

**Evaluation of 12 Orangeville Street
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

Prepared for
Town of Erin
5684 Trafalgar Road
Hillsburgh, Ontario N0B1Z0

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHVI – Cultural Heritage Value or Interest
 CVR – Credit Valley Railway
 GRCA – Grand River Conservation Authority
 LRO – Land Registry Office
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 O. Reg. – Ontario Regulation
 WCMA – Wellington County Museum and Archives

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 12 Orangeville Street according to *Ontario Regulation 9/06* as amended by 569/22 (*O. Reg.*) to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on April 11, 2023, and October 19, 2023. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The Town of Erin initiated this report as one of the properties prioritized for designation by the Municipal Heritage Committee as a result of changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated, or removed from the Heritage Register, within two years (January 1, 2025).

2.4 Method Conclusion

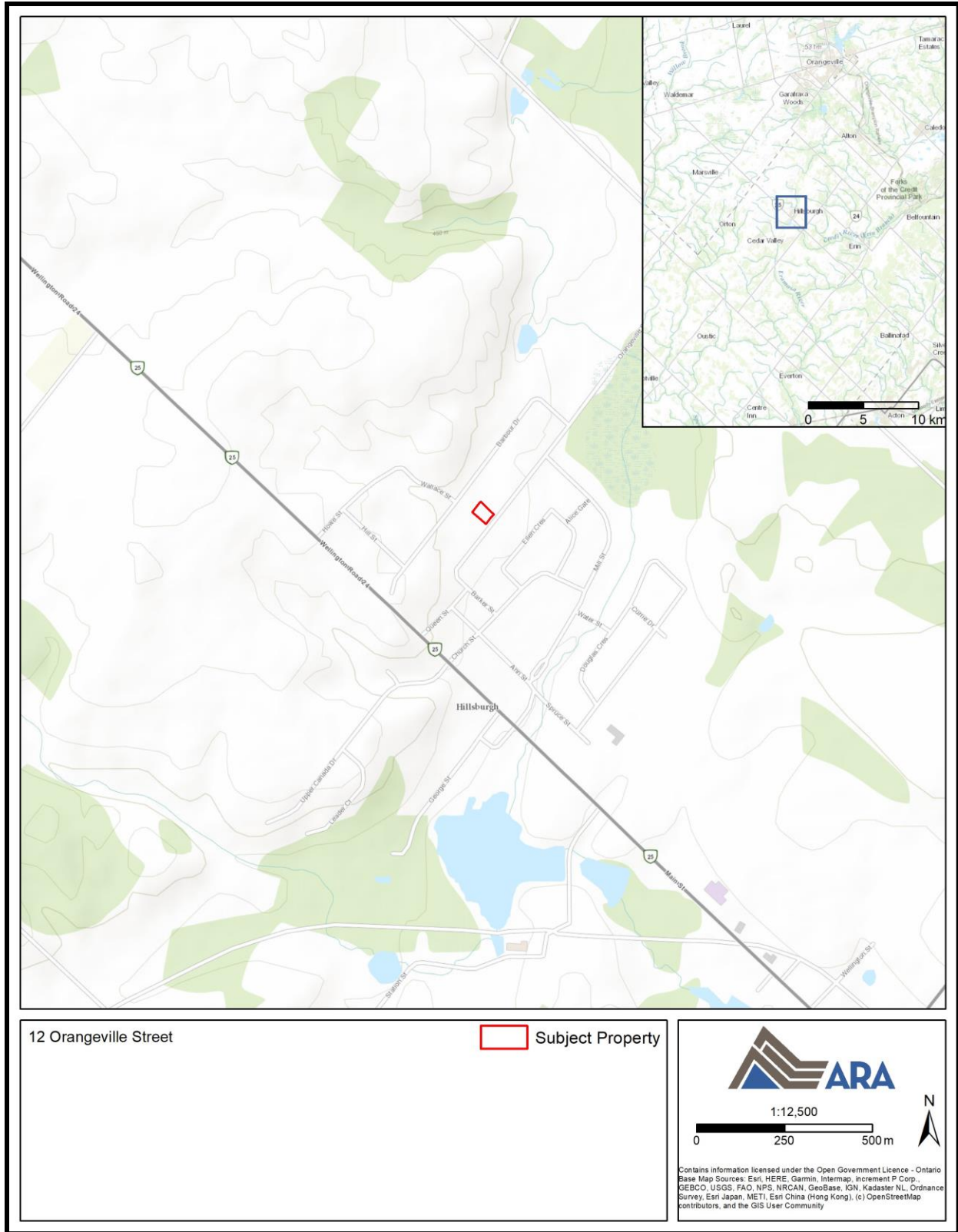
Using the results of the field survey and research detailed above, the CHVI of 12 Orangeville Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 12 Orangeville Street, Hillsburgh, Town of Erin, ON

Legal Description: PART LOT 4 PLAN 806, PARTS 2, 5-7 IN 61R-22084 PLAN 62 SIMMONS STREET, TOWN OF ERIN

The property location is shown on Map 1 and Map 2.



