



Town of Erin Heritage Committee (TEHC)

Agenda

July 21st, 2025

7:00 PM

Town Hall – Meeting Room

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Declaration Pecuniary Interest**
- 4. Adoption of Minutes**
Meeting of April 21, 2025
- 5. Business Items**
 - 5.1 PD2025-19 Village of Erin Draft Council Designation Report**
 - 5.2 Request by Over Here Arts Adventure for purchase of banners for Kensington Square fence**
 - 5.3 Correspondence from Wellington County Historical Society**
- 6. Adjournment**



ERIN HERITAGE COMMITTEE

Minutes

Monday April 21, 2025

7:00 pm

Meeting Room Town Office

Present: Margaret Barnstaple, Jamie Cheyne, Erin Montgomery, Bob Wilson and Diane Wilson.

Absent: Frank Huarte, Alex Keller and Muritala Sulyman.

1. Call to Order - Chair Erin Montgomery

2. Approval of Agenda/ Additions to Agenda

Moved by: D. Wilson

Seconded by: B. Wilson

That the agenda was approved and there were no additions.

Carried

3. Declaration Pecuniary Interest

None was declared.

4. Adoption of Minutes- March 17, 2025

Moved by: J. Cheyne

Seconded by: E. Montgomery

That the minutes of March 17, 2025 be accepted as distributed.

Carried

5. Business Items-

5.1 Heritage designations Update

The three Hillsburgh properties that were in contention for designation are proceeding through the system. Ten properties from the village of Erin have been advertised. The proposed designation of McEnery property in the south of the village has been objected to by the owner and discussions are underway with the Town.

5.2 Tree Trust Canada Update

The Town's Parks and Recreation Department have co-ordinated with Tree Trust Canada who want to set up a chapter in town to help preserve

older trees. There is an inaugural meeting May 24 to trim a 100 year old maple tree. (side note: Location is between the post office and All Saints Anglican Church. There is also a tree planting demonstration and woodlot tour). Thomasfield Homes has a property in Hillsburgh with 16 butternut trees, half of which they want to cut down.

5.3 Town Cemetery Signage

Town staff have designed a simple sign 20" x 34" single sided to be installed in all cemeteries in the Town. There was discussion about colours, but the design is excellent.

5.4 Architectural Guidelines for Erin

There are none at the moment, but are being undertaken.

6. Other Business

Rod Perry is inviting the public to take a walk with him in the Hillsburgh area every Sunday morning at 9 a.m. beginning May 4th. Meet at the Hillsburgh Library.

The Elora Cataract Trail septic installation has been stalled by CVC needing to have 36 culverts installed, which differed from three on the originally approved plan.

J. Cheyne has organized a fiddling event at Hillsburgh Baptist Church in May.

7. Next Meeting

Tuesday, May 20th, at 7:00 p.m. postponed from Monday for Victoria Day.

8. Adjournment

Moved by: E. Montgomery

Seconded by: B. Wilson

That the TEHC meeting be adjourned at 8:00 p.m.

Carried



Town of Erin Corporate Report

Department: Planning & Development	Report Number: PD2025-19
Business Unit: Planning & Development	Meeting Date: 7/21/2025
Presented/ Prepared By: David Waters, Manager of Planning & Development	

Subject

Village of Erin Draft Council Designation Report

Recommendation

That the Town of Erin Heritage Committee recommends to Council 46 Main Street, 92-94 Main Street, 96-98 Main Street, 100 Main Street, 102-106 Main Street, 108-110 Main Street, 115 Main Street, 119 Main Street, 126-128 Main Street, 130-132 Main Street, 156 Main Street, 157 Main Street, 158 Main Street, 162 Main Street and 163 Main Street merit designation under Part IV of the Ontario Heritage Act.

And that the Committee supports the heritage attributes recommended in the staff report titled “Village of Erin Draft Council Designation Report” dated July 21, 2025.

Highlights

- In January 2025, the Town issued by mail a non-statutory letter to the registered owners of fifteen listed properties in Erin Village. This represents the next group of properties subject to heritage designation under Part IV of the Ontario Heritage Act (OHA).
- Consulting with the Heritage Committee represents the initial step in the heritage designation before reporting to Council to seek direction to issue Notice of Intention to Designate (NOID) for each listed property.

Background

The Village contains a significant number of listed properties which contain high architectural, historical, cultural, and environmental attributes. Close to 40 properties in the Village have been identified as meeting the Heritage Committee’s Category “A” criteria for containing high architectural, historical, cultural, and environmental attributes.

In March and April 2025, Council passed designation by-laws under Part IV of the OHA for the first group of listed Main Street properties located in Erin Village. The by-laws are now approved, registered on title and submitted to the Ontario Heritage Trust.

The Town is initiating the designation process for the next group of listed properties in Erin Village. The CHER (Cultural Heritage Evaluation Reports) prepared by Archaeological Research Associates Ltd. (ARA), which are available for viewing upon request, determined that the listed properties referenced in this report contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06.

Municipalities in Ontario have until January 1, 2027, to issue a notice of intention to designate listed properties before these properties are removed from the Heritage Registry and cannot be relisted for a period of 5 years. However, delisting doesn't prevent the municipality from initiating the heritage designation process under Part IV of the OHA.

Consulting with the Heritage Committee represents the initial step in the heritage designation before reporting to Council to seek direction to issue Notice of Intention to Designate (NOID) to each property owner.

Discussion

In January 2025, the Town initiated the heritage designation process for the next group of listed heritage properties in Erin Village by issuing a non-statutory Advisory Letter to the registered owners of the following properties: 46 Main Street, 92-94 Main Street, 96-98 Main Street, 100 Main Street, 102-106 Main Street, 108-110 Main Street, 115 Main Street, 119 Main Street, 126-128 Main Street, 130-132 Main Street, 156 Main Street, 157 Main Street, 158 Main Street, 162 Main Street and 163 Main Street.

A letter of objection was submitted to the Town by the owner of 119 Main Street which is discussed herein. Appendix A describes the Cultural Heritage Value and Heritage Attributes of the above listed properties.

Designating a property under Section 29 of the OHA is essentially a five-step process:

- 1) Identifying the property
- 2) Researching and evaluating the property
- 3) Serving Notice of Intention to Designate
- 4) Passing and registering the heritage designation by-law
- 5) Listing the property on the municipal Heritage Register

Based on the heritage evaluation reports prepared by ARA for each of the above listed properties, it was determined that they contained sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

Letter of Objection – 119 Main Street

The Town received a letter dated January 24, 2025, from the owner of 119 Main Street objecting to the heritage designation of his property. The owner presents the following reasons why they are opposed to designation:

- Renovations or expansions to the building's exterior would be subject to Town approval and would become more complex, time-consuming and costly.
- Increased costs for maintenance because heritage properties require specialized materials and skilled labour to maintain or repair.
- Reduced flexibility because a heritage designation may limit what improvements can be undertaken including renovating the house for other uses.
- Decreasing the market appeal making it harder to sell a heritage property due to the additional approval process and the restrictions, responsibilities and costs associated with ownership.
- Higher property insurance costs or difficulty in obtaining home insurance due to the replacement costs for restoration.
- Higher property taxes and preventing or severely restrict redevelopment opportunities for the residence or coach house.

