



Town of Erin Heritage Committee (TEHC)

Revised Agenda

October 20th, 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 September 15, 2025
- 5. Delegations**
 - 5.1 Gregory and Denise Rowe – 202 Main Street**
- 6. Business Items**
 - 6.1 PD2025-26 Village of Erin Draft Council Designation Report**
 - 6.2 Erin Fall Fair**
 - 6.3 2026 Budget**
- 7. Adjournment**



Town of Erin Corporate Report

Department: Planning & Development

Business Unit: Planning & Development

Presented/

Prepared By: David Waters, Manager of Planning & Development

Report Number:
PD2025-26

Meeting Date:
10/20/2025

Subject

Village of Erin Draft Council Designation Report

Recommendation

That the Heritage Advisory Committee recommends to Council 1 Pine Street, 194 Main Street, 202 Main Street, 205 Main Street, 210 Main Street, 213 Main Street, 217 Main Street, and 225 Main Street merit designation under Part IV of the Ontario Heritage Act.

And that the Heritage Advisory Committee supports the heritage attributes recommended in the staff report titled “Village of Erin Draft Council Designation Report” dated October 20, 2025.

Highlights

- In September 2025, the Town issued a non-statutory letter to the registered owners of eight listed properties in Erin Village by mail. 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

Erin 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 Town of Erin Heritage Committee’s (TEHC) 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.

Staff reported to the Heritage Committee in July 2025 presenting an additional fifteen listed Main Street properties in Erin Village followed by receiving Council approval on September 9, 2025 to issue Notice of Intent to Designate (NOID). The NOIDs have been issued and the last day to submit an objection letter is October 20, 2025.

Discussion

In September 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: 1 Pine Street, 194 Main Street, 202 Main Street, 205 Main Street, 210 Main Street, 213 Main Street, 217 Main Street, and 225 Main Street.

The Town is initiating the designation process for the third 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 Ontario Heritage Act.

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.

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 Intention to Designate) and registering the designation by-law on title for the property.

Each heritage designation report costs the Town of 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 Archaeological Research Associates Ltd. (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

March 2024 Photo of 1 Pine Street (Archaeological Research Associates Ltd.)



The two-storey building at 1 Pine Street constructed between 1885 and 1891 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 1 Pine Street has historical or associative value, and contextual value.

Location

The subject property is located at 1 Pine in the Village of Erin north of Dundas Street. The legal description is LT 29 PL 290 ERIN; PT LT 28 PL 290 ERIN; PT LT 16 CON 10 ERIN AS IN RO735434; ERIN.

GIS map showing location of 1 Pine Street (Wellington County GIS)



Historical/Associative Value

The subject property is located within the historic core of the Village of Erin, the McMillan family and Major James Justice. 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. 1 Pine Street contributes to the historic character of the village.

The building at 1 Pine Street is associated with the McMillan family, who were early settlers and influential in the early development of the village of Erin. The subject land was purchased by Duncan McMillan as early as 1846 and stayed within the McMillan family until 1946. The building was constructed in the late 19th century for then widower Mary McMillan. Mary resided in Erin as early as 1857 and was married to John McMillan (1831-1885), one of the brothers of Erin Village's founder, Daniel McMillan. Mary and John McMillan owned 217 Main Street from 1881-1888 and had at least six children, including Margaret, and Mary, who would inherit the subject property after Mary's death.

1 Pine Street is associated with local stonemason, builder, and plasterer Major James Justice, who worked in Erin in the late 19th and early 20th centuries. James Justice was born in 1865, in Whitby, and moved to Erin in 1871. James was responsible for the rebuilding of J.A. Stephen's shoe store after the 1913 Queen's Hotel fire, as well as several residences on Church Street. He plastered numerous buildings along Erin's Main Street, including the former Erin Advocate building (126 Main Street) and the George Ramsden's

store (132 Main Street). James Justice was a Captain in the Wellington Rifles and was later promoted to Major of the 153 Wellington Battalion in 1916. In addition to his work as a builder, mason, and plasterer, Major Justice served as Erin's Village Reeve in 1924 and 1927, and County Warden in 1933. According to Town files, 1 Pine Street was constructed by Major James Justice.

1 Pine Street is important in supporting 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. 1 Pine Street exhibits setback, massing, style, decorative details consistent with the character of the historic village of Erin.