Map 1: Subject Property in the Town of Erin
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

4.0 PHOTOGRAPHS



Map 3: Image Locations of Subject Property on a Current Aerial
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: Façade of 12 Orangeville Street
(Photo taken April 11, 2023; Facing Northwest)**



**Image 2: Detail of Roofline, Date Stone and Porch of 12 Orangeville Street
(Photo taken October 19, 2023; Facing North)**



**Image 3: Southeast Corner of 12 Orangeville Street
(Photo taken October 19, 2023; Facing Northwest)**



**Image 4: View of East Elevation and Rear Addition of 12 Orangeville Street
(Photo taken October 19, 2023; Facing Northwest)**



**Image 5: Driveway, Front Yard, and View of 12 Orangeville Street
(Photo taken on October 19, 2023; Facing North)**



**Image 6: West Elevation and Rear Garage of 12 Orangeville Street
(Photo taken on October 19, 2023; Facing North)**



**Image 7: Porch of 12 Orangeville Street
(Photo taken on April 11, 2023; Facing North)**



**Image 8: Date Stone and Upper Storey Balcony of 12 Orangeville Street
(Photo taken on October 19, 2023; Facing North)**



**Image 9: View of Entrance to 12 Orangeville Street
(Photo taken on April 11, 2023; Facing Southwest)**



**Image 10: View of Orangeville Street
(Photo taken on October 19, 2023; Facing Southwest)**



**Image 11: View of Orangeville Street
(Photo taken on April 11, 2023; Facing Northeast)**



**Image 12: View of 8 Orangeville Street Located Adjacent to 12 Orangeville Street.
(Photo taken on October 19, 2023; Facing Northwest)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Italianate architectural style found in Ontario originated in England drawing inspiration from Italian Renaissance architecture which included highly decorative urban palazzos and commercial designs, picturesque Italian rural villas and rural farmhouses (Fram 2003 and Ricketts et al. 2011). According to Ricketts et al. the style was “popular for nearly a century from the 1830s until 1920s” (2011:81) with a surge in popularity in the mid to late 19th century. In Ontario, the increase in popularity as a choice for domestic architecture is often attributed to the widespread publication of patterns and design plans, specifically those circulated in Andrew Downing’s *The Architecture of Country Houses* published in 1850 and the “design for a two storey square residence with projecting eaves and ornate cornice brackets promoted by *The Canadian Farmer* journal in 1865” (Fram 2003 and Kyles 2016). The flexibility of the plans and ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features which could be applied to commercial or residential buildings.

Despite the wide variation of the stylistic elements associated with the style, the inclusion of wide eaves with decorative paired brackets is by far the most prominent element attributed to this style. It is so prominent that Italianate architecture is often referred to as the “bracketed” style (Fram 2003). There are several other features associated with Italianate architectural style including:

Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style...These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof...Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside (Ricketts et al. 2011:82)

In Ontario, Italianate designs can be found on almost any 19th century main street as well as in suburban and rural areas.

One design feature which was sometimes applied to Italianate architecture is the use of dichromatic brickwork. Dichromatic brickwork became popular in the 19th century in England which influenced its use in Ontario beginning in the 1870s (Richie 1979). The use of dichromatic brickwork was very popular and applied to many buildings of various architectural styles constructed in 1870s and 1880s and continued to be applied to buildings in the following decades (Richie 1979). The most typical combination is yellow or buff brick detailing on red brick, however this combination reverses in regions where “clay brickmaking normally burned to a yellow colour, in which case red bricks provide the colour contrast” (Richie 1979:60). The contrasting detailing is typically found at the corners, around door and windows openings as well as in decorative band/patterns and accordingly “its application in many cases did not require any great skill on the part of the bricklayer” (Richie 1979:61).

12 Orangeville Street exhibits several features associated with Italianate architecture style including, hip roof, overhanging wide eaves with paired wooded brackets, segmentally arched windows.

A description of the architecture/design of 12 Orangeville Street:

- Two-storeys and follow an L-shaped plan (Image 1).
- Balanced three-bay façade with centered entryway (Image 1).
- Hip roof with wide overhanging eaves (Image 2).
- Single brick chimney on west elevation.
- Roofline appears to be finished by plain fascia clad in tin and modern aluminum eaves, soffit and downspouts (Image 3, Image 5).
- All windows are rectangular with a segmental arch opening.
 - Windows have brick voussoirs and surrounds which have been painted white to create the effect of a hood mould.
 - It appears that the brick may have originally been buff brick which has been painted white (see Image 1 - Image 3).
 - One newer rectangular window with three windowpanes is located on the east elevation. Hood moulds have been painted to mimic the aesthetic of the rest of the window treatments. Newer vinyl windows on façade and side elevations.
- Diamond pattern quoins which are painted white (Image 2, Image 3).
- Appears to be stone foundation finished with parging (Image 1).
- Dichromatic effect achieved through the use of window and door treatments and quoins.
- One-storey stone building with hip roof, currently acting as a garage, along west boundary of the subject property (Image 6).
- Large setback from Orangeville Street (Image 5).
- One storey closed in porch in the recessed portion of the building, with an upper storey balcony.
 - The first storey closed in porch has row windows and is supported by red brick. An off-centre entrance is located on the façade.
 - The upper storey balcony appears to have a newer rail system and is accessed by a doorway on the upper level.
 - Upper-level doorway is rectangular topped with a segmental arched transom.
- Single driveway along west side of property line leads to rear parking garage area.
- Date Stone reads “AD 1889”
- There is a one storey rear wing on the north elevation however it was not sufficiently visible during the site visit to provide a detailed description.

When examined against the typical characteristics of the Italianate architecture as outlined by a *Field Guide To American Houses* (McAlester 1992), *Ontario Architecture Online* (Kyles 2016), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011) and *Well Preserved* (Fram 2003), 12 Orangeville Street meets almost all of the characteristics of the style and therefore can be considered representative of the Italianate style (see Table 1).