Staff Response

O. Reg. 9/06 does not recognize the points raised by the owner of 119 Main Street against designation and no factual evidence was submitted by the owner to support the objection.

The CHER prepared by ARA for 119 Main Street concluded that the property is worthy of designation under Part IV, Section 29 of the OHA because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22). 119 Main Street has design value, historical or associative value, and contextual value.

Therefore, staff of the opinion that 119 Main Street meets the threshold for designation established by O. Reg. 9/06.

Strategic Priority Pillar

Community Vitality

Objective

3.2 Cultural and Heritage Plan

Actions

3.2.1 Further heritage designations.

Financial Impact

For designating a property under the OHA, associated costs include placing notices in the local newspaper (Notice of Intention to Designate) and registering the designation by-law on title for the property.

Each heritage designation report costs the Town approximately \$2,100. The Town also pays \$350 to register the by-law on title to the property. The funds to pay for the heritage evaluation reports are sourced from the Operating Budget of Planning and Building.

Conclusion

Based on the heritage evaluation reports prepared for the Town by ARA, the properties discussed herein contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).

Attachments

Appendix A – Cultural Heritage Value and Heritage Attributes Descriptions

David Waters, MCIP, RPP, PLE

Manager of Planning & Development

Rob Adams

Chief Administrative Officer

Determination of Cultural Heritage Value

November 2023 Photo of 46 Main Street (Archaeological Research Associates Ltd.)

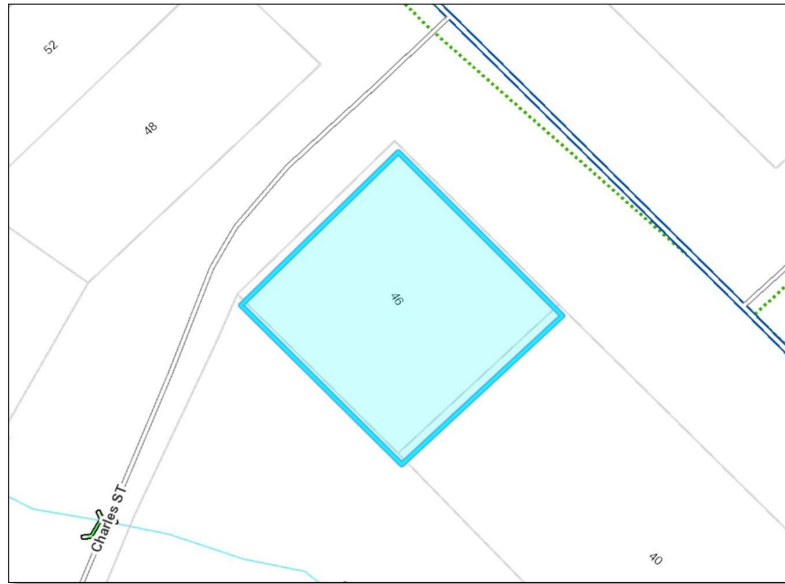


The Arts and Crafts residential dwelling at 46 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 46 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 46 Main Street in the Village of Erin south of Charles Street. The legal description is PT LT 28 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE AS IN RO735412; ERIN

GIS map showing location of 46 Main Street (Wellington County GIS)



Design/Physical Value

The subject property is a representative example of an Arts and Crafts building. The one-and-a-half-storey rectangular plan building with its balanced composition and massing has a side gable roof with deep overhang, varying window openings, and rusticated cement block envelope. The steeply pitched gable extends over the asymmetrical façade with an off-centre entryway and over the front porch which spans the façade, opening and includes classical characteristics representative of Arts and Crafts buildings.

Historical/Associative Value

The subject property has direct associations with the Hull family. Wellington Hull purchased the local newspaper, the Erin Advocate, in 1894 from its founder . He was the publisher until 1920, when Wellington's son Roy W. Hull, became its operator. While it is unclear whether Wellington Hull or his father-in-law William Hamilton was responsible for the construction of 46 Main Street, it was constructed at some point between 1907 and 1921 and used as a residence by the Hull family while Wellington and Roy Hull worked at the Erin Advocate offices, which were located at 126 Main Street.

Benjamin Mundell was a local builder and contractor responsible for the construction of several local buildings such as his own residence at 2 Spring Street, the residence at 119 Main Street, and 116 Main Street. He also owned the c.1840 planing mill at 51 Main Street,

which Mundell purchased and converted into a planing mill in 1896. Benjamin Mundell's son, David Mundell, operated the mill after his return from the First World War in 1918 and appears to have lived at the subject property from 1922 until 1937.

Contextual Value

46 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin. The residential portions, extending from the commercial core and into several side streets, were developed at the same time as the commercial core and supports the legibility and character of the historic village core. Located on or just off Main Street, the residential buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 46 Main Street exhibits setback, massing, style, decorative details consistent with the character of the historic village of Erin.

Heritage Attributes

The following elements of the property at 46 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-and-a-half-storey Arts and Crafts building
- Balanced composition with an off-centre entryway opening
- Side gable roof with deep overhang
- Varying window openings
- Front porch which spans the façade
- Rusticated cement block envelope

Determination of Cultural Heritage Value

November 2023 Photo of 92-94 Main Street (Archaeological Research Associates Ltd.)



The two-storey Italianate commercial building at 92-94 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 92-94 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 92-94 Main Street in the Village of Erin between Church Blvd. and Charles Street. The legal description is PT LT 11 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE; PT LT 10 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE AS IN RO776057; S/T & T/W RO776057; TOWN OF ERIN

GIS map showing location of 92-94 Main Street (Wellington County GIS)



Design/Physical Value

The subject property is a representative example of an Arts and Crafts building. 92–94 Main Street is a representative example of a commercial building constructed in the Italianate architectural style. The two-storey, three-bay building follows a rectangular plan, with flat roof, and has segmentally arched openings with brick voussoirs and stone stills on the upper storey. The building is constructed with brick in a common bond and the ornate parapet showcases a decorative brick band consisting of an angled brick course topped by alternating sections of angled brick and headers along with a row of headers at the roofline which mimic dentils, all of which are representative of commercial Italianate architectural style. The building also has a symmetrical and balanced formal first storey which includes a recessed and centrally placed entranceway and large storefront windows topped with transoms, which is a typical feature of commercial buildings built in the Italianate architectural style.

Historical/Associative Value

92–94 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

A building was present at 92–94 Main Street from at least 1875 until 1913, until it was heavily damaged by a fire at the adjacent Queen’s Hotel. The business operating from the building at the time, Steel and Foster General Store, was said to have lost the largest stock in the fire compared to other surrounding businesses. The property was owned by Matthew Overland, the brother of prominent local citizen Charles Overland, whom it was noted rebuilt the building that stands today between 1913 and 1915.

Contextual Value

92–94 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style.