Contextual Value

1 Pine Street is important in supporting 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. 1 Pine 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 1 Pine Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Two-storey building
- Overall massing, setback, and decorative details including hip roof, façade window openings and pedimented portico
- Location on Pine Street

Determination of Cultural Heritage Value

March 2024 Photo of 194 Main Street (Archaeological Research Associates Ltd.)

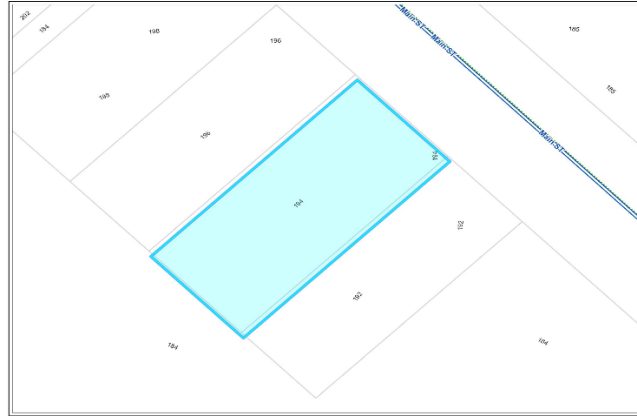


The Italianate architectural style two-storey building at 194 Main Street constructed between 1885 and 1891 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 194 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 194 Main Street in the Village of Erin south of English Street. The legal description is LT 17 PL 167 ERIN VILLAGE; PT LT 18 PL 167 ERIN VILLAGE AS IN ROS599749; ERIN

GIS map showing location of 194 Main Street (Wellington County GIS)



Design/Physical Value

The subject property is a representative example of building constructed in the Italianate architectural style. The large two-storey building follows a rectangular plan with dichromatic detailing expressed in the red brick construction and buff brick detailing on quoins and window surrounds which are all design elements associated with Italianate architecture. The building has a hip roof with overhanging eaves and one-storey bay window with hip roof topped with metal cresting showcase the asymmetrical but balanced nature of the façade. The heavily stylized window treatments which showcase stone sills and segmentally arched window openings that are adorned with a dichromatic and decorative brick voussoirs creating a hood mould effect are representative of Italianate design. The centrally placed rectangular door opening on the main level of the façade, includes an ornate, rectangular transom with stained glass which is representative of Italianate architecture.

Historical/Associative Value

The subject property is located within the historic core of the Village of Erin. The development of the historic village 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. As the home of one of Erin's early landlords and a prominent businessman 194 Main Street contributes to the historic character of the village of Erin. 194 Main Street was constructed between 1885 and 1891 as the private residence

of local livery owner, carpenter, and landlord Matthews Overland. Matthews Overland was the son of an early settler to Erin Village, Charles Overland Senior, who arrived in Erin Village in 1855 and built a house which is still extant at 199 Main Street. Matthews Overland owned a livery, worked as a carpenter, and was also the owner of the commercial building at 92-94 Main Street, which served the local community as a general store.

Contextual Value

194 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. 194 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 194 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
- Rectangular plan
- Asymmetrical but balanced façade
- Dichromatic detailing expressed in the red brick construction and buff brick detailing on quoins and window surrounds
- Hip roof with overhanging eaves
- One-storey bay window with hip roof topped with metal cresting
- Heavily stylized window treatments which showcase stone sills and segmentally arched window openings that are adorned with a dichromatic and decorative brick voussoirs creating a hood mould effect
- Centrally placed rectangular door opening includes an ornate rectangular transom, with stained glass window
- Overall massing, setback, and decorative details
- Location on Main Street

Determination of Cultural Heritage Value

March 2024 Photo of 202 Main Street (Archaeological Research Associates Ltd.)



The one-and-a-half storey Gothic Revival building at 202 Main Street constructed between 1886 and 1891 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 202 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 202 Main Street in the Village of Erin north of English Street. The legal description is PT PKLT 4 PL 167 ERIN VILLAGE AS IN ROS193226 EXCEPT PT 3, 61R2119; ERIN

GIS map showing location of 202 Main Street (Wellington County GIS)



Design/Physical Value

The subject property is a representative example of Gothic Revival architectural style. The two-storey building follows an L-shaped plan with an asymmetrical but balanced façade, overhanging eaves on the intersecting gable roof, which includes a large front gable and smaller pointed gable peak, that are adorned with ornate bargeboard and topped by wood cresting along the peak of the roof are features associated with Gothic Revival architecture. The dichromatic brickwork expressed in the red brick construction with buff brick detailing located on the quoins, decorative diamond shape brickwork in gable peak and window surrounds which are expressions of Gothic Revival design.