Table 1: Characteristics of Italianate Architecture
(adapted from Fram 2003; Ricketts et al. 2011; Blumenson 1990; McAlester 1992)

Characteristics of Domestic Italianate Architecture	Characteristics of 12 Orangeville Street
Two to three storeys (rarely one storey)	Yes
Square, rectangular or L shaped plan	Yes
Rhythmic and balanced façade (composed of flush surfaces and evenly spaced openings)	Yes
Typically, three to five bays	Yes

Characteristics of Domestic Italianate Architecture	Characteristics of 12 Orangeville Street
Low pitched hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes
Tall narrow windows (often paired)	Yes
Heavily moulded openings (windows, doors)	Yes
Rounded or semi-elliptical window openings	Yes
Brick or stone construction	Yes
Frontispiece (formal and detailed entryway)	No
Corners quoins	Yes
Towers, cupolas or belvederes (less common)	No
Carefully landscaped environment (less common)	No

5.2 History

5.2.1 Erin Township

Erin Township was first surveyed between 1819 and 1820, with the first settler, a native of Pennsylvania, Nathaniel Roszel, arriving shortly after taking up “land at Lot 1, Concession 7” (Town of Erin 2023). Despite the township’s Irish name, most settlers were Scottish in origin and early families consisted of the Hows, the McMullens, and the Trouts (Irwin 1867). The first Township Meeting was held in 1824 in the houses of various settlers, although all subsequent township halls have historically been in or near the village of Hillsburgh. An 1846 publication notes an overall population of 1368 where “32,447 acres were taken up, 7,945 of which were under cultivation” and a “a small settlement in the south-west of the township call “McMullen Mills” where a grist and saw mill, tavern, blacksmith’s shop, and between forty and fifty inhabitants” (Smith 1846:55). By 1861 the population of the township had reached 4,948 people (Irwin 1867). Construction on a Credit Valley Railway (CVR) spur from Cataract Junction to Elora began in 1877 and was completed in 1879 with stations at Hillsburgh, Orton, and Erin (GRCA 2023). Commercial freight cars began running in 1881, and the CVR was purchased by Canadian Pacific Railway in 1884. Passenger service was discontinued in 1958 and the railway was dismantled in 1987 and converted into a recreational trail (GRCA 2023, Town of Erin 2023). Within the Township other major settlements included Ballinafad, Crewsons Corners, Ospringe, and Orton (Irwin 1867, Town of Erin 2023). The Municipal Office for Erin Township opened in 1995 and is located south of Hillsburgh. The Township of Erin amalgamated with the villages of Erin and Hillsburgh in 1998, and while the area is growing, it remains a predominately rural community.

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with William How’s general store and Nazareth Hill’s hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham and Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot

wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville's waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

A historical atlas from 1861 indicates that Hillsburgh was a well-settled hamlet with a commercial core on either side of Main Street (now Trafalgar Road) that supported the surrounding agricultural community (see Map 4). Local industries included Boustead's Inn, a general store and post office, and both a sawmill and gristmill located on the creek which ran through the village. The town's population was approximately 230 people in 1867 (Irwin 1867).

In 1877, with speculation of the rail business, George Gooderham subdivided his large property which housed the Gooderham & Worts mill and created several lots fronting on Main Street (Dilse & Duncan 2000). An 1877 historical map indicated that Hillsburgh's commercial district remained similar to the 1860s, although there was some additional growth on the west side of Main Street (Trafalgar Road). The most glaring change in the topography is the construction of the CVR corridor which ran through Hillsburgh (see Map 5). The completion of the CVR station in 1879 allowed for farmers in and around Hillsburgh to ship their produce outside of the immediate area, and potatoes became a popular cash crop (Town of Erin 2023). Other non-agricultural industries in the late nineteenth century included John Viner's furniture factory, a carriage and wagon shop that also served as the village blacksmith, a second wagon and carriage store established in 1884, and tannery. In addition, local women also wove fabric and carpets which were supplied to a tailor's shop (Town of Erin 2023). The Police Village of Hillsburgh incorporated in 1899 and the settlement received its first rural mail route in 1912. Prior to this, residents took turns traveling by foot or horse to Esquesing Township for the mail, which was left at How's General Store for collection. Main Street (Trafalgar Road) was paved in 1925 and resurfaced with asphalt in 1963 (Town of Erin 2023).

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid to late nineteenth century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 6). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 7).

5.2.3 Site Specific History

According to a date stone on the building, census records, and land deeds, the structure at 12 Orangeville Street was built in 1889 as a residence for Charles James "C.J." McMillan and his family. Below is a history of the property from 1823 until present day.

- The Crown Patent for the west 100 acres of Lot 26, Concession 8 in Erin Township was granted by the Crown to Matthew Crooks on June 24, 1823 (see Table 2, LRO 61).
- The subject property went through several owners between 1832 and 1860 including William Crooks, Samuel Street, Nazareth Hill
- On December 9, 1832, Matthew Crooks' brother Ramsay sold all 100 acres to William Crooks, his son (Family Search 2023a). However, in March 1841, a Sherriff's Deed

