

**Evaluation of 3 Station Street
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

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GLOSSARY OF ABBREVIATIONS

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

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 3 Station Street according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

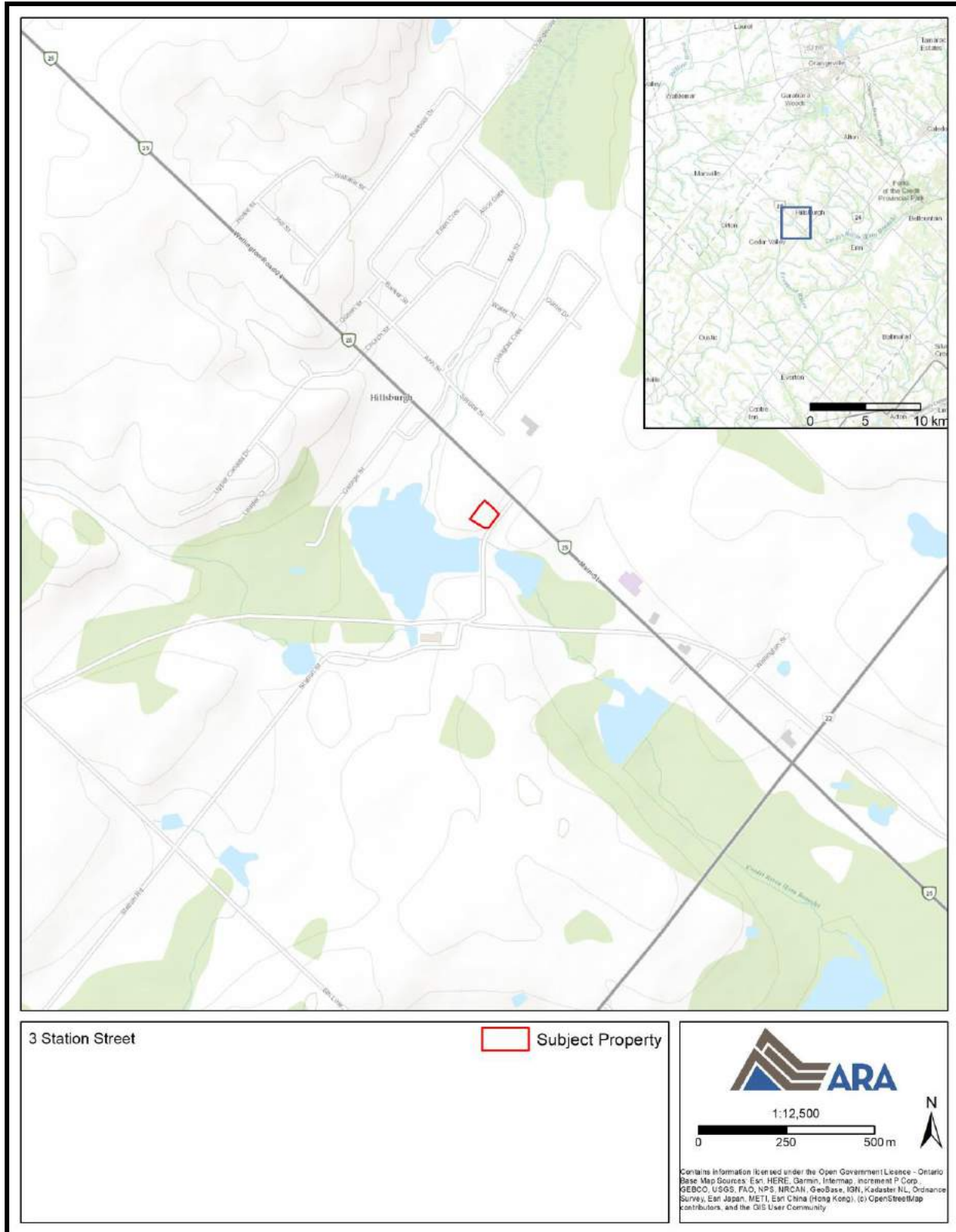
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 3 Station Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 3 Station Street, Hillsburgh, Town of Erin, ON
Alternative Name(s): Spruce Terrace, Hillsburgh House by the Pond
Legal Description: PART LOT 24, CONCESSION 7, ERIN

The location of the subject property is shown on Map 1 and Map 2.



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



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

4.0 PHOTOGRAPHS



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



Image 1: Façade of 3 Station Street
(Photo taken October 19, 2023; Facing Northwest)



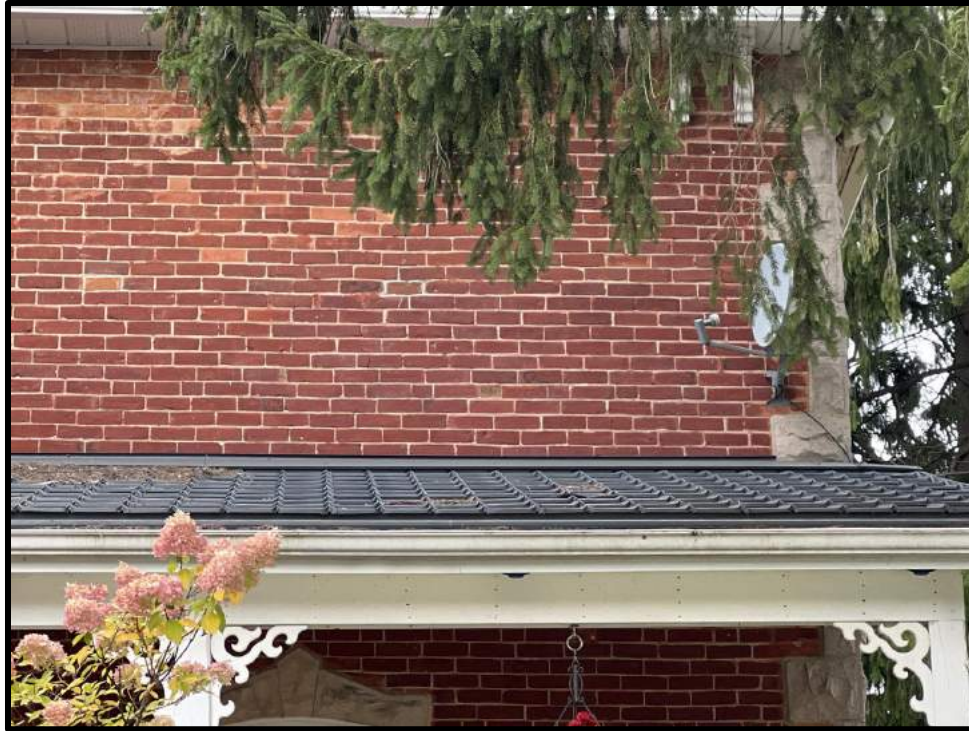
Image 2: Detail of Front Gable and Projecting Bay on Façade of 3 Station Street
(Photo taken October 19, 2023; Facing Northwest)