The segmentally arched window openings, including the narrow paired windows in the facades gable peak, are framed by brick voussoirs composed of alternating buff and red brick and topped by a row of projecting buff brick header which mimicking the appearance of hood moulds.

The subject building includes a one-storey bay window on the façade which carries through the dichromatic windows finishes and also includes decorative square section of angled brick design which is representative of Gothic Revival architectural detailing. The one-storey porch, supported by wooden posts, extends along a portion of the façade and over the main entrance which is composed of a single rectangular door with rectangular transom which are also elements of the Gothic Revival style.

Historical/Associative Value

The subject property 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. 202 Main Street contributes to the historic character of the Village of Erin.

Contextual Value

202 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. 202 Main Street exhibits massing, style and decorative details consistent with the character of the historic Village of Erin.

Heritage Attributes

The following elements of the property at 202 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 Gothic Revival architectural style
- L-shaped plan
- Asymmetrical but balanced façade
- Intersecting gable roof with wide overhanging eaves and adorned with ornate bargeboard and topped by wood cresting along the peak of the roof
- Dichromatic brickwork expressed in the red brick construction with buff brick detailing located on the quoins, decorative diamond shape brickwork in gable peak, and window surrounds
- Overall massing, and decorative details
- Segmentally arched window openings, including the narrow paired windows in the facades gable peak framed by brick voussoirs composed of alternating buff and red brick and topped by a row of projecting buff brick header
- One-storey bay window with dichromatic window finishes including decorative square sections of angled brick
- One-storey porch

- Main rectangular door opening with rectangular transom Location on Main Street
- Location on Main Street

Determination of Cultural Heritage Value

March 2024 Photo of 205 Main Street (Archaeological Research Associates Ltd.)

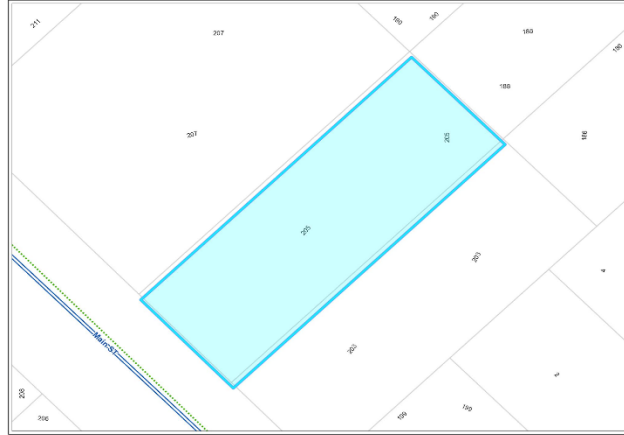


The one-and-a-half storey Gothic Revival building at 205 Main Street constructed between 1891 and 1907 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 205 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 205 Main Street in the Village of Erin north of English Street. The legal description is LT 24 PL 102 ERIN; PT LT 33 PL 102 ERIN PART 1, 61R3330; ERIN.

GIS map showing location of 205 Main Street (Wellington County GIS)



The subject property is located within the historic core of the Village of Erin and William McDowell. 205 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. 205 Main Street was constructed between 1891 and 1907 for barrister William McDowell and his family William. McDowell was born on September 2, 1839. He married Janet Ferguson (1851-1931) on August 11, 1881, and they had at least five children. William served the local community as a barrister and as a local business owner. For several years William owned the Globe Hotel and rented it out to various innkeepers such as George Ramsden and J.P. Bush, until the Hotel was sold by then widow Janet McDowell in 1912. William McDowell died on May 27, 1912, in Erin.

Contextual Value

205 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. 205 Main Street exhibits the massing, style and decorative details consistent with the character of the historic Village of Erin.

Heritage Attributes

The following elements of the property at 205 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 one-storey brick rear wing
- Asymmetrical but balanced façade with central entranceway with sidelight
- Cross gable roof with large front gable and smaller steeper gable peak and overhanging eaves
- Red brick construction with decorative brick detailing (painted white) displayed on the diamond motifs found in the end gable, raised quoins, zig zag design on roofline of the rear wing and window surrounds
- Overall massing, and decorative details
- Location on Main Street

Determination of Cultural Heritage Value

March 2024 Photo of 210 Main Street (Archaeological Research Associates Ltd.)