- for the property was filed in favour of Samuel Street, John Fiske, William Ross, and James Mitchell, and Hiram Hill (see Table 2, LRO 61).
- Hiram Hill sold the west 100 acres, with the exception of some small parcels previous sold by his father Nazareth Hill, to George Berry on November 2, 1860, and George Berry sold the same parcel of land to Samuel Leeson on October 25, 1861.
 - An 1861 historical atlas indicates that the subject property was located on land that belonged to George Berry, on the north side of a surveyed thoroughfare, possibly the Orangeville Road/Orangeville Street (see Map 4). There does not appear to be a structure on the subject property, although it is adjacent to what appears to be a block of development on the south side of the road, on land that belonged to John Green. With the exception of the possible block of development, there were no other local landmarks within proximity to the subject property.
 - Several land transactions took place between 1869 and 1875 (see LRO Table 2 for details)
 - According to Walker & Miles' map of Erin Township, the subject property was located in a shaded block of appears to be development on the north side of a surveyed road (see Map 5). It is possible that this is a mistake on the part of the cartographer, as previously the development was located on the south side of the road, whereas in the 1877 atlas, the development had shifted to the north side of the road, and it appears all structures are relocated from the 1861 location. Nonetheless, the atlas seems to indicate there was a structure located on the subject property, although its purpose, type of construction, and individual owner were not listed. The block of development was situated south of land that belonged to A. Taylor.
 - Several land transactions took place between 1879 and 1893 (see LRO Table 2 for details) which resulted in a consolidation of 11 acres been sold to Margret McMillian on June 2 1893.
 - Margaret McMillan was born Margaret McKinnon on February 23, 1850, in Erin Township. She was the daughter of Neil McKinnon (1818 – 1890) and Margaret McMillan (1825 – 1911) (Family Search 2023b).
 - She married Charles James “C.J.” McMillan, on March 28, 1871. They had at least eight children, one of whom was Hugh Frederick McMillian (b. 1879) (Family Search 2023b).
 - C.J. McMillan was born on December 9, 1843, in Erin Township and was a descendant of Donald McMillan, a Scottish immigrant who had settled on Lot 19, Concession 9, in 1822 (Family Search 2023c, Town of Erin 2023).
 - C.J. McMillan and his son Fred (Hugh) were involved in the potato business. He began shipping potatoes by rail after the CVR spur was completed through Hillsburgh, and in 1881, the first car containing around 200 bags of potatoes departed the station bound for Toronto. They stored the potatoes in a cement warehouse close to the tracks (Carmichael 2001).
 - C.J. McMillan also worked as a cattle buyer.
 - By the late 1920s, up to 3,000 bags of potatoes a day could be shipped from Hillsburgh. Fred McMillan, the Barbour brothers, and the Gray family loaded the potatoes at the rail station, although buyers from Toronto and Hamilton also shipped by truck out of a grading station, operated by D. Wallace and W.H. Barbour (Carmichael 2001).
 - According to land records, a date stone on the building façade, and other sources, **the structure at 12 Orangeville Street was built in 1889 as the residence of C.J. McMillan.**

- An 1890 directory for Wellington County lists a C.J. McMillan living on Lot 26, Concession 8, the lot containing the subject property (Union Publishing Co 1890).
- The 1891 Canada Census indicates that 47-year-old Charles McMillan lived in a two-storey, eight room brick house with his wife Margaret McMillan and their children Alexander, Albert, Hugh, and Victor (LAC 1891). This description matches the subject property.
- Margaret McKinnon died on November 6, 1919, and was buried in Hillsburgh. C.J. McMillan died on July 20, 1927, in St. Catharines (Family Search 2023b, 2023c).
- In November 1927, Hugh McMillan granted the parcel to David Wallace and William Barbour for \$11,600.
- A 1937 topographic map indicates that there was a structure located within the boundaries of the subject property at that time, although the type of construction, the building's purpose, and the individual owner were not listed (see Map 6). The configuration of Orangeville Street had not changed, although it appears that other roads had been surveyed on the east side of Trafalgar Road, south of the subject property. There were several sand and/or gravel pits in proximity to the subject property.
- An aerial photograph from 1954 appears similar to the 1937 topographic map (see Map 7). The outline of a structure can be seen on the subject property, but like other maps and atlases, individual features or details cannot be discerned, nor is the building owner listed. The subject property was located outside the main core of Hillsburgh village, although not entirely in a rural location either. The surrounding area consists predominately of agricultural fields, although there are some pockets of woodlot scattered throughout the area as well.
- On June 3, 1966, William Barbour granted his share of the land to the executors of David H. Barbour.
- On May 4, 1987, David W. Barbour's estate granted the subject property to Man-Sonic Industries, an agreement which was amended in 1988 to J.A.J. Developments instead of Man-Sonic Industries. J.A.J. filed a subdivision agreement for the subject property, plus other lands, on August 8, 1989.
- Plan 806 was registered by J.A.J. Developments on June 11, 1990, and on July 12, 1990, J.A.J. Developments transferred the subject property back to the estate of David Wallace Barbour.
- On September 29, 1997, D. Wallace Barbour's estate transferred the subject property to Christine and Gordon Stevenson for \$249,900.
- The Stevensons owned the property until February 1, 2022, when they transferred it to Hillsburgh Ontario, Inc. On May 16, 2023, Hillsburgh Ontario, Inc transferred part of the lot to the Township of Erin, possibly for infrastructure improvements. Ownership of the subject property remains split between Hillsburgh, Ontario Inc and the Corporation of the Township of Erin.

**Table 2: Summary of Property Ownership at 12 Orangeville Street
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	24 Jun 1823	Crown	Matthew Crooks	SW ½ 100 ac
110	B&S	9 Dec 1832	Ramsay Crooks	William Crooks	All 100 ac
898	Sherriff's Deed	27 Mar 1841	Sherriff of Gore District	Samuel Street	W ½ 100 ac, Wm. Crook lands