The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 92-94 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 46 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey, rectangular plan, Italianate commercial building
- Flat roof
- Symmetrical and balanced facade
- Segmentally arched window openings with brick voussoirs and stone sills
- Ornate parapet with decorative brickwork
- Centrally placed and recessed entranceway flanked by large storefront windows topped with transoms
- Overall massing, setback, and decorative details

Determination of Cultural Heritage Value

November 2023 Photo of 96-98 Main Street (Archaeological Research Associates Ltd.)

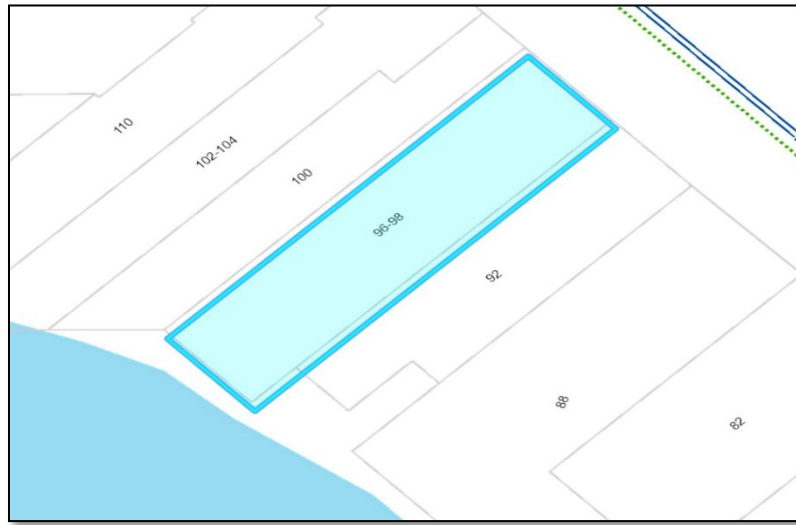


The two-storey Italianate commercial building at 98 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 98 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 98 Main Street in the Village of Erin between Church Blvd. and Charles Street. The legal description is PT LT 11 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE AS IN RO820351; ERIN

GIS map showing location of 98 Main Street (Wellington County GIS)



Design/Physical Value

98 Main Street is a representative example of a commercial building constructed in the Italianate architectural style. The two-storey, three-bay building follows a rectangular plan, with flat roof and segmentally arched window openings with stone surrounds carved to create a hood mould effect and stone sills which is a feature of Italianate architecture. The brick building showcases an ornate parapet constructed with decorative brick band consisting of an angled brick course topped by ornate sections of angled brick and headers. The top of the roofline has a row of headers which mimic dentils. The building has a symmetrical and balanced formal first storey which includes a pair of centrally placed recessed entranceways flanked by large storefront windows topped with transoms, and framed with wood panelling which is a typical feature of commercial buildings built in the Italianate architectural style. In keeping with common feature of commercial Italianate buildings, banding with a row of ornate wood gingerbread trim flanked by decorative wood bracket delineating the lower storey from upper storey and frames the storefront windows. A circular balcony that is also visible in historic photos is centrally located on the upper level and has metal railings.

Historical/Associative Value

98 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin.

The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

98 Main Street was built between 1891 and 1907 for Thomas R. Akins, a local barber who used the building to operate his barber shop. 98 Main Street housed several historical commercial businesses operated by local citizens. In addition to Thomas Aitken barbershop, 98 Main Street also served as Jim McKeg's barber shop and Tom Scott's Flour and Feed Mill in the early 20th century. The building was later sold to Herbert Lyons in the early 1920s who converted the building to a grocery store. Lyons' store was the last family-owned grocery store in Village of Erin.

Contextual Value

98 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style.

The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 98 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 46 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey, rectangular plan, Italianate commercial building
- Flat roof
- Symmetrical and balanced facade
- Segmentally arched window openings with brick voussoirs and stone sills
- Centrally placed door on second storey with circular balcony and metal railings
- Ornate parapet with decorative brickwork
- First storey which includes a recessed centrally placed entranceway with two doors flanked by large storefront windows topped with transoms and wood paneling.

Determination of Cultural Heritage Value

November 2023 Photo of 100 Main Street (Archaeological Research Associates Ltd.)

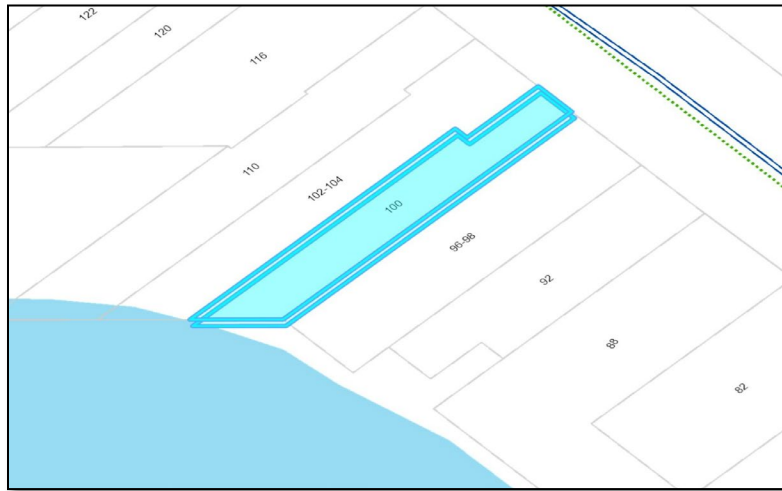


The one-storey vernacular commercial building at 100 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets two of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 100 Main Street has historical or associative value, and contextual value.

Location

The subject property is located at 100 Main Street in the Village of Erin between Church Blvd. and Charles Street. The legal description is PT LT 14 CON 9 ERIN AS IN ROS530940; ERIN

GIS map showing location of 100 Main Street (Wellington County GIS)



Historical/Associative Value

100 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

The structure at 100 Main Street appears to have been built over the village's mill race in the early 1900s, represented in historic photos as a one-storey board and batten structure. While the extant building does not follow the exact design shown in historic photographs, it is likely that the building underwent adaptation and/or was rebuilt in the early 20th century. 100 Main Street housed several local historic commercial businesses in the early 20th century.

The building was initially a butcher shop owned by Ron Leitch and was sold to local meat merchant Wellington Homer in 1929 who continued to operate it as a butcher shop. The subject property remained a butcher's store for quite some time under the direction of not just Leitch and Homer, but also Roy Tinney, Borden Wheeler, and Jack Yoksim.

Contextual Value

100 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are

predominantly constructed in the Italianate style. The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 100 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 46 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-storey, rectangular plan, vernacular commercial building with gable roof
- Overall massing, setback, and decorative details.

Determination of Cultural Heritage Value

November 2023 Photo of 102-106 Main Street (Archaeological Research Associates Ltd.)



The one-storey vernacular commercial building at 102 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets two of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 102 Main Street has historical or associative value, and contextual value.

Location

The subject property is located at 102 Main Street in the Village of Erin between Church Blvd. and Charles Street. The legal description is PT LT 14 CON 9 ERIN AS IN RO715564; ERIN

GIS map showing location of 102 Main Street (Wellington County GIS)



Historical/Associative Value

102 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

The building at 102 Main Street appears to have been built over the village's mill race in the early 1900s, represented in historic photos as a one-storey frame structure. While the extant building does not follow the exact design shown in historic photographs, it is likely that the building underwent adaptation and/or was rebuilt to include a second storey in the early 20th century.