**Image 3: Detail of Porch and Entranceway of 3 Station Street
(Photo taken October 19, 2023; Facing Northwest)**



**Image 4: Detail of Side Porch and Entranceway on West Elevation of 3 Station Street
(Photo taken October 19, 2023; Facing Northwest)**



**Image 5: Detail of Brick Bond and Stone Quoins of 3 Station Street
(Photo taken on October 19, 2023; Facing Northwest)**



**Image 6: Detail of Date Stone and Wood Brackets of 3 Station Street
(Photo taken on October 19, 2023; Facing West)**



Image 7: View of Landscape and Southeast Corner of 3 Station Street
(Photo taken on October 19, 2023; Facing West)



Image 8: View of East Side of Property and Retaining wall of 3 Station Street
(Photo taken on October 19, 2023; Facing West)



**Image 9: Detailed View of Retaining Wall of 3 Station Street
(Photo taken on October 19, 2023; Facing West)**



**Image 10: South and West Elevation of 3 Station Street
(Photo taken October 19, 2023; Facing Northwest)**



**Image 11: West Elevation of 3 Station Street
(Photo taken on October 19, 2023; Facing North)**



**Image 12: Context View of 3 Station Street from 2 Station Street
(Photo taken on October 19, 2023; Facing North)**



**Image 13: Adjacent Property – 2 Station Street
(Photo taken on October 19, 2023; Facing Southeast)**



**Image 14: View of the Hillsburgh Mill Pond, Adjacent to 3 Station Street
(Photo taken on October 19, 2023; Facing West)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

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

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

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

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

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

3 Station Street exhibits several features associated with Italianate architecture including a hip roof, wide overhanging eaves with paired wood brackets, a balanced façade with segmentally arched window openings with stone detailing, and the use of brick construction.

A description of the architecture/design of 3 Station Street is as follows:

- Two-storey building follows an irregular plan (Image 1).
- Gable roof with front and side gable pediment (Image 1).
 - Large front gable pediment finished with rounded shingles and what appear to be aluminum or vinyl soffits.
 - Smaller gable pediment also finished with rounded shingles and what appear to be aluminum or vinyl soffits.
 - Newer metal roof.
 - Wide overhanging eaves with wood ornamental brackets.
 - Balanced use of large and small decorative brackets on projecting bay and smaller paired decorative brackets on recessed section of façade and side elevations (Image 2, Image 4, Image 6).
- Two-storey projecting bay window (Image 2).
 - Three windows located on each storey.
- All windows are rectangular with a segmental arch opening topped by a limestone hoodmoulds that are rock faced with margins (Image 4).
 - Appear to be aluminum frame windows with newer one over one windows.
 - Dressed limestone sills.
 - Paired windows on both storeys on east elevation
- Red brick in stretcher bond.
- Foundation was not visible.
- Entrance on façade and west elevation (Image 1, Image 4)
 - Single doors topped with segmental arch transom.
- Doors have limestone hoodmoulds that are rock faced with margins.
- One-storey open porch on recessed portion of façade and west elevation (Image 2, Image 4).
 - Shed style roof made with newer metal roof.
 - Supported by wooden post with decorative gingerbread trim.
 - As shown in historic photos, these porches were added after 1980.
- Datestone on east elevation read “AD 1894” (Image 6).
- Dressed limestone quoins (Image 6).
- Landscaped front and side yard with mature vegetation and trees (Image 1, Image 7)
- Setback from the road and located on a raised plateau.
- Retaining wall runs along east edge of property line.
 - Appears to be board formed concrete.

When examined against the typical characteristics of the Italianate architecture style as outlined in *A Field Guide to American Houses* (McAlester 1992), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online* (Kyles 2016), and *Well Preserved* (Fram 2003), 3 Station Street meets most of the characteristics of the style and therefore can be considered representative of the Italianate architecture style (see Table 1).

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

Characteristics of Domestic Italianate Architecture	3 Station Street
Two to three storeys (rarely one storey)	Yes
Square, rectangular or L shaped plan	No
Rhythmic and balanced façade (composed of flush surfaces and evenly spaced openings)	Yes
Typically, three to five bays	Yes
Low pitched hip roof and wide overhanging eaves	Yes- eaves
Decorative brackets	Yes
Tall narrow windows (often paired)	Yes- east elevation
Heavily moulded openings (windows, doors)	Yes
Rounded or semi-elliptical window openings	No
Brick or stone construction	Yes
Frontispiece (formal and detailed entryway)	No
Corners quoins	Yes
Towers, cupolas or belvederes (less common)	No
Carefully landscaped environment (less common)	Yes

5.2 History

5.2.1 Erin Township

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

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron

Wheeler's gristmill and sawmill (circa 1824), the How brothers' Lower Mill (c. 1830s), along with William How's general store and Nazareth Hill's hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham and Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville's waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid to late nineteenth century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

The subject property at 3 Station Street **was constructed in 1894 as a residence for prominent local resident Isaiah Awrey and his family**. Below is a history of the property from 1839 until the present day.