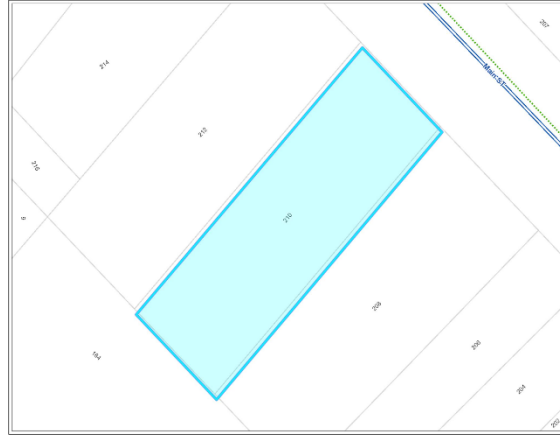


The two-storey Queen Anne building at 210 Main Street built between 1910 and 1912 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 210 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 210 Main Street in the Village of Erin south of Dundas Street. The legal description is PT PKLT 5 PL 167 ERIN VILLAGE AS IN RO753452 EXCEPT EASEMENT THEREIN; S/T ROS629618; ERIN.

GIS map showing location of 210 Main Street (Wellington County GIS)



Design/Physical Value

The subject property is a representative example of the Queen Anne architectural style. The large two-storey building has protruding bays, recessed entrance and various projecting elements creates an asymmetrical façade and overall irregular plan which is a typical characteristic of Queen Anne design. The complex roof with wide overhanging eaves showcases decorative gabled pediments clad with fish scale siding and include a single round arch window opening which are indicative of the playful composition typical in Queen Anne design. The red brick building with stone detailing showcased in the large rectangular window openings with monolithic heavy rock faced lintels and sills and rectangular door opening. The two-storey cantered bay window on the façade and two-storey square bay windows on the side elevation located under the gable pediments and one-storey wrap around verandah supported by rounded wood posts decorated with wooden mouldings at top and bottom demonstrate the variation and stylishness of Queen Anne architecture.

Historical/Associative Value

The subject property is located within the historic core of the Village of Erin and local merchant David Russell. 210 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.

210 Main Street appears to have been built between 1910 and 1912 as a residence for general merchant David Coutts Russell and his family. David Coutts Russell was born on September 4, 1867, and married Elizabeth Young (1866-1951) in Dufferin, Ontario and together they had three children. By 1901, the Russell family was living in Erin Village, where David Russell operated a general store serving the local community.

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. 210 Main Street exhibits the setback, massing, style and decorative details consistent with the character of the historic Village of Erin.

Contextual Value

210 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. 210 Main Street exhibits the massing, style and decorative details consistent with the character of the historic Village of Erin.

Heritage Attributes

The following elements of the property at 210 Main Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Large two-storey building constructed in the Queen Anne architectural style
- Asymmetrical façade and overall irregular plan
- Complex roof with wide overhanging eaves with decorative gabled pediments clad with fish scale siding and a single round arch window opening
- Red brick construction with stone detailing
- Location on Main Street
- Large rectangular window openings with monolithic heavy rock faced lintels and sills

One-storey wrap-around verandah

- Rectangular door opening
- Overall massing, and decorative details

Determination of Cultural Heritage Value

March 2024 Photo of 213 Main Street (Archaeological Research Associates Ltd.)

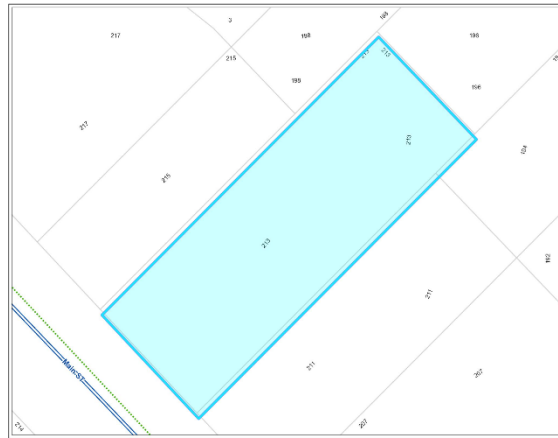


The two-storey Italianate building at 213 Main Street built in 1891 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 213 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 213 Main Street in the Village of Erin south of Dundas Street. The legal description is LT 28 PL 102 ERIN; PT LT 37 PL 102 ERIN AS IN ROS642382; ERIN.