102 Main Street housed local commercial business beginning in the early 20th century. Sinclair's Flour and Feed Store, operated from around 1921 until the 1960s. After Sinclair's ownership it was Fred Arscott's meat market, which was later operated by Lloyd Davidson.

Contextual Value

102 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style.

The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances,

strengthens their contribution to the historic character of the area. 102 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 102 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-storey, rectangular plan, vernacular commercial building
- Overall massing and setback
- Part of the streetwall along Main Street between Charles Street and Church Boulevard

Determination of Cultural Heritage Value

November 2023 Photo of 108-110 Main Street (Archaeological Research Associates Ltd.)

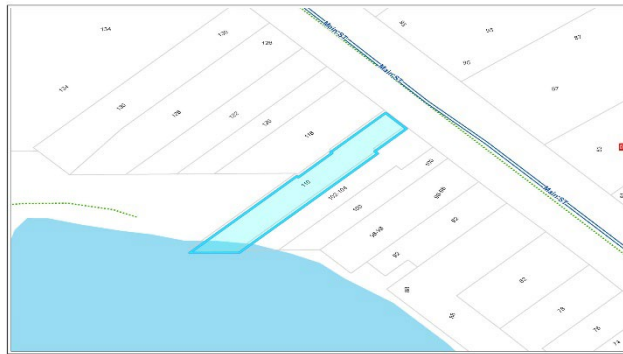


The two-storey Italianate commercial building at 108-110 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 108-110 Main Street has design value, historical or associative value, and contextual value.

Location

The subject property is located at 108-110 Main Street in the Village of Erin between Church Blvd. and Charles Street. The legal description is PT LT 12 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE; PT LT 14 CON 9 ERIN AS IN RO767572; S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER RO740217; ERIN

GIS map showing location of 108-110 Main Street (Wellington County GIS)



Design Value

108-110 Main Street is a representative example of a building constructed in an Italianate commercial architectural style. The two-storey building follows a rectangular plan with flat roof, symmetrical façade, red brick envelope, and an ornate parapet showcasing decorative brick banding consisting of rows of stretchers and angled brick courses which are typical of commercial Italianate architecture.

In keeping with Italianate architecture style, the second storey segmentally arched openings have decorative stone lintels carved to create a hood mould effect and are finished with stone sills, while the first storey includes a recessed and centred entranceway topped by a transom flanked by large storefront windows.

Decorative detailing, including a row of moulded wood trim and ornate wood brackets located under a small rectangular second storey balcony, delineate the upper and lower storeys, which is representative of Italianate commercial architecture.

Historical/Associative Value

108–110 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

A building was present at 108-110 Main Street by 1907 but was likely built between 1887 and 1898 for tin merchant William Sutton. William Sutton, or his daughter Sarah A. Sutton Clow, appears to have rented the property to several tenants, including John Homer, who operated a butcher's shop, John Hamilton, who worked as a grocer and the Erin Social Library which was operated at the rear of the subject property beginning in 1891.

Throughout the late 19th and 20th century 108-110 Main Street housed several important commercial businesses including multiple general stores, a butcher shop, library, and later on billiards hall.

Contextual Value

108-110 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style.

The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area.

108–110 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 108-110 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey, rectangular plan, Italianate building
- Symmetrical façade
- Red brick construction
- Flat roof
- Orante parapet
- Segmentally arched openings with stone lintels carved to create a hood mould effect and stone sills
- Rectangular balcony accessed by single door with transom on second storey
- Recessed and centred entranceway topped by a transom flanked by large storefront windows.
- Decorative detailing, including a row of moulded wood trim and ornate wood brackets delineate the upper and lower storeys
- Overall massing and setback and decorative details

- Part of the streetwall along Main Street between Charles Street and Church Boulevard

Determination of Cultural Heritage Value

November 2024 Photo of 115 Main Street (Archaeological Research Associates Ltd.)



The one-and-a-half-storey place of worship, also known as Erin United Church built in a Gothic Revival architectural style at 115 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 115 Main Street has design value, historical or associative value, and contextual value.

Location

The subject property is located at 115 Main Street in the Village of Erin between Church Blvd. and Mill Street. The legal description is PT LT 14 CON 10 ERIN AS IN RO758968, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN RO758968; TOWN OF ERIN

GIS map showing location of 115 Main Street (Wellington County GIS)



Design Value

115 Main Street is a representative example of a place of worship built in a Gothic Revival architectural style. The one-and-a-half-storey, symmetrically balanced red brick building follows a rectangular plan with gable roof and is legible as a place of worship. Noticeable Gothic Revival architectural design features include the tall lancet windows, trefoil window design, large, arched façade windows, and door openings all of which create a vertical emphasis.

The lancet windows have stained glass with window tracery and ornate brick surrounds comprised of two rows of raised headers which emphasize the lancet peak which are key features associated with Gothic Revival architecture in places of worship.

The 1924 vestibule addition includes wide arched windows and door opening showcase brick voussoirs in stretcher bond topped by a raised row of bricks oriented in header bond design with plain lug sills which creates a decorative aesthetic. The gable roof of the vestibule is set lower and provides a view to the gable roof with overhanging eaves on the main portion of the building and the trefoil design window opening located in the gable peak are representative of a place of worship built in a Gothic Revival architectural style.

Historical/Associative Value

115 Main Street has historical value for serving as a place of worship within the Village of Erin since 1858 and for its direct associations with the congregations associated with the Methodist Church and United Church.

The Wesleyan Methodist Church (now Methodist Church of Canada) was part of a circuit congregation in the Village of Erin since at least 1844. In 1850, Erin became its own circuit under ministers John L. Kerr and Rev. William Steer.

In 1858 an eight-sided building was built on the subject property lands becoming the first Wesleyan Methodist Church in the Village of Erin. Unfortunately, in 1870 the building burned in a fire but was quickly replaced with the red brick building associated with 115 Main Street and opened in January 1871.

At this time the reverend's residence was based in the Village of Erin, and he travelled to the other churches as part of his ecumenical duties. The church served the spiritual needs of the Methodist community until 1925, when it became the United Church. Throughout the 20th century the building underwent expansion and alteration and continues to serve needs of the congregation. The location and building have continually served the community of Erin as a place of worship for over 150 years.

Contextual Value

115 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin. The subject property is located with an area of predominantly commercial buildings however the historic core includes buildings historically used for residential, institutional, social, or public purposes.

115 Main Street was constructed in tandem with the historic core serving as an important institutional and social role for over 150 years and supports the legibility and character of the historic village core.

The surrounding streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction. The mix of commercial, social, residential, and institutional buildings found throughout the historic core contribution to the historic character of the area. 115 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with a place of worship the historic core.

Heritage Attributes

The following elements of the property at 115 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-and-a-half storey Gothic Revival place of worship
- Red brick construction
- Rectangular plan with one storey vestibule

- Gable roof line
- Symmetrical façade
- Segmentally arched openings on façade with decorative surrounds
- Arched transom with stained glass window which read “Erin United Church”
- Lancet windows with decorative surrounds
- Location within the historic core of the Village of Erin
- Overall massing, setback and decorative details

Determination of Cultural Heritage Value

November 2023 Photo of 119 Main Street (Archaeological Research Associates Ltd.)