- The Crown Patent for 50 acres of the northeast quarter of Lot 24, Concession 7 in the Township of Erin was granted to William Everdell on February 25, 1839 (see Table 2, LRO 61).
- William Everdell sold the entire parcel to Nazareth Hill in May 1841. A few years later, in 1845, Nazareth Hill sold 45 $\frac{3}{4}$ acres to John Viner. Hill sold a further 3 $\frac{3}{4}$ acres to Elias Smith in February 1846.
- Elias Smith sold his 3 $\frac{3}{4}$ acres to John Viner on May 6, 1851, leaving Viner as the sole owner of the subject property at that time.
- John Viner sold 49 acres to Toronto distillers William Gooderham and James Wort on June 5, 1851.
 - John Worts and William Gooderham were English immigrants and brothers-in-law who immigrated to York (now Toronto) in 1831. A year later they constructed a brick windmill on what was then Toronto's waterfront. It eventually grew to incorporate a massive distillery complex that was the largest in the British Empire and is now known as "the Distillery District", a National Historic Site (Gibson 2015).
 - Worts was originally a miller and Gooderham supplied most of the business acumen and capital. Worts committed suicide in 1834 after the death of his wife and William Gooderham became the sole owner of the company. He branched into distilling in 1837 as a way to use the leftover grain from milling operations (Gibson 2015).
 - Gooderham continued to expand the business, and owned and operated numerous mills in Ontario, such as the one at Hillsburgh, a flouring mill at Norval, and a linen and woolen mill in Streetsville (Gibson 2015).
 - Eventually William Gooderham extended business opportunities to John Worts' son John Gooderham Worts in 1845 and Gooderham's own son George in 1856 (Gibson 2015).
 - The business continued to be very successful, and diversified into numerous other business interests, especially related to railroads.
- An 1861 historical atlas indicates the subject property was located on a lot the belonged to Gooderham and Worts, who operated a sawmill and a gristmill in the 1850s (see Map 4). There do not appear to be any structures within the boundaries of the subject property at that time, although nearby landmarks consisted of the Gooderham & Worts mills and a store and post office on the west side of Main Street (Trafalgar Road).
- On February 21, 1877, William Gooderham and James Worts sold 48 acres on the east half of Lot 24 to William Gooderham's son George Gooderham.
- According to an 1877 historical atlas, the subject property was located within the shaded business core of Hillsburgh village, although individual structures and property owners were not given (see Map 5). The majority of the lot belonged to Gooderham and Worts. Local landmarks around the subject property include the CVR rail spur and the creek used to operate the various mills.
- George Gooderham sold the east quarter of the east half to John C. and Isaiah Awrey on January 1, 1890.
 - The Awrey family was one of the earliest families to settle in Erin Township when John Awrey bought approximately 500 acres in 1824 (McMillan 1974). Many of his descendants settled in the Hillsburgh area, including not only John C. and Isaiah Awrey, but also their brother Ben Awrey and several other family members (Carmichael 2001).
 - John Cawthra Awrey (Dec 5, 1851 – April 20, 1930) and Isaiah Awrey (March 28, 1859 – March 19, 1937) were two sons of David S. Awrey and his wife Nancy M. Cawthra, both born in Erin Township (Family Search 2023a,b).

- John C. Awrey married Elizabeth Wilson (1856 – 1929) and the couple had at least seven children: Nettie May, William Wilson, Mary Edith, Ruth, John, Maggie, and Elizabeth Jane. John Awrey died in 1930 in Wellington County and is buried in Guelph (Family Search 2023b).
 - Isaiah Awrey married Mary Ellen Hamilton (1868 – 1955) on May 1, 1889, in Erin Township and the couple had at least four children: Ormis, Elmer Roy, Melvin Lloyd, and Olive Myrtle. Isaiah Awrey died in Hillsburgh in 1937 (Family Search 2023a, see Figure 1).
- The Awrey brothers were involved in numerous business operations in the community, including not only the mill operation at what is now 58 1/2 Trafalgar Road, but also as creamery owners, cider press operators, and prosperous farmers (Carmichael 2001, Town of Erin 2023a).
- The Awrey brothers played an important role in ecumenical and civic matters within the village. For example, they donated land at the north end of the millpond, near George Street, as a park which included a pavilion, band stand, and a dock for recreational boating. The park was eventually sold to the Caledon Mountain Trout Club for use as a fishing pond. Isaiah Awrey was particularly involved in the Hillsburgh Christian Church located at 72 Trafalgar Road; in 1906 he hosted a supper to help pay for the construction of the church building (Carmichael 2001).
- As prosperous farmers and businessmen within the village, the Awrey brothers built multiple large brick residences on Station Street using clay from their own farms to build the bricks (Carmichael 2001).
 - John C. Awrey's residence, built in the 1890s, at 9 Station Street has been adapted into the Hillsburgh Branch of the Wellington County Library by VG+ Architects (Carmichael 2001, Wellington Advertiser 2019).
 - The Isaiah Awrey house at **3 Station Street (the subject property), known as "Spruce Terrace," was built in 1894 according to the date stone on the property and the corroboration of land records as the residence of Isaiah Awrey,** and now serves as a bed and breakfast (ASI 2015, Town of Erin 2023b, see Figure 2).
- A 1907 Fire Insurance Plan indicates the subject property consisted of a two-storey brick building (see Map 6). Adjacent structures include a two-and-a-half storey concrete shed or outbuilding, and the concrete drive shed for the Disciple Church at the corner of Trafalgar Road and Station Street. The name of the property owner was not noted.
 - A photograph of the Isaiah Awrey home and the Disciple Church from 1907 can be seen in Figure 3, and another photograph of the subject property from circa 1920 can be seen in Figure 4.
- On October 19, 1933, Isaiah Awrey granted part of the east half of Lot 27 to Mary E. Awrey for \$1. Mary Awrey granted the subject property to Frederick and Olive Awrey Major on September 28, 1939.
 - Olive Myrtle Awrey was born on May 13, 1900, the only daughter of Isaiah Awrey and his wife Mary Hamilton Awrey (Family Search 2023c)
 - She married Frederick Hamilton Major (1888 – 1957) on July 16, 1930, in Hillsburgh. The couple had one son named Wilfred Major (Family Search 2023c)
 - Olive worked as a teacher in local schools such as Coningsby and Hillsburgh, and after her retirement she served as Hillsburgh's librarian in the 1970s (Carmichael 2001, see Figure 10 and Figure 11).
 - Olive died in 1982 and was buried in Huxley Cemetery (Family Search 2023c).
- A 1937 topographic map shows the subject property was located on the north side of Station Street to the east of the millpond and dam created by the Gooderham & Worts mill

in the mid-1800s (see Map 7). There appears to be a structure located within the boundaries of the subject property although the type of construction, purpose, and individual owner was not given.

- Photographs of the subject property from Station Street can be seen in Figure 5 and Figure 6.
- A 1954 aerial photograph appears similar to the 1937 topographic map; the outline of the subject property can be seen, although individual details cannot be discerned (see Map 8). Much of the surrounding area with the exception of Main Street (Trafalgar Road) appears to alternate between agricultural fields and woodlot.
- Three colour photographs of 'Spruce Terrace', taken in 1980, can be seen in Figure 7 – Figure 9.
- On May 5, 1987, the executors of Olive A. Major's estate granted part of the east half of Lot 24 to her son Wilfred Major, who then granted it to Elizabeth and Edgar Bajona on May 8, 1987.
- On August 25, 2000, Elizabeth and Edgar Bajona granted the subject property to Larry and Maria Saunders, who retained the property until August 2005, when they granted it to Jane and Victor Busby.
- On May 6, 2016, Jane and Victor Busby transferred the subject property to Scott Heltcher and Jennifer Allin Heltcher.

