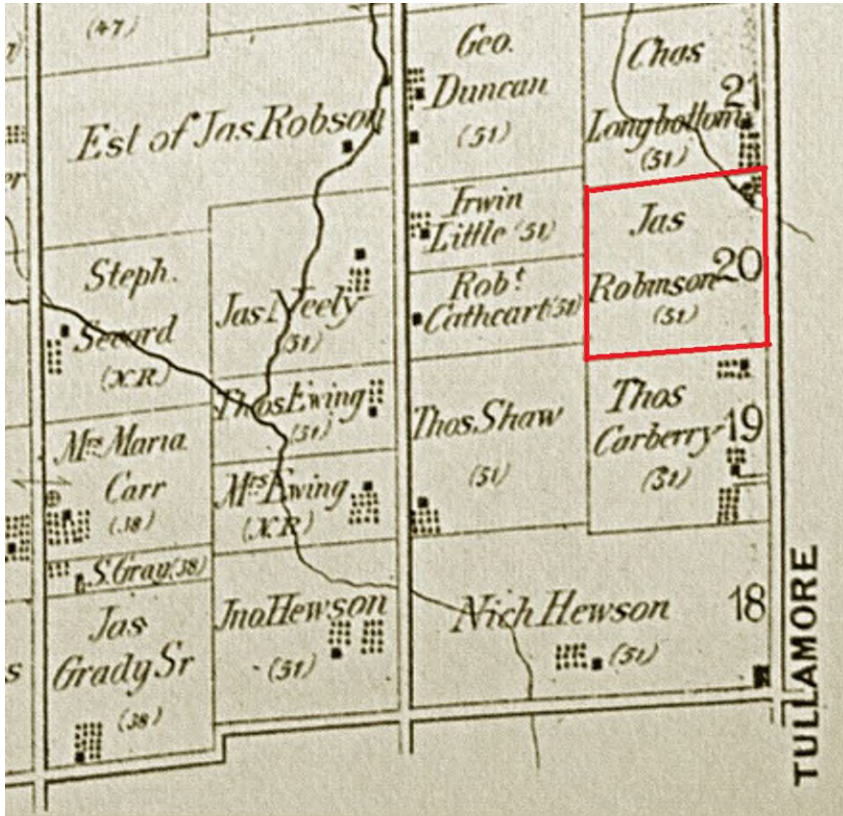


Figure 3: Detail from the 1877 *Illustrated Historical Atlas of Peel County* showing the East Half of Lot 20 Concession 6 EHS, Chinguacousy Township, owned by James Robinson.

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LOT No. 20 East 1/2 CONCESSION East

No. of INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	Patent	31 May 1820		The Crown	Canada Company	100 Acres		
12862	Conveyance	11 April 1832	26 June 1832	Canada Company	James Towns end	All	£62. 10/-	
12972	S & B	9 July 1834	29 July 1834	James Towns end et ux	Thomas Towns	All	£103. 6/-	
13282	Conveyance	20 June 1836	26 July 1836	Canada Company	William Little	West 1/2		
14330	S & B	9 Oct 1837	19 Oct 1837	Thomas Towns	Robert Baldwin	E 1/2	10/-	
14581	S & B	1872		Robert Baldwin	Thomas Towns	E 1/2		
14820	Grant	12 April 1840	14 April 1840	James Robinson et ux	Adam Wilson	All	5/-	
15821				Adam Wilson	James Robinson	All		

Figure 4: Abstract Register for the east half of Lot 20, Concession 6 EHS, Chinguacousy Township up to 1840.