Instrument #	Instrument	Date	Grantor	Grantee	Comments
7325	B&S	13 Oct 1854	Trustees & heirs of William Crooks, Heirs of Samuel Street	Nazareth Hill	W ½ 100 ac
8539	B&S	12 Jan 1856	Nazareth Hill	John Fiske, William Ross, James Mitchell	W ½ 100 ac, except Gully and Lewis parcels
13422	B&S	26 Apr 1859	William Ross, James Mitchell, John Fiske, Robert D. McPherson	Hiram Hill	W ½ 100 ac, except parcels
13592	B&S	2 Nov 1860	Hiram Hill	George Berry	W ½ 100 ac, except parcels
17027	B&S	25 Oct 1861	George Berry	Samuel Leeson	W ½ 100 ac except parcels
24101	Bond for Deed	22 Sep 1865	Samuel Leeson	Alfred Wheeler	Part W ½, SE corner, 10 ac
1338	B&S	23 Mar 1869	Samuel Leeson	Alfred Wheeler	Part W ½, SE corner, 10 ac
1343	B&S	20 Dec 1870	Alfred Wheeler	James McArthur	Part W ½, SE corner, 10 ac
1807	B&S	5 Sep 1871	Samuel Leeson	William Green	Part W ½ 76 ac
1784	B&S	11 Mar 1872	James McArthur	John Close	Part W ½, SE corner, 10 ac
3068	Probate of Will	8 Apr 1875	William Green	John Green, Philip Green, James Green	Part W ½ 76 ac subject to legacies (except 1 ac to Louise Green)
4077	Agreement	12 Aug 1879	John Close	Robert Close	E corner of W ½ 10 ac
5046	B&S	15 Nov 1882	Mary and Henry Piggott	George Johnston	E corner of W ½ 10 ac
5089	Quit Claim	1 Nov 1882	John Close, William Close, Hannah Rhyndress, heirs John Close	Robert Close	E corner of W ½ 10 ac
5090	B&S	10 Jan 1883	Robert Close	George Johnston	E corner W ½ 10 ac
6634	B&S	24 Mar 1886 (reg 1889)	Louise Green	Margaret McMillan	Part W ½ 1 ac
7365	B&S	4 Mar 1893	George Johnston	James Rodgers	E corner of W ½ 10 ac
7373	Lis Pendens	18 Mar 1893	Margaret McMillan pltf	George Johnston, James Rodgers, defts	E corner of W ½ 10 ac
7438	B&S	2 Jun 1893	James Rodgers	Margaret McMillan	E corner of W ½ 10 ac
14135	Quitclaim	6 Aug 1925	Maggie Rodgers, widow	Hugh F. McMillan	Part W ½ 10 ac, \$1
14573	Grant	1 Nov 1927	Hugh F. McMillan	David W. and William H. Barbour	W ½, \$11600
58645	Certificate	28 Jun 1966	Treasurer of Ontario	Estate of David W. Barbour	Part W ½ as in 14573
59196	Grant	3 Jun 1966	William H. Barbour	Marjorie Barbour & Edward Barbour, exrs David H. Barbour	W ½ Lot 26, Con 8, \$1






Instrument #	Instrument	Date	Grantor	Grantee	Comments
M72799	Bylaw	1 Apr 1968	Corp Township of Erin	N/A	Subdivision Control
548896	Grant	4 May 1987	Estate of David Wallace Barbour	Man-Sonic Industries	Part SW ½ and NE ½ parts 1, 2, 4
548898	Agreement Purchase & Sell	4 May 1987	Estate of David Wallace Barbour	Man-Sonic Industries	Part SW ½ and NE ½ parts 1, 2, 4 in 61R3830
577994	Agreement	21 Jul 1988	J.A.J. Developments	Estate of David Wallace Barbour	Amending 548898
580127	Bylaw	18 Aug 1988	Township of Erin	N/A	Closing of Simmon Street + OL in Plan 62
605020/623157	Subdivision Agreement	8 Aug 1989	Corp Township of Erin	J.A.J. Developments Inc	SW ½ Lot 26 Con 8, Parts 1 & 2, Parts 5-7 61R3830
61R5052	Plan Reference	22 Mar 1990	N/A	N/A	Part SW ½ Lot 26, NE ½ Lot 26, Con 8, Lots 70 & 71 Plan 62, Part 1 in 575618
806	Plan	11 Jun 1990	J.A.J. Developments	N/A	Lots 70 & 71, Plan 62, part Lot 26 Con 8 Part 1 61R5052)
627364	Transfer	12 Jul 1990	J.A.J. Developments	Estate of D. Wallace Barbour	All Lot 4 + OL, Plan 806
61R7462	Plan Reference	28 Aug 1997	N/A	N/A	Part 1 re: 627364
783936	Transfer	29 Sep 1997	Estate of D. Wallace Barbour	Christine and Gordon Stevenson	\$249,900, Parts 1&2 61R7462
61R22084	Plan Reference	23 Sep 2021			Part 2, Parts 5-7
662320	Transfer	1 Feb 2022	Christine and Gordon Stevenson	Hillsburgh Ontario Inc.	Part 1
702365	Notice	15 May 2023	Corp. Town of Erin	Hillsburgh Ontario Inc	Part 2, Parts 5-7; Subdivision Agreement
702491	Transfer	16 May 2023	Hillsburgh Ontario Inc	Corp Town of Erin	Parts 5 – 7
702730	Transfer	18 May 2023	Hillsburgh Ontario Inc	Hillsburgh Ontario Inc	Part 2



5.3 Context






- Located at 12 Orangeville Street near the core of the historic Village of Hillsburgh.
 - While not in the commercial core of the Village, the subject property may be considered at the edge of the residential part of the historic village core, which includes several side streets.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Orangeville Street is located to the east Trafalgar Road, the main thoroughfare of the historic village.
 - Orangeville Street is the only street which provides access to the historic core from the east.


- The building is situated along the north side Orangeville Street, east of where the street intersects with Barker Street.
- Orangeville Street is a two-lane curb-less road with modest naturalized ditches.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street though Jane Street, running the length of the entire core of Historic Village of Hillsburgh (see Map 6, and Map 7).
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Comprised of predominantly one to two-and-a-half storey structures.
 - Primarily brick construction (majority are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork and decorative woodwork.
- There are several residential side streets, which extend from Trafalgar Road, which were developed at the same time as the core Historic Village of Hillsburgh. The residential side street character can be described as follows:
 - Residential side streets which are in keeping with the development of the core as shown in historic mapping (see Map 6, and Map 7), include: Queen Street, Church Street, Anne Street, Mill Street, George Street and Station Street, and to a lesser extent Orangeville Street.
 - The character of the residential side streets is generally in keeping with the character of the Trafalgar Road streetscape.
 - Comprised of predominantly of one to two-and-a-half storey residential buildings.
 - Primarily brick construction (majority are red brick).
 - Variety of architectural styles including Italianate, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian architecture.
 - Variety of setbacks along the street, though majority have a modest set back.
 - Many buildings on the residential side streets share similar features including dichromatic brickwork or detailing and ornate decorative woodwork.
 - Many of the buildings along Trafalgar Road and residential side streets date from the 19th century and early 20th century and are built in a variety of architectural styles. Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road and the residential side streets.