The two-and-a-half storey Queen Anne building with Edwardian detailing and a one-and-a-half storey garage at 119 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 119 Main Street has design value, historical or associative value, and contextual value.

Location

The subject property is located at 119 Main Street in the Village of Erin between Church Blvd. and Mill Street. The legal description is PT LT 14 CON 10 ERIN; PT LT 19 SE/S MILL ST PL 61 ERIN AS IN ROS576676; S/T LIFE INTEREST IN MS135680; TOWN OF ERIN.

GIS map showing location of 119 Main Street (Wellington County GIS)



Design Value

The main building at 119 Main Street is a representative example of the Queen Anne architectural style and showcases Edwardian architectural detailing. The two-and-a-half storey brick building follows an irregular plan with its complex bellcast hip roof constructed of slate and copper caps, dormers, prominent octagonal tower, open and closed porches, and balconies, which create the playful and asymmetrical composition typical Queen Anne design.

The subject building exhibits several elaborate and decorative details including a decorative band of egg and dart moulding near the roofline, stepped dentil detailing on the tower and the ornate elliptical archways. The window treatments showcase Edwardian Classicism architectural style which add to the grandeur of the building. The inclusion of the various sized windows, several of which feature a diamond motif with panes separated by wooden muntins and mullions, and decorative ribbon windows on the tower exhibit classical details expressed in the tooled stone sills, flat brick arches, keystone and springers which add to the ornate nature of the building. The use of mixed materials, and dichromatic design of openings and the ornate elliptical arch entrance provides a playfulness that is representative of Queen Anne style.

Historical/Associative Value

119 Main Street is directly associated with Dr. Henry Gear and associated with the historic core in the Village of Erin.

Dr. Henry Gear was a prominent, highly respected, and well-known village physician who practiced in Erin for many decades. Born on April 27, 1867, in Erin, Henry attended

University of Toronto where he graduated from medical school in 1892 and married his wife Mary Jane McKinnon on November 24, 1893.

Dr. Gear began his medical practice in the village of Erin in 1894 and had two sons who both became doctors: Dr. John Duncan Gear and Dr. Henry “Harry” Angus Gear.

During the early part of his career, Dr. Gear made house calls in and around the village and was an important and devoted Doctor within the village of Erin. When the residence at 119 Main Street was built in 1905, by local builders Bill Mundell and William Graham, Dr. Gear established a medical office in his home. Mundell and Graham also built Dr. Gear’s drug store at 116 Main Street in 1906.

Dr. Gear had the first intercom system in the Village of Erin which allowed Dr. Gear’s patients who needed immediate assistance to speak to him in his master bedroom from the porch. The property had a two-storey garage at the rear of the residence that housed the doctor’s carriages, and later his automobiles that were used for making house calls to patients.

After serving the medical needs of his community for almost half a century, Dr. Henry Gear retired from his practice in 1942. Dr. Henry Gear died on January 3, 1953. 119 Main Street is located within the historic core of the Village of Erin.

The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lot lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario. As the home of Dr. Gear’s medical practice, 119 Main Street contributes to the historic character of the Village of Erin.

Contextual Value

119 Main Street is important in supporting and maintaining the late early 20th century character of the historic Village of Erin. 119 Main Street is a large residential dwelling located within the commercial core and its unique size, scale, massing, and architectural detailing contribute and support the legibility and character of the historic village core.

Based on several historical materials which notes the property’s grandeur and prominence in Erin, 119 Main Street continues to serve as a local landmark by the community both due to its past function as a doctor’s office and its grand architecture on a large lot in the historic village core.

Heritage Attributes

The following elements of the property at 119 Main Street should be

considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-and-a-half storey Queen Anne building with irregular plan
- One-and-a-half storey brick garage with gable peaks, large, arch garage door openings and various sized window openings
- Three-storey octagonal tower
- Overall massing, setback, and decorative details of main building
- Asymmetrical composition
- Decorative brick details including band of egg and dart moulding, dentils, and raised window surrounds
- Multiple layers of stone ashlar extend up from foundation
- Complex bellcast hip roof with dormers constructed of slate and copper caps
- Porches and balconies on south elevation
- Elliptical arch entrance and window
- Various sized window and door openings with classical details expressed in the tooled stone sills, flat brick arches, keystone and springers
- Diamond motif windows with panes separated by wooden muntins and mullions,
- Decorative ribbon windows and decorative brick banding on tower
- Location on Main Street

Determination of Cultural Heritage Value

November 2023 Photo of 126-128 Main Street (Archaeological Research Associates Ltd.)

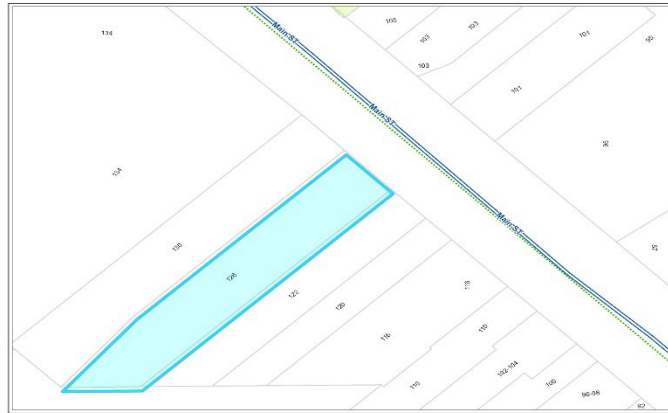


The two-storey Italianate commercial building at 126 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 126 Main Street has design value and historical or associative value.

Location

The subject property is located at 126 Main Street in the Village of Erin between Church Blvd. and Mill Street. The legal description is PART OF LOT 13, WEST SIDE OF MAIN STREET PLANS 61 AND 282, VILLAGE OF ERIN AND PART OF LOT 14 CONCESSION 9, TOWNSHIP OF ERIN AS IN RO182170; SUBJECT TO AN EASEMENT AS IN RO182170; TOWN OF ERIN.

GIS map showing location of 126 Main Street (Wellington County GIS)



Design Value

126 Main Street is a representative example of a commercial building constructed in the Italianate architectural style. The two-storey building follows a rectangular plan with flat roof and has rectangular window openings finished with decorative stone lintels and sills, all of which are features of the Italianate architectural style.

The façade is clad in ashlar masonry and showcases a simple yet decorative stone parapet with a step stone course, unadorned stone pilasters and quoins. The building has an asymmetrical yet balanced formal first storey which includes a recessed entranceways on the north end with three large storefront windows topped with rectangular transoms and surrounded by wood planking which is a typical feature of commercial buildings built in the Italianate architectural style. In keeping with common feature of commercial Italianate buildings is the balcony with rhythmically placed ornate wood brackets delineating the lower storey from upper storey and frames the storefront windows.

126 Main Street is directly associated with the historic commercial core in the Village of Erin as well as with Wellington Hull and the Erin Advocate. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario.