**Table 2: Summary of Property Ownership at 3 Station Street
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	25 Feb 1839	The Crown	William Everdell	NE ¼ 50 ac
463	B&S	29 May 1841	William Everdell	Nazareth Hill	NE ¼, 50 ac
385	B&S	24 Oct 1845	Nazareth Hill et ux	John Viner	NE part E ½, 45 ¾ ac
132	B&S	21 Feb 1846	Nazareth Hill et ux	Elias Smith	Part NE ¼ 3 ¾ ac
2762	B&S	6 May 1851	Elias Smith	John Viner	Part NE ¼, 3 ¾ ac
2822	B&S	5 Jun 1851	John Viner	William Gooderham, James Worts	Part NW ¼ 49 ac
3398	B&S	21 Feb 1877	William Gooderham, James Worts	George Gooderham	Part NE ¼, 48 ac
6876	B&S	1 Jan 1890	George Gooderham	John C. & Isaiah Awrey	E ½ Lot 24
10957	Quit Claim	23 Jun 1909	Isaiah Awrey	Mary E. Awrey	Part + OL, \$1
15539	Grant	19 Oct 1933	Isaiah Awrey et ux	Mary E. Awrey	Part E 1/2, \$1
16252	Grant	28 Sep 1939	Mary E. Awrey, widow	Frederick and Olive A. Major	Part E ½ as in 10957 + OL, \$3000
MS66462	Bylaw	26 Jul 1967	Corp. Township of Erin	N/A	Subdivision Control
61R3327	Plan Reference	5 Nov 1985	N/A	N/A	Parts 2, 7, 8-16
549213	Grant	5 May 1987	Wilfred Major, exr Olive Awrey Major estate	Wilfred Major	Part E ½ + OL, Parts 1 – 16 on 61R3327
549214	Grant	8 May 1987	Wilfred Major	Elizabeth Jane and Edgar Louis Bajona	Part NE ½, Part 8 61R3327
816368	Transfer	25 Aug 2000	Elizabeth J. and Edgar L. Bajona	Larry and Maria M. Saunders	
111129	Transfer	30 Aug 2005	Larry and Maria	Jane and Victor	





Instrument #	Instrument	Date	Grantor	Grantee	Comments
			Saunders	Busby	
247386	Transfer	12 Jun 2009	Jane Busby	Jane Busby	
464960	Transfer	6 May 2016	Jane and Victor Busby	Scott Heltcher, Jennifer Allin Heltcher	\$740,000






5.3 Context





- Located at 3 Station Street in the core of the historic Village of Hillsburgh.
 - While not in the commercial core of the Village, the subject property remains within the residential part of the historic village core.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
- The building is situated along the north side of Station Street and has a commanding presence fronting along this section of Station Street.
- Subject property is located on a rise in the topography with a view to the Mill Pond.
- Station Street is two-lane road which winds around Mill Pond with a cross-section that includes a sidewalk.
 - Station Street Bridge is located in proximity to the subject property.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street though Jane Street, running the length of the entire core of Historic Village of Hillsburgh, which is in keeping with the core as shown in historic mapping (see Map 4 Map 7 Map 8)
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street
 - Comprised of predominantly one to two-and-a-half storey
 - Primarily brick construction (most are red brick)
 - Modest setbacks along the street
 - Many buildings share similar features including dichromatic brickwork and decorative woodwork
- There are several residential side streets, which extend from Trafalgar Road, which were developed at the same time as the core Historic Village of Hillsburgh. The residential side street character can be described as follows:
 - Residential side streets which are in keeping with the development of the core as shown in historic mapping (see Map 4, Map 7, and Map 8), include: Queen Street, Church Street, Anne Street, Mill Street. George Street and Station Street, and to a lesser extent Orangeville Street.
 - The character of the residential side streets is generally in keeping with the character of the Trafalgar Road streetscape
 - Comprised of predominantly of one to two-and-a-half storey residential buildings.
 - Primarily brick construction (majority are red brick).
 - Variety of architectural styles including Italianate, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian architecture.
 - Variety of setbacks along the street, though majority have a modest set back.
 - Many buildings on the residential side streets share similar features including dichromatic brickwork or detailing and ornate decorative woodwork.





- Many of the buildings along Trafalgar Road and residential side streets date from the 19th century and early 20th century and are built in a variety of architectural styles.
- Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road and the residential side streets.

Table 3: Selection of Late 19th and Early 20th Century Buildings Along Trafalgar Road and Surrounding Streets in Historic Village of Hillsburgh