Table 3: Selection of 19th Century Buildings Along Trafalgar Road and Surrounding Residential Streets in Historic Village of Hillsburgh

Address	Brief Description	Est. Year Constructed	Photo if Available
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	
32 Trafalgar Road	Residence, one-storey, dichromatic brickwork	Unknown	
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	

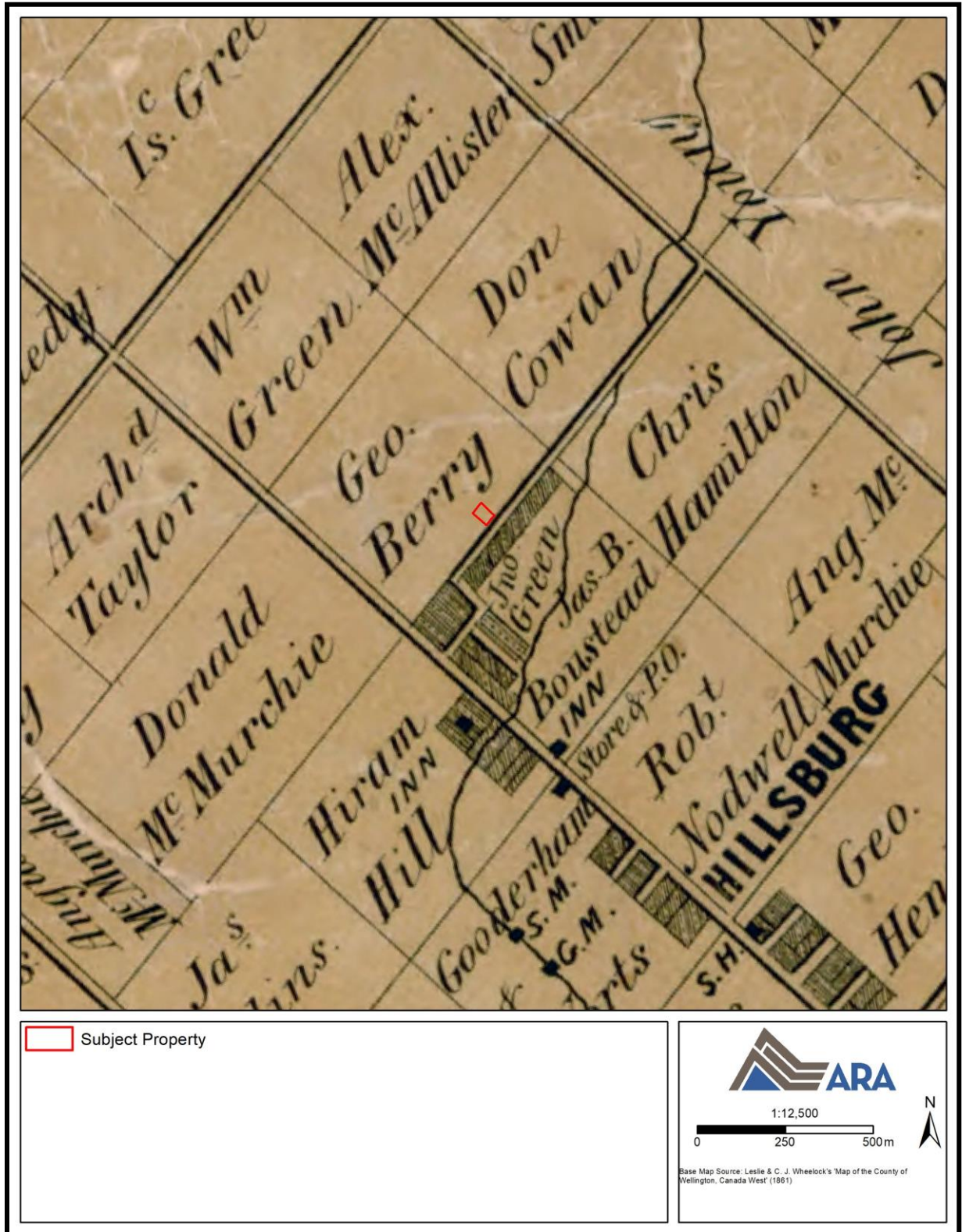
Address	Brief Description	Est. Year Constructed	Photo if Available
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	

Address	Brief Description	Est. Year Constructed	Photo if Available
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	