126 Main Street was constructed circa 1894 by William Conboy for use as a general store and in 1897, it was purchased by Wellington Hull. Hull used the building as a printing office for Erin Village's local newspaper, the Erin Advocate. The first floor was rented to the Union Bank, which later became the Royal Bank of Canada, by 1907. Although the Erin Advocate

newspaper moved to another building in 1915, Wellington Hull's son Roy continued to own the building until the mid-1970s using it for commercial purposes. The first floor continued to operate as a bank throughout this time, with the last ten-year lease for RBC renewed in 1971.

Historical/Associative Value

126 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style.

The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 126 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 126 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey, rectangular plan, Italianate building
- Flat roof
- Rectangular window openings finished with decorative stone lintels and sills
- Stone construction
- Stone parapet with a step stone course, unadorned stone pilasters and quoins
- Second storey rectangular door with transom leading to balcony with rhythmically placed ornate wood brackets
- Asymmetrical yet balanced formal first storey
- Recessed entranceways on the north end with three large storefront windows topped with rectangular transoms
- Overall massing and setback and decorative details
- Part of the streetwall along Main Street between Charles Street and Church Boulevard

Determination of Cultural Heritage Value

Novem'2023 Photo of 130-132 Main Street (Archaeological Research Associates Ltd.)

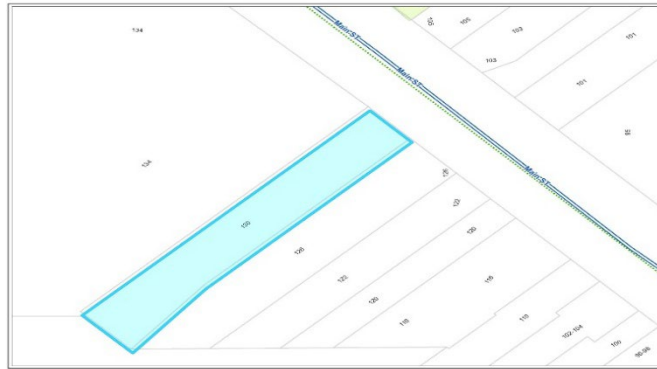


The two-storey Italianate commercial building at 130-132 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 130-132 Main Street has design value and contextual value.

Location

The subject property is located at 130-132 Main Street in the Village of Erin between Charles Street and Church Blvd. The legal description is PT LT 14 SW/S MAIN ST PL 61 & 282 ERIN VILLAGE AS IN ROS543379; ERIN.

GIS map showing location of 130-132 Main Street (Wellington County GIS)



Design Value

132 Main Street is a representative example of a commercial building constructed in the Italianate architectural style. The two-storey building follows a rectangular plan with a flat roof and segmentally arched openings with decorative stone lintels comprised of key stones and large stone blocks carved to create a decorative hood mould effect, and stone sills.

The brick building has an ornate parapet that showcases a decorative brick band consisting of an angled brick course topped by ornate sections of angled brick and headers with rhythmically placed square sections of regular brick framed with unadorned brick pilasters on corners.

Typical of commercial buildings constructed in the Italianate architectural style, the building also has a symmetrical and balanced formal first storey with a recessed entranceway with French wood doors topped with a transom flanked by large storefront windows with transoms. The decorative window, door and parapet treatment displayed on the façade is carried through to the north elevation and the one storey bay window found on this elevation. The bay window also displays a decorative stained-glass transom, ornate woodwork, and brackets, all features common to Italianate architecture.

132 Main Street is directly associated with the historic commercial core of the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscapes found throughout Ontario.

While the subject property may have been constructed as early as the 1870s, it was likely extant by 1895 when it was owned by the Ramsden family, who used it as a hardware store

until the 1920s. It continued to be used as a hardware store under William “Bill” Magill’s ownership until the property was sold to Calvin Weddell who used it as a funeral home beginning in 1945. 132 Main Street housed several important historic commercial businesses including a hardware store, funeral home, and later as a post office, and bank.

Contextual Value

132 Main Street is important in supporting and maintaining the late 19th century character of the commercial core of the historic Village of Erin. The commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style. The streetscape is comprised of predominantly one-to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the commercial core. 132 Main Street forms part of the streetwall along Main Street between Charles Street and Church Boulevard.

Heritage Attributes

The following elements of the property at 130-132 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey, rectangular plan, Italianate building
- Flat roof
- Symmetrical and balanced façade
- Segmentally arched window openings with decorative lintel and keystones and stone sills on façade and north elevation
- Door openings with transom with decorative lintel and keystone on façade and north elevation
- Ornate parapet with decorative brickwork on façade and north elevation
- Unadorned pilaster on facade
- Centrally placed and recessed entranceway with wooden French doors flanked by large storefront windows topped with transoms
- One storey bay window on north elevation with decorative details including woodwork, brackets, and stained-glass transom
- Overall massing, setback and decorative details

Determination of Cultural Heritage Value

November 2023 Photo of 156 Main Street (Archaeological Research Associates Ltd.)

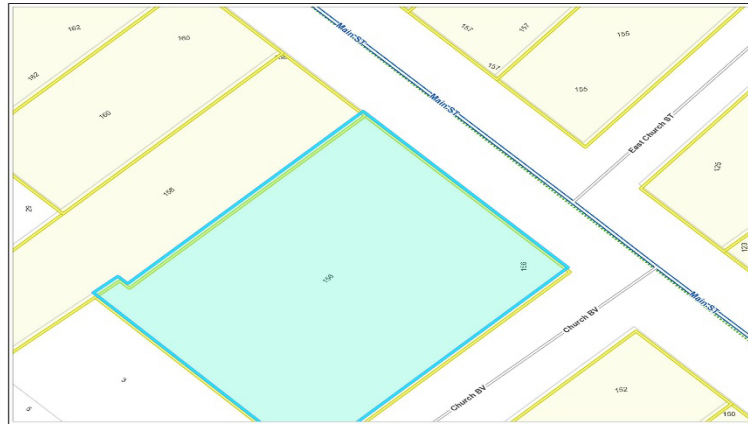


The two-storey Italianate commercial building at 156 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 156 Main Street has design value and contextual value.

Location

The subject property is located at 156 Main Street in the Village of Erin at the corner of Main Street and Church Blvd. The legal description is LT 25 PL 282 ERIN VILLAGE; LT 26 PL 282 ERIN VILLAGE; PT LT 32 ON CHURCH ST PL 282 ERIN VILLAGE AS IN RO732762; S/T RO744357; ERIN.

GIS map showing location of 156 Main Street (Wellington County GIS)



Design Value

156 Main Street is a representative example of the Italianate architectural style. The large two-storey building follows a T-shaped plan with an intersecting hip roof which is truncated on main section, wide overhanging eaves, ornamental cornice decorated with carved and rhythmically placed wood brackets and ornate frieze board which are key design elements associated with Italianate style.

The red brick building's envelope includes segmentally arched window openings which are adorned with tooled stone voussoirs with keystone creating a hood mould effect and stone sills. The rhythm of the window openings and balanced façade (south elevation) and use of stone material in the window surrounds and quoins create a distinct and dichromatic aesthetic which are associated with Italianate architectural style.