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

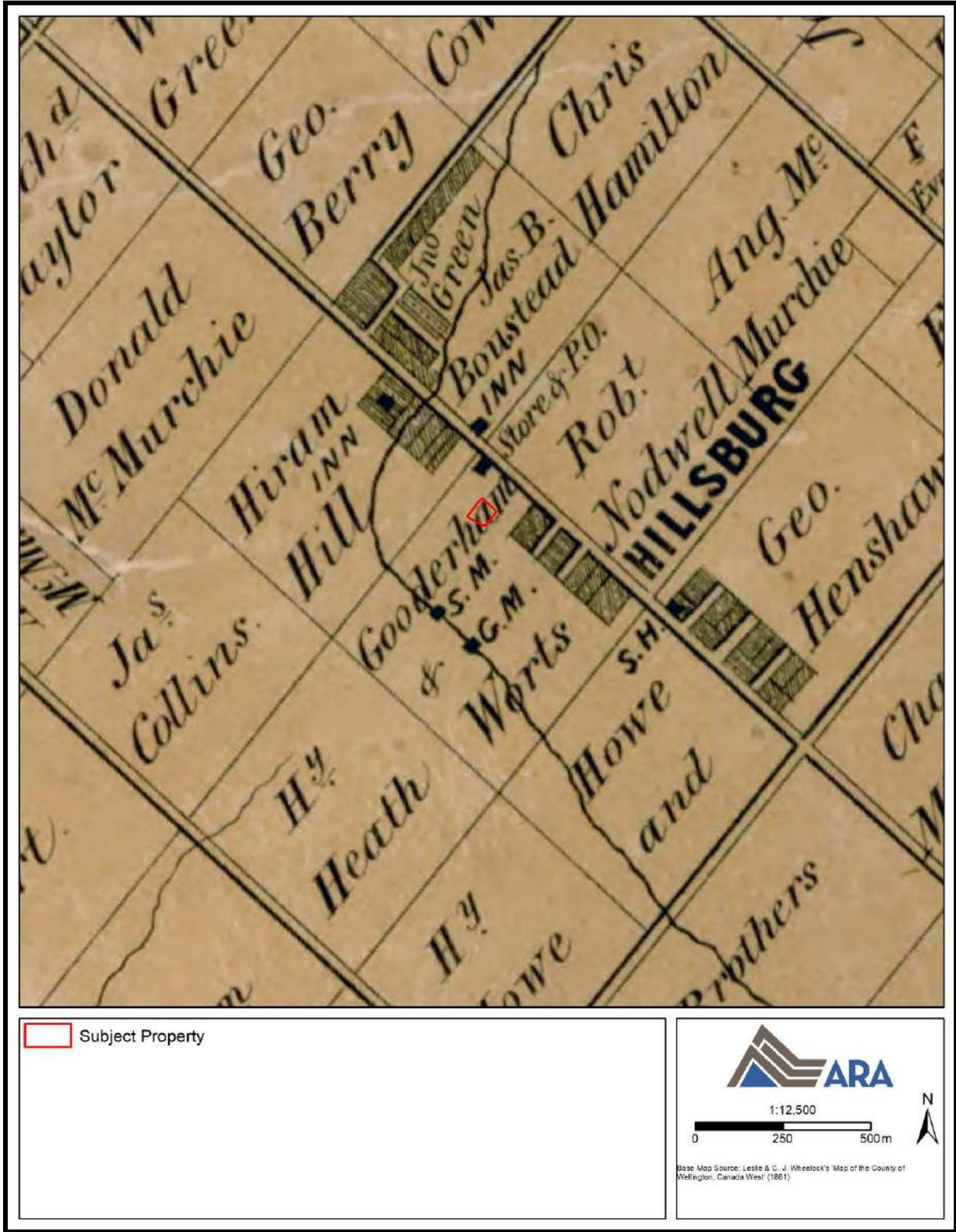
Address	Brief Description	Est. Year Constructed	Photo if Available
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	

Address	Brief Description	Est. Year Constructed	Photo if Available
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

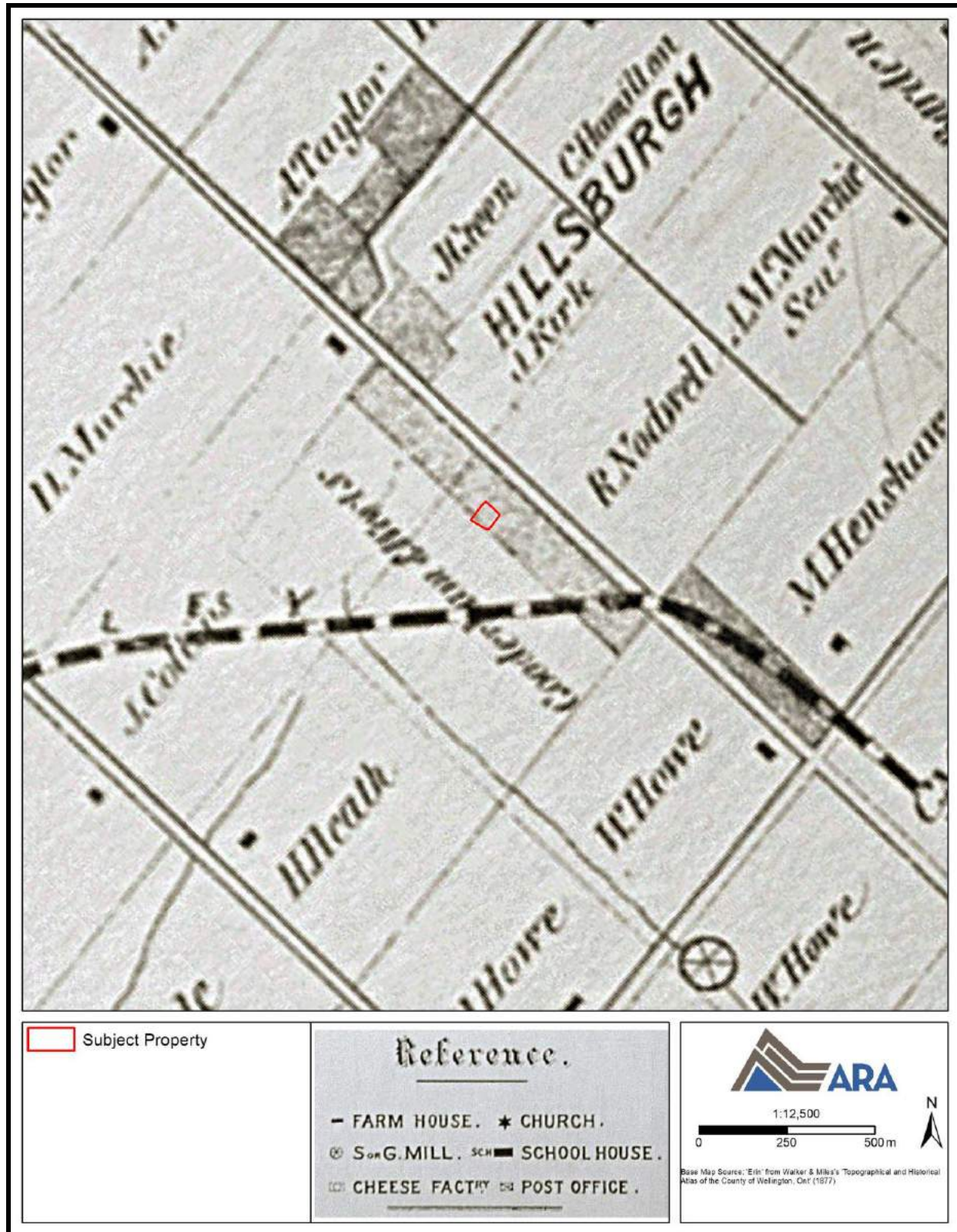
Address	Brief Description	Est. Year Constructed	Photo if Available
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	
10 Church Street	Residence, Red-brick, two storey, stone lintels, wood brackets, hip roof	Circa 1870s	