GIS map showing location of 213 Main Street (Wellington County GIS)



Design/Physical Value

The large two-storey red and buff brick building follows a rectangular plan with truncated hip roof showcasing wide overhanging eaves adorned with an ornamental cornice displaying rhythmically placed paired decorative wood brackets, which are all key design characteristics associated with Italianate architecture. The decorative segmentally arched window openings, are comprised of alternating red and buff brick voussoirs assembled to create a hood mould and garland effect, topped by a row of brick in header bond, a decorative detail which is also carried through in the entrance openings and representative of Italianate design.

The asymmetrical but balanced façade displays the rhythm of the window openings and framed by ornated quoins which create the distinct and dichromatic aesthetic associated with the Italianate architectural style. The main entrance opening with transom is placed beside the one-storey bay window which has an ornamental cornice with rhythmically placed wood brackets and finished by a small, truncated hip roof topped with metal cresting which are additional features associated with Italianate architecture.

Historical/Associative Value

The subject property 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.

213 Main Street is directly associated with the historic core in the 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. 213 Main Street exhibits the setback, massing, style and decorative details consistent with the character of the historic Village of Erin.

Contextual Value

213 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. 213 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 213 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
- Rectangular plan with asymmetrical but balanced façade
- Truncated hip roof with wide overhanging eaves and ornamental cornice decorated with carved and rhythmically placed paired wood brackets
- Red brick construction
- Segmentally arched window openings, comprised of alternating red and buff brick voussoirs assembled to create a hood mould and garland effect, topped by a row of brick in header bond
- One-storey bay window which has an ornamental cornice with rhythmically placed wood brackets and finished by a small, truncated hip roof topped with metal cresting
- Dichromatic detailing on quoins

- Segmentally arched door opening on façade with transom and decorative surrounds
- Date Stone which reads “A.D. 1891”
- Location along east side of Main Street
- Overall massing, and decorative details

Determination of Cultural Heritage Value

March 2024 Photo of 217 Main Street (Archaeological Research Associates Ltd.)

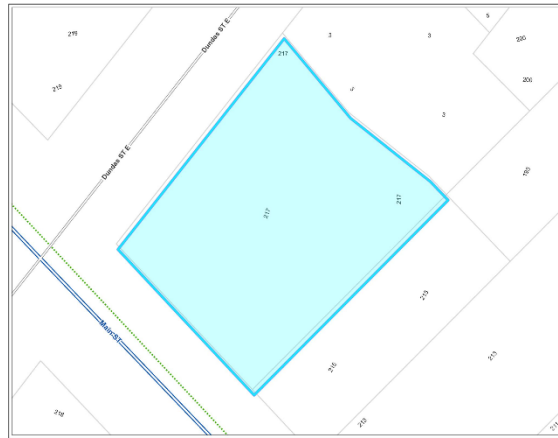


The two-storey Italianate building at 217 Main Street built circa 1881 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 217 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 217 Main Street in the Village of Erin south of Dundas Street. The legal description is LT 30 PL 102 ERIN; LT 31 PL 102 ERIN EXCEPT PT 1, 61R5253; ERIN.

GIS map showing location of 217 Main Street (Wellington County GIS)



Design/Physical Value

The two-storey brick building constructed circa 1881 follows an L-shaped plan with a truncated hip roof showcasing wide overhanging eaves with moulded cornice adorned with rhythmically placed paired decorative wood brackets which are key characteristics associated with the Italianate architectural style.

The asymmetrical but balanced façade showcases the rectangular entranceway opening topped by an arched transom and tooled stone block with rusticated rock faces and keystone which creates a hood mould design. Nearly all window openings are segmentally arched, with the exception of one square opening along the north elevation, showcase stone sills and are topped by a tooled stone lintel featuring rusticated rock faces and keystone which creates a hood mould effect which are representative of Italianate architecture. The two-storey open porch includes turned wood posts and railing on both floors and adorned with dentil detailing in between storeys add to the Italianate design of the building.

Historical/Associative Value

The subject property is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th centuries 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 one of Erin's early settler families, 217 Main Street contributes to the development of the historic the village of Erin.