The original segmentally arched doorways on the main level, specifically the segmentally arched openings with ornate transom and sidelight with stain glass on the east elevation, as well as the openings on second level which original served as doors to the balconies, showcase decorative paired arched panes surrounded by carved woodwork, are associated with the Italianate architecture.

Historical or Associate Value

156 Main Street is directly associated with Dr. H.S. Martin, A.J. Horton, and J. P. Bush and associated with the historic core in the Village of Erin. 156 Main Street was built between 1885 and 1891 as the private residence and medical office of Dr. Harry S. Martin, who served as a doctor in the Village of Erin in the late 19th century. The property was then

owned by several other doctors including Dr. Hamilton and then Dr. McCulloch. Dr. Reynolds until 1924 when it was sold to A.J. Horton. A.J. Horton was a local businessman who converted the building into a small hotel, which he named Hortons Hotel. A. J. Horton also owned the Globe Hotel in the village. Between 1924 and 1926, Horton was the owner of both the Globe Hotel and Horton Hotel.

In 1926, the property was sold to local businessman John Paul Bush. J. P. Bush was the proprietor of the Busholme Inn until his death in 1928, at which time his wife Julia operated it until 1932. The subject property continued to operate as a hotel for several decades under several different owners.

156 Main Street is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lot lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario. As the home of an early medical office and Hotel/Inn 156 Main Street contributes to the historic character of the village of Erin.

Contextual Value

156 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin. 156 Main Street is a large dwelling located on a corner lot in the transition space between the commercial core to the south and the residential area to the north. Its unique size, scale, massing, visibility, and architectural detailing contribute and support the legibility and character of the historic village core.

156 Main Street is a landmark in the village of Erin. The subject building is highly visible and prominently located on a large corner lot at the intersection of Main Street and Church Boulevard. The building continues to serve as a local landmark within the community due to its past function as a doctor's office and hotel/inn and its continued commercial presence. Its grand architecture makes it memorable and easily discernable to the community.

Heritage Attributes

The following elements of the property at 156 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Large two-storey, T-shaped plan building constructed in the Italianate architectural style
- Rhythmic and balanced facade

- Intersecting hip roof which is truncated on main section
- Wide overhanging eaves with ornamental cornice decorated with carved and rhythmically placed wood brackets and ornate frieze board
- Red brick construction
- Segmentally arched window openings adorned with tooled stone voussoirs with keystone creating a hood mould effect and stone sills
- Stone quoins
- Segmentally arched doorways on the main level, specifically the segmentally arched openings with ornate transom and sidelight with stain glass on the east elevation
- Openings on second storey with decorative paired arched panes surrounded by carved woodwork.
- Location on corner of Church Boulevard and Main Street
- Location on the corner of Main Street and Church Boulevard

Determination of Cultural Heritage Value

November 2023 Photo of 157 Main Street (Archaeological Research Associates Ltd.)



The one-and-a-half storey Arts and Crafts style building at 157 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets two of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 157 Main Street has historical or associative value and contextual value.

Location

The subject property is located at 157 Main Street in the Village of Erin north of East Church Street. The legal description is LT 2 PL 102 ERIN; PL 102 ERIN; LT 8 PL 102; EXCEPT PART 2 PLAN 61R21518; ERIN EXCEPT MS98979, RO763526 & ROS178301; TOWN OF ERIN.

GIS map showing location of 157 Main Street (Wellington County GIS)



Historical or Associative Value

157 Main Street has historical value as the Village of Erin's first public school and is associated with the historic village of Erin and the Mundell family. 157 Main Street is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lot lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario. 157 Main Street contains remnant of the original schoolhouse, School Section Number 2, which was built between 1854 and 1856, to provide for the educational need of the 159 school-aged children who lived in the village at that time.

Trustees of S.S. No. 2 purchased three-quarters of an acre of land from the Daniel McMillan estate and severed from property that belonged to the adjacent Presbyterian church, as the location for the schoolhouse. The school was originally one room limestone building but was later enlarged to two rooms at an unknown date. The first teacher was William Firstbrook, and then George Leitch and their salary was £100 per annum, along with accommodation with a garden. A second storey was added to the school prior to 1907 in order to accommodate Continuation (high school) students.

By the early 1920s the two-storey school was deemed to small to accommodate the student population and a new Continuation School that housed Grade 9 through Grade 12 opened on Scotch Street in 1923 before a second school opened on Scotch Street in 1923. In 1926, 157 Main Street was sold to David L. Mundell and his wife Christina, who removed the second storey and converted the school into a private residence.

David Mundell was the son of Benjamin Mundell, who purchased Daniel MacMillan's old planing mill in 1896 and converted it into a lumber planing mill. Despite selling it outside the Mundell family in 1917-1918, the planning mill remained under the Mundell ownership

until it was destroyed by a fire in 2013. David Mundell joined the Canadian Overseas Expeditionary Forces in March 1916 to serve in the First World War, and after his return to Erin in 1918, he purchased the planing mill his father had sold in the previous year.

In addition to running the lumber mill, David L Mundell participated in civic matters and is noted as serving as a Town Reeve in 1927 and assisting in the creation of the Erin Branch of Royal Canadian Legion Branch #442. As early settlers to the area, the Mundell family were well known in town and many descendants continue to reside and remain active in local affairs. The property remained in the Mundell family until at least 2002.

Contextual Value

157 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin.

The residential portions, extending from the commercial core and into several side streets, were developed at the same time as the commercial core and supports the legibility and character of the historic village of Erin. Located on or just off Main Street, the residential buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks.

157 Main Street, with visible remnants of the former schoolhouse built in the mid-19th century as well as the early 20th century alterations exhibits, massing, style, decorative details consistent with the character of the historic village of Erin.

Heritage Attributes

The following elements of the property at 157 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-and-a-half storey building
- Rectangular plan
- Balanced façade with centrally placed entryway
- Stone construction
- Jerkinhead roof
- Rectangular window openings with large stone lintels
- One-storey open porch with asymmetrical opening constructed with cobblestone
- Location on Main Street
- Overall height, massing, and decorative details

Determination of Cultural Heritage Value

November 2023 Photo of 158 Main Street (Archaeological Research Associates Ltd.)



The one-and-a-half storey Gothic Revival building at 158 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 158 Main Street has design, historical or associative value and contextual value.

Location

The subject property is located at 158 Main Street in the Village of Erin north of Church Blvd. The legal description is LT 1 PL 167 ERIN VILLAGE; PT PKLT 1 PL 167 ERIN VILLAGE AS IN RO786791; ERIN.

GIS map showing location of 158 Main Street (Wellington County GIS)



Design Value

158 Main Street is a representative example of the Gothic Revival architectural style. The one-and-a-half storey building follows a L-shaped plan with an asymmetrical but balanced façade with cross gable roof with large front gable and gable peak and overhanging eaves which are associated with Gothic Revival architecture.

The red brick construction with dichromatic brickwork expressed in the buff brick quoins and decorative window and door surrounds adds to the Gothic Revival style. The segmentally arched openings are framed by brick voussoirs topped with a row of alternating buff and red brick headers and a projecting buff brick header course mimicking the appearance of hood moulds.