Address	Brief Description	Est. Year Constructed	Photo if Available
4 Church Street	Residence, Red-brick, two storey, stone lintels, gable peak on hip roof, bargeboard	Circa 1890s	
2 Church Street	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Circa 1890	
12 Orangeville Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, hip roof	1889	
9 Station Street	Former residence, red-brick, , dichromatic brickwork, two storey, hoodmoulds, stone quoins.	1892	

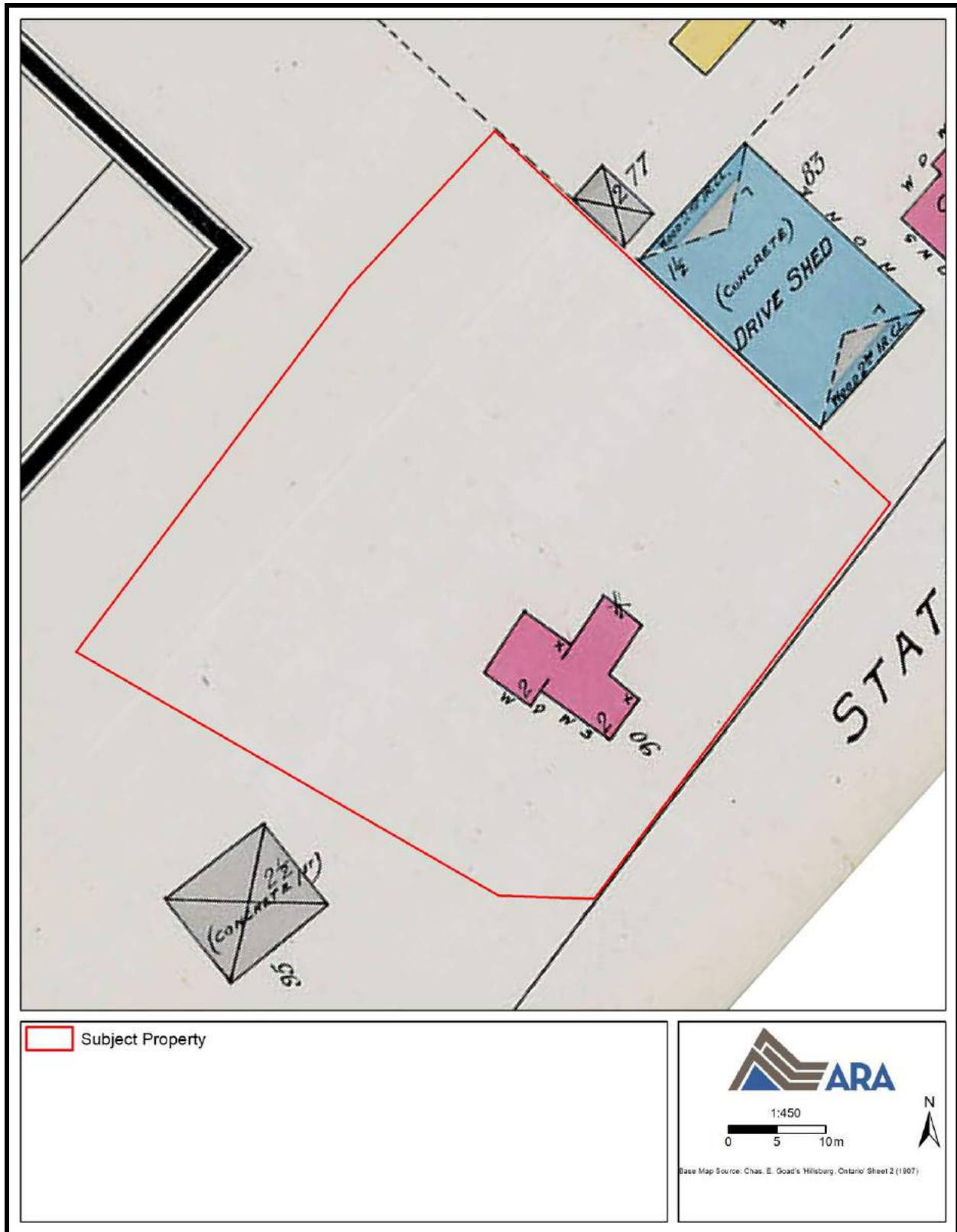
6.0 MAPS



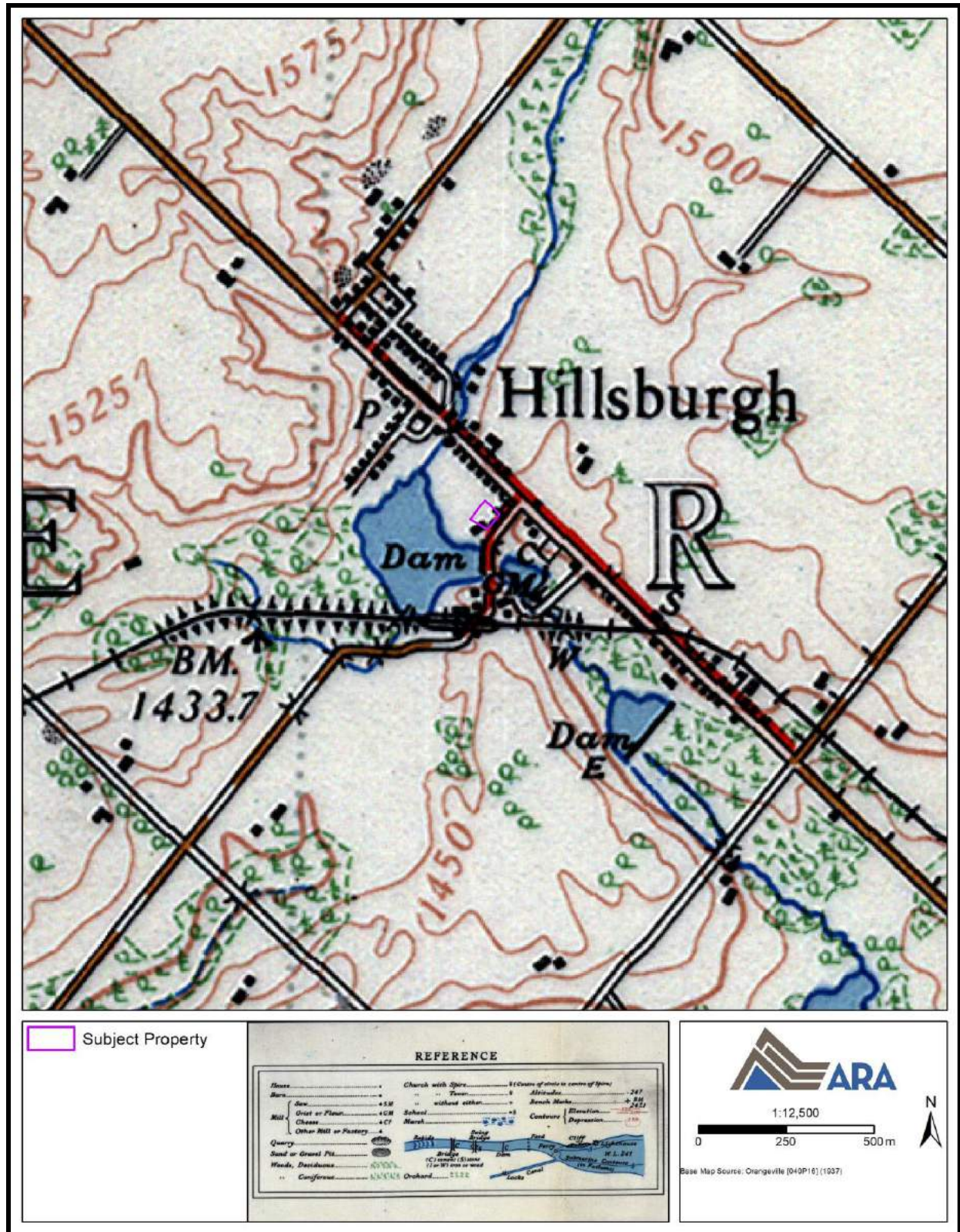
Map 4: Subject Property Shown on an 1861 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 7: Subject Property Shown on a Historic 1937 Topographic Map (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 3 Station Street according to *O. Reg. 9/06*, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 3 Station Street in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	3 Station Street is a representative example of the Italianate architectural style. The two-storey, irregular plan brick building has a rhythmic and balanced façade, wide overhanging eaves with paired decorative wood brackets of various sizes, prominent bay window, paired segmental arched windows with decorative limestone hoodmould moulds and sills which are rock faced with margins and large quoins which are all key features of the Italianate architecture style. The prominent front and side gable pediments finished with rounded shingles, the one storey open porch supported by wooden posts and gingerbread trim, and its central placement on the highest point of the large property surrounded by landscaping and mature trees contribute to its grandeur and prominence as an Italianate style building.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	While many of the features associated with 3 Station Street are decorative it does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
Displays a high degree of technical or scientific achievement The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	3 Station Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey. The Awrey family was one of the earliest families to settle in Erin Township when patriarch John Awrey bought approximately 500 acres in 1824. Many of John's descendants settled in the Hillsburgh area, including not only his sons John C. and Isaiah Awrey, but also several other family members. 3 Station Street was constructed in 1894 as a residence for Isaiah Awrey. Isaiah Awrey was a well known and prominent community member who played an important role in the commercial development of Hillsburgh. Along with his brother John Awrey, Isaiah was involved in numerous commercial ventures in the

Description	Criteria Met Yes/No	Value
		<p>village, such as operating a mill and cider press on the old Gooderham & Worts property and a creamery. As prosperous farmers and businessmen within the village, the Awrey brothers built multiple large brick residences on Station Street using clay from their own farms to build the brick.</p> <p>The Awrey brothers played an important role in ecumenical and civic matters within the village. For example, they donated land at the north end of the millpond, near George Street, as a park which included a pavilion, band stand, and a dock for recreational boating. The park was eventually sold to the Caledon Mountain Trout Club for use as a fishing pond. Isaiah Awrey was involved in establishment of the Hillsburgh Christian Church (located at 72 Trafalgar Road); where he hosted events to help pay for the construction of the church building.</p> <p>In addition, Isaiah Awrey was involved in the construction of the Disciple Church at 72 Trafalgar Road and hosted a supper to help defray construction costs. The Awrey brothers were also integral to the founding of the Caledon Mountain Trout Club, which used the mill pond as a sport fishing location.</p> <p>3 Station Street is also associated with Olive Awrey. Olive owned the property from 1933 until her death in 1982. Olive worked as a teacher in local schools such as Coningsby and Hillsburgh, and after her retirement she served as Hillsburgh's librarian in the 1970s.</p>