217 Main Street is associated with the McMillan family, who were early settlers and influential in the early development of the village of Erin. The subject land was purchased in 1846 by Daniel McMillan who is credited as an early founder of Erin. Based on land records, mortgage transactions and historic maps, the building was likely constructed around 1881 as a house for Daniel McMillan's nephew, John McMillan. John McMillan was born in February 1831, to Donald McMillan and Catherine (nee Milloy) in Erin, Ontario, and worked as a farmer. The property left McMillan ownership in 1888.

217 Main Street is associated with the Ospringe Presbyterian Church. The building was purchased by the Trustees for Ospringe Presbyterian Church in 1920 and was noted as being used as their Manse. It remained in the Churches ownership until 1988.

217 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. 217 Main Street exhibits setback, massing, style, decorative details consistent with the character of the historic village of Erin.

Contextual Value

217 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. 217 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 217 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 construction following a L-shaped plan

- Truncated hip-roof with wide overhanging eaves with rhythmically placed paired wood ornamental brackets
- Asymmetrical but balanced façade
- Rectangular entranceway opening topped by an arched transom and tooled stone block with rusticated rock faces and keystone which creates a hood mould feature
- Segmental window openings topped by a tooled stone lintel featuring rusticated rock faces and keystone which creates a hood mould effect and similarly treated stone sills
- Two-storey open porch includes turned wood posts and railing on both floors and adorned with dentil detailing in between storeys
- Overall massing, and decorative details
- Location on Main Street

Determination of Cultural Heritage Value

March 2024 Photo of 225 Main Street (Archaeological Research Associates Ltd.)

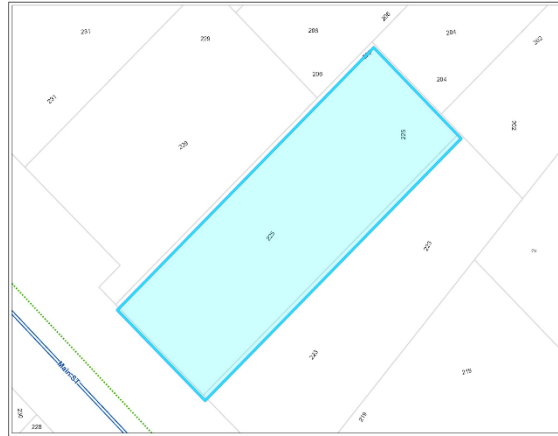


The two-storey Italianate building at 225 Main Street constructed between 1891 and 1907 is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 225 Main Street has design and physical value, historical or associative value, and contextual value.

Location

The subject property is located at 225 Main Street in the Village of Erin south of Dundas Street. The legal description is PT LT 16 CON 10 ERIN AS IN MS87930; ERIN.

GIS map showing location of 225 Main Street (Wellington County GIS)



Design/Physical Value

The two-storey building constructed between 1891 and 1907 follows T-shaped plan with rear wing with a hip roof, of which a portion is truncated that showcase wide overhanging eaves adorned with an elaborate cornice with rhythmically placed paired wood ornamental brackets which are key features associated with the Italianate architectural style. The buff brick construction is accented by raised and rusticated stone quoins and window and door surrounds which give the building a dichromatic aesthetic common to Italianate design. The rhythmic and balanced façade showcases the heavily adorned window and door openings with stone sills and tooled stone lintel with pronounced keystone which creates a decorative hood mould effect which are characteristics of Italianate design. The one-storey rear wing has a large unique brick parapet topped with decorative stone detailing that matches the quoins.

Historical/Associative Value

The subject property is located within the historic core of the Village of Erin. The development of the historic core in the 19th and early 20th centuries 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. 225 Main Street exhibits setback, massing, style, decorative details consistent with the late 19th century development within the historic village of Erin.

Contextual Value

225 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. 225 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 225 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 architecture style
- T-shaped plan with rear wing
- Hip roof, of which a portion is truncated that showcase wide overhanging eaves adorned with an elaborate cornice with rhythmically placed paired wood brackets
- Buff brick construction is accented by raised and rusticated stone quoins and window and door surrounds which give the building a dichromatic aesthetic
- Rhythmic and balanced façade
- Heavily adorned window and door openings with stone sills and tooled stone lintels with pronounced keystone which creates a decorative hood mould effect
- The one-storey rear wing has a large unique brick parapet topped with decorative stone detailing
- Overall massing, and decorative details
- Location on Main Street