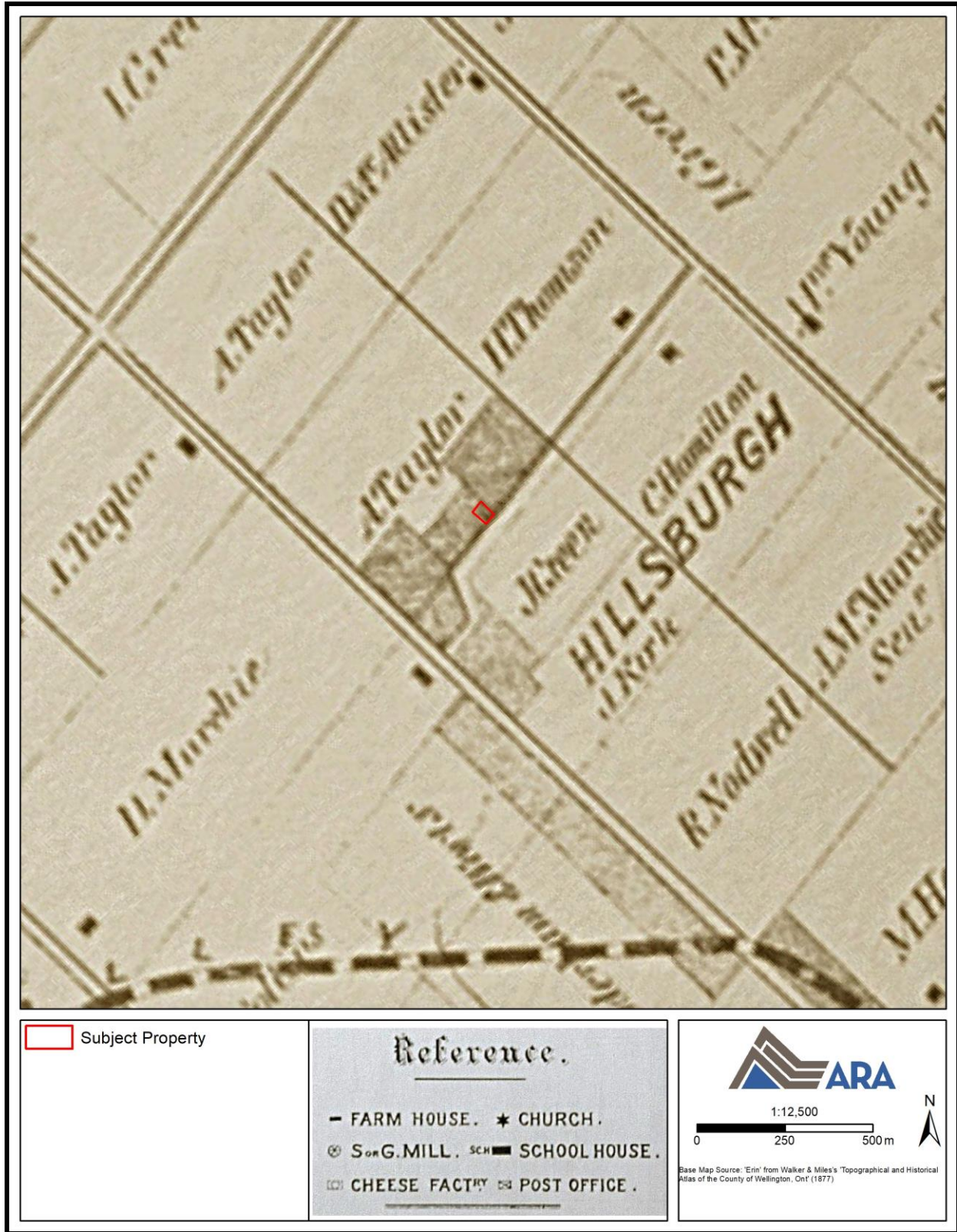
Address	Brief Description	Est. Year Constructed	Photo if Available
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	
10 Church Street	Residence, Red-brick, two storey, stone lintels, wood brackets, hip roof	Circa 1870s	
4 Church Street	Residence, Red-brick, two storey, stone lintels, gable peak on hip roof, bargeboard	Circa 1890s	
2 Church Street	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo if Available
12 Orangeville Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, hip roof	1889	
3 Station Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, front gable roof	1894	
9 Station Street	Former residence, red-brick, , dichromatic brickwork, two storey, hoodmoulds, stone quoins.	1892	