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	3 Station Street does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	3 Station Street does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	3 Station Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with

Description	Criteria Met Yes/No	Value
		modest setbacks. 3 Station Street exhibits setback, massing, style, decorative details consistent with the historic village character
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	3 Station Street is not physically linked to its surroundings. There is no significant demonstrated material connection between the property and its surroundings. 3 Station Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 3 Station Street is not visually linked to its surroundings. Although the subject property is in view of Mill Pond, this is not a significant visual link.
The property has contextual value because it is a landmark	No	While 3 Station Street occupies a prominent space on Station Street. Its construction is consistent with the character of the neighbourhood and streetscape and thus, the structure supports the fabric of the street rather than as a visual landmark.

8.0 HERITAGE ATTRIBUTES

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

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
3 Station Street is a representative example of the Italianate architectural style.	<ul style="list-style-type: none"> • Two-storey Italianate building • Irregular plan with red brick construction • Gable roof • Front and side gable pediments finished with rounded shingles • Rhythmic and balanced façade • Wide overhanging eaves with paired decorative wood brackets • Bay window • Segmental arched windows with decorative limestone hoodmould moulds and sills • Quoins
3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey.	<ul style="list-style-type: none"> • Two-storey Italianate building • Red brick construction • Datestone on east elevation "AD 1894" • Prominent location on property fronting to Station Street
3 Station Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate building including massing, setback, and decorative details • Prominent location on property fronting to Station Street

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

3 Station Street, also known historically as “Spruce Terrace,” is located near the intersection of Trafalgar Road and Station Street. The two-storey Italianate building was constructed for the Awrey family in 1894. The building is centrally placed on the property and located on the highest point of the lot.

Statement of Cultural Heritage Value or Interest

3 Station Street is a representative example of the Italianate architectural style. The two-storey, irregular plan brick building has a rhythmic and balanced façade, wide overhanging eaves with paired decorative wood brackets of various sizes, prominent bay window, paired segmental arched windows with decorative limestone hoodmould moulds and sills which are rock faced with margins and large quoins which are all key features of the Italianate architecture style. The prominent front and side gable pediments finished with rounded shingles, the one storey open porch supported by wooden posts and gingerbread trim, and its central placement on the highest point of the large property surrounded by landscaping and mature trees contribute to its grandeur and prominence as an Italianate style building.