LOT No. 20 East 1/2 6th CONCESSION East

No. OF INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
6047	B.S.	15 April 1908	5 July 1909	James Robinson	Tho. C. Cameron	100	5200	
4048	HL			Tho. C. Cameron	Geo. Robinson		4200	JUN 14 1929 O.K.H.
17902	HL	Jan 1900	Dec 1900	Tho. C. Cameron	Tho. C. Cameron		1800	JUN 14 1929 O.K.H.
8864	B.S.	11 Apr 1900	12 April 1900	Tho. C. Cameron, executor	James Tho. Cameron & Henry John Cameron		51	This, Love & affection Subject to a certain mortgage made in favor of the estate of Geo. Robinson by Geo. Robinson in which said party by the record part covenants to agree to
F-66	HL	21 June 1901	July 1901	The South West Bank Co.	Thomas C. Cameron	100	3200	JUN 14 1929 O.K.H.
- 07	R. C.	June 1901	July 1901	Henry John Cameron, as bachelor.	Thomas C. Cameron		1000	JUN 14 1929 O.K.H.
122		10 Dec 1901	July 1901	Tho. C. Cameron	Joseph H. Woodrick		2200	JUN 14 1929 O.K.H.
4114	B.S.	16 April 1906	15 May 1906	Tho. C. Cameron, executor Henry John Cameron James Tho. Cameron	Tho. C. Cameron		6048	JUN 14 1929 O.K.H.
9103	B.S.	10 April 1901	9 Dec 1901	Geo. Tho. Cameron	Henry John Cameron		3200	Subject to a mortgage for \$ 2200. in favor of Geo. H. Woodrick which forms part of the purchase money which said party of record part covenants
4002	B.S.	22 July 1902	1 Dec 1902	Joseph H. Woodrick Henry John Cameron	Thomas H. Cavendish	1/2 100	2200	JUN 14 1929 O.K.H.
1104	HL	20 Jan 1911	10 Dec 1911	Henry J. Cameron, executor	Louisa Robinson	1/2 100	1500	JUN 14 1929 O.K.H.
122	B.S.	16 Nov "	15 Nov "	South West Bank Co.	Thomas J. Cameron		9108	JUN 14 1929 O.K.H.

Figure 5: Abstract Register for the east half of Lot 20, Concession 6 EHS, Chinguacousy Township up to 1911.

1	2	3	4	5	6	7	8
1 James Robinson	Husband	Ireland	English	single			
2 Mary do	wife	England	do		X	42	1
3 Thomas Robinson	Servant	90 Male	do		X	42	1
4 Joseph do	do	do	do			15	1
						11	1

1	10	20	30	40	50	60	70	80	90	100
1	1									
2	1									
3	1									
4	1									

Figure 6: 1851 Personal Census record for the James Robinson household.



Figure 7: Front (south) façade of the Robinson Farmhouse, June 2023.



Figure 8: Rear (north) façade of the Robinson Farmhouse, showing original multipane windows, June 2023.



Figure 9: East (side) façade of the Robinson Farmhouse, June 2023.



Figure 10: North (rear) and west (side) façades of the Robinson Farmhouse, showing the modern addition, June 2023.



Figure 11: West and south façades of the Robinson Farmhouse, showing the modern addition, June 2023.



Figure 12: Details of the southeast corner of the Robinson Farmhouse, showing the narrow foundation stone and overhang of the projecting brick water table, June 2023.



Figure 13: Detail of front centre doorway, including sidelights, transom with tracery and molded wood jamb, June 2023. Note concrete sill.



Figure 14: Detail of transom above the centred front entrance showing extant tracery protected by an aluminum storm window, June 2023.



Figure 15: Detail of molded wood paneling around inset of centered entrance, June 2023.



Figure 16: Wood lug sill beneath extant double hung wood sash window, June 2023.



Figure 17: Arched soldier brick voussoir and additional brickwork (to left) around basement window, front facade, June 2023.



Figure 18: Detail showing wood soffits and moulded fascia in gable ends, June 2023.



Figure 19: View of the remnant orchard south of the Robinson Farmhouse, looking north toward the laneway, June 2023.



Figure 20: View of some of the modern outbuildings and mature vegetation at 12542 Airport Road, looking east toward Airport Road, June 2023.



Figure 21: Mid-20th century view of the Robinson Farmhouse from Airport Road, showing earlier one-storey side addition. *Region of Peel Archives, Russell Cooper fonds*



Figure 22: Mid-19th century farmhouses at 12620 Airport Road and 13726 Airport Road, being nearby examples stylistically similar to the Robinson Farmhouse. Both of these farmhouses face the road and have a more typical T-shaped floor plan incorporating rear additions. Note the narrow local stone used for 12620 Airport Road.



Figure 23: Salem United Church at 12295 Innis Lake Road, its foundation showing the same narrow stone used at 12542 Airport Road and 12620 Airport Road, 2012.