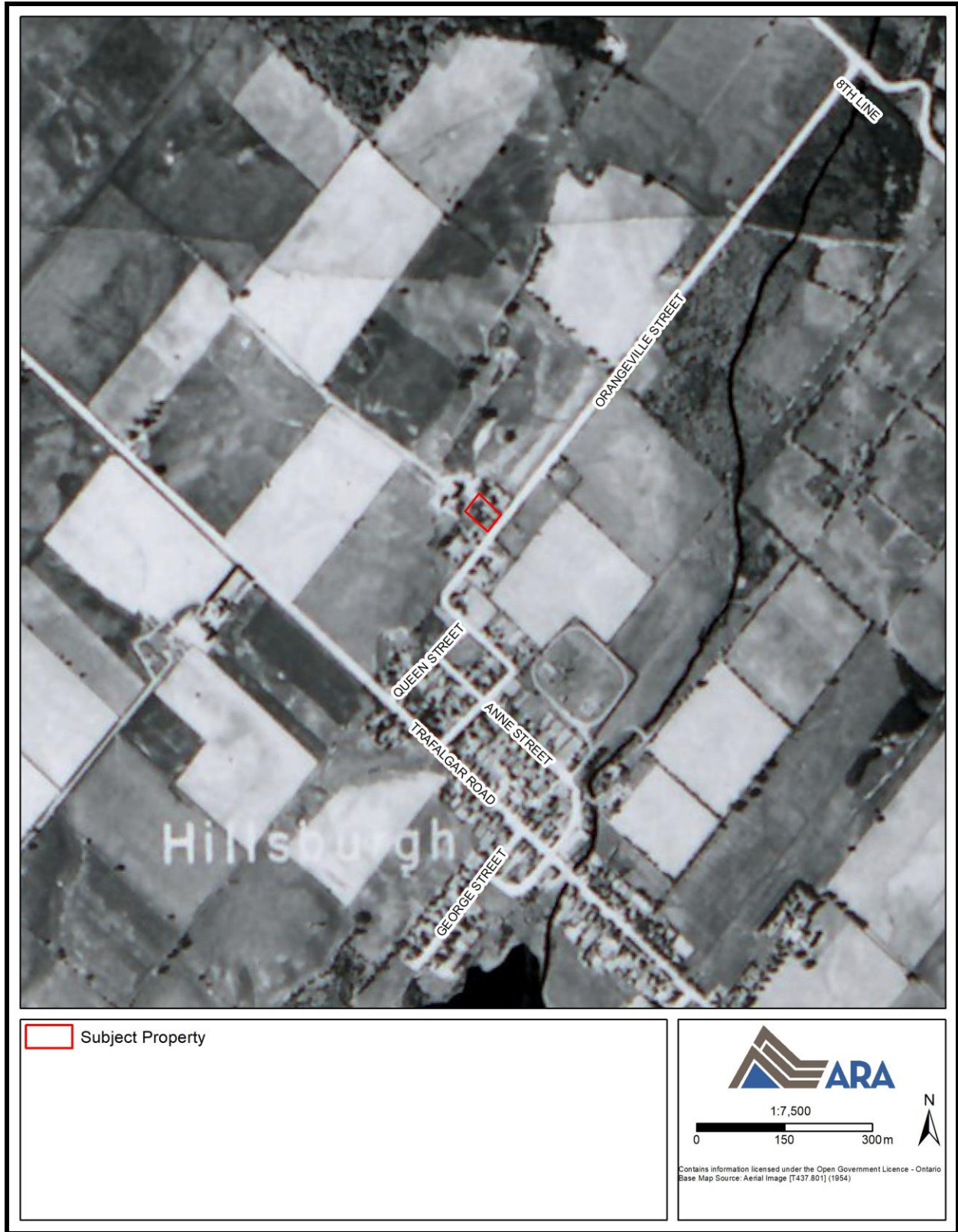
6.0 MAPS



Map 4: Subject Property Shown on an 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



Map 5: Subject Property Shown on an 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 7: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 12 Orangeville Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 12 Orangeville Street in Accordance with *O. Reg. 9/06* as amended by 569/22

Description	Criteria Met Yes/No	Value
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	12 Orangeville Street is a representative example of the Italianate architectural style. The architectural style is expressed in the two-storey building through the L-shaped plan with a hip roof, wide overhanging eaves, dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould. The balanced three-bay façade and decorative diamond quoins work to reinforce the Italianate architectural style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	12 Orangeville Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	12 Orangeville Street does not display a high degree of technical or scientific achievement. It was determined the property played no major role in contributing to any local scientific developments or ideas.
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	12 Orangeville Street has an association with Charles James "C.J." McMillan, who was important to the development of the community of Hillsburgh. 12 Orangeville Street was built in 1889 as a residence for Charles James "C.J." McMillan and his family. As a local farmer and cattle buyer, McMillan began shipping potatoes from Hillsburgh to larger cities via rail in the late 19 th century. Potatoes were relatively easy to grow in the Hillsburgh agricultural landscape and McMillan shipped his first load of around 200 bags of potatoes in 1881 to Toronto. By 1921, C.J.'s son, and then owner of the subject property, Hugh "Fred" McMillan, could ship 3,000 bags of potatoes a day. Potato farming was an important crop which supported the agricultural industry in and around the village of Hillsburgh during the late 19 th and early 20 th century.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	12 Orangeville Street does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	12 Orangeville Street does not reflect the ideas of an architect, builder, designer, or theorist. Research was unable to determine a specific architect/builder and indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	12 Orangeville Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core and support the legibility and character of the historic village. The residential side streets are located off the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 12 Orangeville exhibits massing, style, decorative details consistent with the historic village character.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	12 Orangeville Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 12 Orangeville Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 12 Orangeville Street is not visually linked to its surroundings. Although the streetscape is a 19 th century streetscape that is not a significant visual link.
The property has contextual value because it is a landmark	No	12 Orangeville Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 5 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
12 Orangeville Street is a representative example of the Italianate style.	<ul style="list-style-type: none"> • Two-storey Italianate building. • L-shaped plan with a hip roof • Wide overhanging eaves • Dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould. • Diamond quoins

Cultural Heritage Value or Interest	Heritage Attribute
12 Orangeville Street has an association with Charles James “C.J.” McMillan, who was important to the development of the community of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate building • Date stone which reads “A.D. 1889”
12 Orangeville Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate building including massing and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

12 Orangeville Street is located on a residential side street within the core of the historic village of Hillsburgh, in the Town of Erin. It consists of a two-storey rectangular Italianate residence constructed in 1889.

Statement of Cultural Heritage Value or Interest

12 Orangeville Street is a representative example of the Italianate architectural style. The architectural style is expressed in the two-storey building through the L-shaped plan with a hip roof, wide overhanging eaves, dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould. The balanced three-bay façade and decorative diamond quoins work to reinforce the Italianate architectural style.

12 Orangeville Street has an association with Charles James “C.J.” McMillan, who was important to the development of the community of Hillsburgh. 12 Orangeville Street was built in 1889 as a residence for Charles James “C.J.” McMillan and his family. As a local farmer and cattle buyer, McMillan began shipping potatoes from Hillsburgh to larger cities via rail in the late 19th century. Potatoes were relatively easy to grow in the Hillsburgh agricultural landscape and McMillan shipped his first load of around 200 bags of potatoes in 1881 to Toronto. By 1921, C.J.’s son, and then owner of the subject property, Hugh “Fred” McMillan, could ship 3,000 bags of potatoes a day. Potato farming was an important crop which supported the agricultural industry in and around the village of Hillsburgh during the late 19th and early 20th century.

12 Orangeville Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core and support the legibility and character of the historic village. The residential side streets are located off the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 12 Orangeville exhibits massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

12 Orangeville Street is a representative example of the Italianate architectural style. The property contains the following heritage attributes that reflects this value:

- Two-storey Italianate building
- L-shaped plan with a hip roof
- Wide overhanging eaves

- Dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould
- Diamond quoins

12 Orangeville Street has an association with Charles James “C.J.” McMillan, who was important to the development of the community of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Date stone which reads “A.D. 1889”

12 Orangeville Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building including massing and decorative details

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above (see Section 8.0).



Map 8: Map of Heritage Attributes of 12 Orangeville Street

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 12 Orangeville Street meets three of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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