



By-law 2024-xx

A by-law to designate a property as being of
Cultural Heritage Value or Interest
“James and Louisa Robinson House”

WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the “Act”), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule “A” to this By-law (the “Property”) contains the cultural heritage resource known as the James and Louisa Robinson House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

Allister and Sandra Macrae
4 Homestead Court
Markham, Ontario
L3P 5C3

and upon the Ontario Heritage Trust, notice of intention to designate the James and Louisa Robinson House, 4 Homestead Court, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;

AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule “A” attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:

“James and Louisa Robinson House”
4 Homestead Court
City of Markham
The Regional Municipality of York

2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed January 31, 2024.

Kimberley Kitteringham
City Clerk

Frank Scarpitti
Mayor

**SCHEDULE ‘A’ TO
BY-LAW 2024-xx**

In the City of Markham in the Regional Municipality of York, the property municipally known as 4 Homestead Court, Markham, Ontario, and legally described as follows:

PLAN 65M2181 LT4, MARKHAM

PIN: 029090024

SCHEDULE 'B' TO BY-LAW 2024-xx

STATEMENT OF SIGNIFICANCE

James and Louisa Robinson House

4 Homestead Court
c.1876

The James and Louisa Robinson House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

The James and Louisa Robinson House is a two-storey brick dwelling located on the north side of Homestead Court, in the historic community of Markham Village. The house faces east.

Design Value and Physical Value

The James and Louisa Robinson House has design value and physical value as a locally unique example of a vernacular dwelling designed with the influence of the Gothic Revival and Italianate architectural styles, noteworthy for its dichromatic brickwork and triangular bay window. The Gothic Revival influence is seen in the building's form and in the treatment of the gables with their curvilinear bargeboards. The Italianate style is reflected in the treatment of the window openings with buff brick "eyebrow" arches and bracketed sills, and the bracketed eaves of the unusual triangular bay window. Originally, the brickwork was dyed to create a consistent red masonry colour. The existing enclosed front veranda is an early twentieth century feature that likely replaced an open veranda in a style characteristic of the building's 1876 construction date.

Historical Value and Associative Value

The James and Louisa Robinson House has historical value and associative value, representing the theme of immigration, particularly the arrival of United Empire Loyalists in Markham following the American Revolution, for the property's association with the Robinson family. The patriarch, William Robinson, was a United Empire Loyalist from Pennsylvania who came to Upper Canada after the American Revolution. He first settled in Queenston in the 1790s then relocated to the Town of York around 1800 where he operated a tannery. The family moved to Markham Township in 1805. John Robinson, a son of William and Elizabeth Robinson, purchased Lot 12, Concession 7 in 1832, which later became the home of James Robinson.

The property has additional historical value and associative value, representing the theme of industry, innovation and economic development for its association with the Robinson tannery and the Maple Leaf Woollen Mills. John Robinson established a tannery on a tributary of the Rouge River, now known as Robinson Creek, in the early nineteenth century. The business was operated by his son, James Robinson. James Robinson later became a partner in the Maple Leaf Woollen Mills, built opposite the tannery in 1886.

The property has further historical and associative value for its association with James Robinson, long-time member of Markham Township Council and former Reeve of Markham Village. James Robinson served as Reeve of Markham Township from 1868 to 1872, and again from 1874 to 1878. He was Reeve of Markham Village from 1885 to 1887.

Contextual Value

The James and Louisa Robinson House has contextual value as it makes legible the evolution of Markham Village, notably its growth in the late nineteenth century. The house is prominently sited on a suburban street of custom homes that was created in the early 1980s, aptly named “Homestead Court.” The house overlooks the shallow valley of Robinson Creek and the former sites of the Robinson Tannery and Maple Leaf Woollen Mills.

Heritage Attributes

Character-defining attributes that embody the cultural heritage value of the James and Louisa Robinson House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

Heritage attributes that convey the property’s design value and physical value as a representative example of a locally unique example of a vernacular dwelling designed with the influence of the Gothic Revival and Italianate architectural styles:

- Sideways-oriented T-shaped plan and two-storey height;
- Solid brick construction with “eyebrow” arches over the door and window openings in buff brick with cut limestone keystones and a buff brick plinth;
- Medium-pitched cross-gable roof with overhanging, open eaves and curvilinear wood bargeboards;
- Double-leaf glazed and panelled wood entrance doors with segmentally-headed transom light above;
- Former sunroom door opening on the second-storey (east elevation);
- Single-leaf door on the north elevation with segmentally-headed transom light above;
- Rectangular window openings with cut limestone and bracketed lugsills;
- Triangular bay window on the east elevation with hipped roof and bracketed eaves;
- Hip-roofed veranda with grouped, fixed three-over-one windows and multi-paned transom lights above and stone base.

Heritage attributes that convey the property’s historical value or associative value, representing the themes of immigration of United Empire Loyalists, industry, innovation and economic development, as well as politics, as the former property of John and Hannah Robinson and their son, James Robinson:

- The dwelling is a tangible reminder of the Robinson family that historically resided here.

Heritage attributes that convey the property’s contextual value as a building that is historically-linked to its surroundings:

- The location of the building facing south, overlooking the shallow valley of Robinson Creek and the former sites of the Robinson tannery and Maple Leaf Woollen Mills.

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

- Modern windows units;
- Chimneys;
- Side porch on north elevation;
- Garage addition.