The one-storey bay window on the façade with decorative window detailing and checkered buff and red brick detailing contribute to this expression of the Gothic Revival architecture. The one-storey porch, supported by wooden posts, extends along the façade and over the main entrance which is composed of a single door and segmentally arched transom which contains a decorative stained-glass window. These elements are also representative of the Gothic Revival style.

Historical or Associative Value

158 Main Street is directly associated with the historic core in the Village of Erin. 158 Main Street is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario.

Contextual Value

158 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin.

The residential portion of the historic Village of Erin, which extends from the commercial core and into several side streets, was developed at the same time as the commercial core and supports the legibility and character of the overall historic village. Located on or just off Main Street, the historic residential buildings are comprised of predominantly one to two-and-a-half storey residences of primarily brick construction with modest setbacks. 158 Main Street exhibits setbacks, massing, style and decorative details consistent with the character of the historic Village of Erin.

Heritage Attributes

The following elements of the property at 157 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- One-and-a-half storey Gothic Revival building
- L-shaped plan with an asymmetrical but balanced façade
- Cross gable roof with large front gable and gable peak and overhanging eaves
- Red brick construction with dichromatic brickwork
- Buff brick quoins
- Segmentally arched openings framed by brick voussoirs topped with a row of alternating buff and red brick headers and a projecting buff brick header course mimicking the appearance of hood moulds and checkered detailing composed of red and buff brick
- One storey porch supported by wood posts
- Single door with segmentally arched transom and stained glass window
- Overall height, massing, and decorative details
- Location on Main Street

Determination of Cultural Heritage Value

November 2023 Photo of 162 Main Street (Archaeological Research Associates Ltd.)



The Italianate two-storey building at 162 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 162 Main Street has design, historical or associative value and contextual value.

Location

The subject property is located at 162 Main Street in the Village of Erin between Centre Street and Church Blvd. The legal description is LT 3 PL 167 ERIN VILLAGE; ERIN

GIS map showing location of 162 Main Street (Wellington County GIS)



Design Value

162 Main Street is a representative example of the Italianate architectural style. The two-storey structure follows a rectangular plan with a truncated hip roof with decorative metal cresting, wide overhanging eaves, rhythmically placed paired wood ornamental brackets which are key features associated with the Italianate architectural style. The rhythmically placed segmentally arched window openings surrounded by a tooled keystone and large stone blocks which create a decorative hood mould effect contrasting the red brick construction which is associated with Italianate architectural style.

Historical or Associative Value

162 Main Street is directly associated with the historic core in the Village of Erin and Thomas Carbery. 162 Main Street is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario.

162 Main Street has direct association with Thomas Carbery. Thomas Carbery was born on January 10, 1832, in Toronto. He was married to Jane Graham (1835-1921) in 1857, and they had at least six children. Thomas participated in both economic and civic matters in the Village of Erin. He was the town reeve in 1881 along with Dr. Henry Gear and J.J. Carroll and was the operator of a general store in the Village of Erin. His shop was located on Main Street at what is now known as 74 Main Street.

Contextual Value

162 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin. The residential portions, extending from the

commercial core and into several side streets, were developed at the same time as the commercial core and supports the legibility and character of the historic village core. Located on or just off Main Street, the residential buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 162 Main Street exhibits setback, massing, style, decorative details consistent with the character of the historic village of Erin.

Heritage Attributes

The following elements of the property at 162 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- The two-storey Italianate building
- Red brick construction
- Truncated hip roof with decorative metal cresting
- Wide overhanging eaves with rhythmically placed paired wood ornamental brackets
- Rhythmically placed segmentally arched openings surrounded by a tooled keystone and large stone blocks creating a decorative hood mould effectOverall height, massing, and decorative details
- Overall massing, setback, and decorative details
- Location on Main Street

Determination of Cultural Heritage Value

November 2023 Photo of 163 Main Street (Archaeological Research Associates Ltd.)



The Italianate two-storey building at 163 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 163 Main Street has design, historical or associative value and contextual value.

Location

The subject property is located at 163 Main Street in the Village of Erin between Spring Street and East Church Street. The legal description is PT LT 5 PL 102 ERIN AS IN MS69585; TOWN OF ERIN

GIS map showing location of 163 Main Street (Wellington County GIS)



Design Value

163 Main Street is a representative example of the Italianate architectural style. The two-storey red brick building follows a L-shaped plan with balanced façade topped with truncated hip roof with front gable and overhanging eaves which are common features associate with Italianate architecture. The front gable with moulded fascia and ornate bargeboard with gingerbread trim and the decorative window openings with stone sills are topped by a segmental stone arch with pronounced keystone creating a hood mould effect which are decorative features associated with the Italianate style.

The prominent two-storey square bay window, which extends from the foundation to the roof, includes two oversized arched window openings with segmentally arched stain glass transoms and decorative stone surrounds and sills which is associate with the Italianate style. The two segmentally arched entrances with stone surrounds which contain a single door topped with a rectangular stained glass transom and the inclusion of large stone quoins which contrast with the red brickwork to mimic a dichromatic effect are also representative of the Italianate architectural style.

Historical or Associative Value

163 Main Street is directly associated with the historic core in the Village of Erin and Dr. Henry McNaughton. 163 Main Street is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th century played a significant role in the social and economic development of the Village of Erin. The lots lines, layout, and built form of the historic core is consistent with typical 19th century rural communities found throughout Ontario.

163 Main Street is associated with local physician Dr. Henry McNaughton, who was the first resident medical doctor in Erin Village. Born at Belfountain, Caledon, Ontario in 1829, he began his medical practice in Erin before leaving in 1865 to fight for the Confederate Army in the US Civil War and Franco-Prussian war as a surgeon. After the war's end, he returned to Erin and resumed his medical practice serving the medical needs of the community and surrounding area. Dr. Henry McNaughton was listed as one of two medical practitioners in Erin Village in an 1879 county directory. According to his obituary, he played an active part in community development at this time. Dr. McNaughton died on January 1, 1896, in Erin.

Contextual Value

163 Main Street is important in supporting and maintaining the late 19th and early 20th century character of the historic Village of Erin. The residential portions, extending from the commercial core and into several side streets, were developed at the same time as the commercial core and supports the legibility and character of the historic village core. Located on or just off Main Street, the residential buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 163 Main Street exhibits setback, massing, style, decorative details consistent with the character of the historic village of Erin.

Heritage Attributes

The following elements of the property at 163 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey building constructed in the Italianate architectural style
- Red brick building follows a L-shaped plan
- Balanced façade
- Truncated hip roof with front gable decorated with moulded fascia and ornate bargeboard with gingerbread trim, and overhanging eaves
- Decorative window openings with stone sills are topped by a segmental stone arch with pronounced keystone creating a hood mould effect.
- Two-storey square bay window which includes two oversized arched window openings with segmentally arched stained glass transoms and decorative stone surrounds and sills
- Two segmentally arched entrances with stone surrounds which contain a single door topped with a rectangular stained glass transom
- Large stone quoins
- Overall massing and decorative details

- Location on Main Street