3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey. The Awrey family was one of the earliest families to settle in Erin Township when patriarch John Awrey bought approximately 500 acres in 1824. Many of John’s descendants settled in the Hillsburgh area, including not only his sons John C. and Isaiah Awrey, but also several other family members.

3 Station Street was constructed in 1894 as a residence for Isaiah Awrey. Isaiah Awrey was a well known and prominent community member who played an important role in the commercial development of Hillsburgh. Along with his brother John Awrey, Isaiah was involved in numerous commercial ventures in the village, such as operating a mill and cider press on the old Gooderham & Worts property and a creamery. As prosperous farmers and businessmen within the village, the Awrey brothers built multiple large brick residences on Station Street using clay from their own farms to build the brick. The Awrey brothers played an important role in ecumenical and civic matters within the village. For example, they donated land at the north end of the millpond, near George Street, as a park which included a pavilion, band stand, and a dock for recreational boating. The park was eventually sold to the Caledon Mountain Trout Club for use as a fishing pond. Isaiah Awrey was involved in establishment of the Hillsburgh Christian Church (located at 72 Trafalgar Road); where he hosted events to help pay for the construction of the church building. In addition, Isaiah Awrey was involved in the construction of the Disciple Church at 72 Trafalgar Road and hosted a supper to help defray construction costs. The Awrey brothers were also integral to the founding of the Caledon Mountain Trout Club, which used the mill pond as a sport fishing location.

3 Station Street is also associated with Olive Awrey. Olive owned the property from 1933 until her death in 1982. Olive worked as a teacher in local schools such as Coningsby and Hillsburgh, and after her retirement she served as Hillsburgh’s librarian in the 1970s.

3 Station Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are

comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 3 Station Street exhibits setback, massing, style, decorative details consistent with the historic village character

Cultural Heritage Attributes

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

- Two-storey Italianate building
- Irregular plan with red brick construction
- Gable roof
- Front and side gable pediments finished with rounded shingles
- Rhythmic and balanced façade
- Wide overhanging eaves with paired decorative wood brackets
- Bay window
- Segmental arched windows with decorative limestone hoodmould moulds and sills
- Quoins

3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey. The property contains the following heritage attributes that reflect this value:

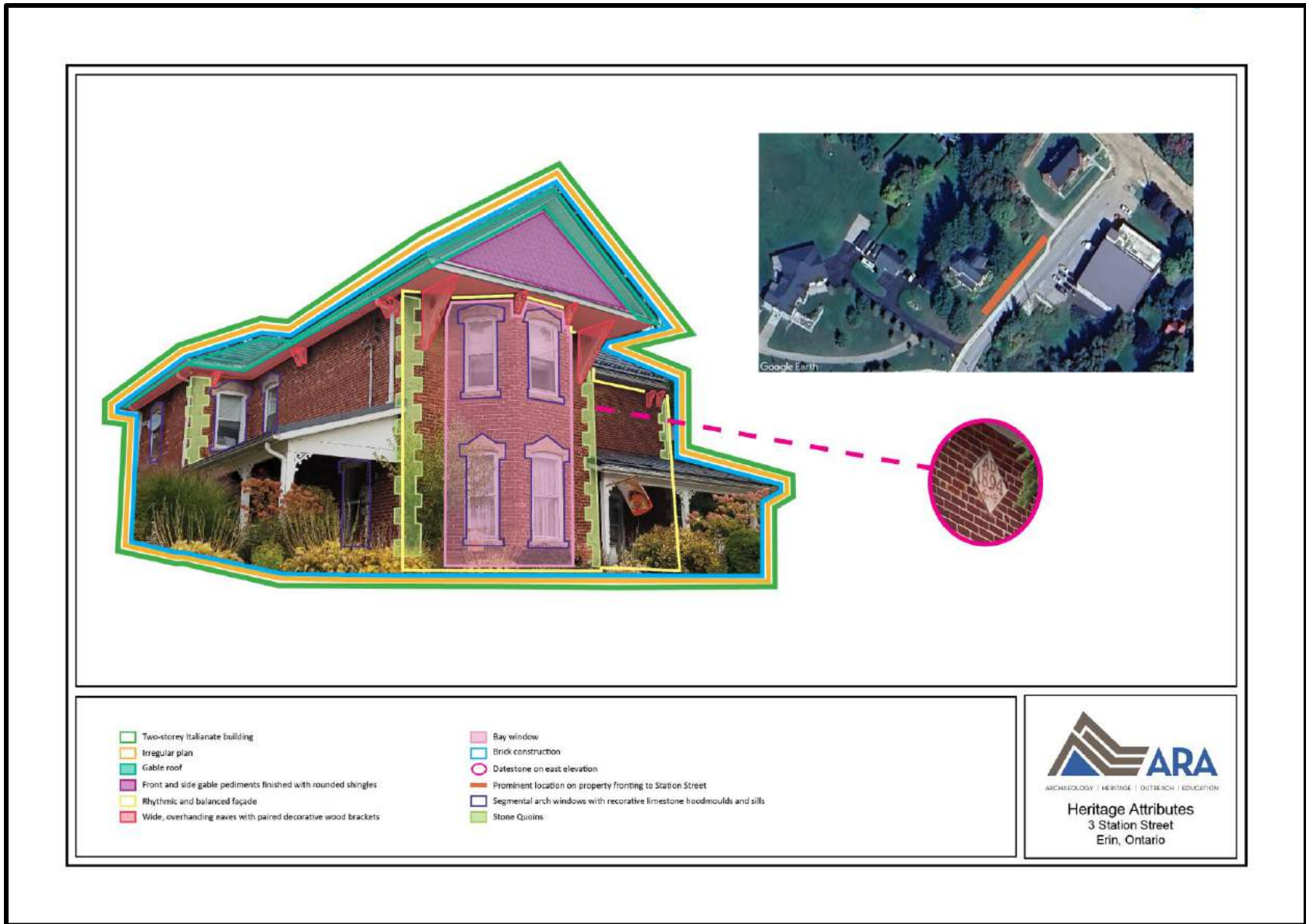
- Two-storey Italianate building
- Red brick construction
- Datestone on east elevation “ AD 1894”
- Prominent location on property fronting to Station Street

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

- Two-storey Italianate building including massing, setback, and decorative details
- Prominent location on property fronting to Station Street

10.0 MAP OF HERITAGE ATTRIBUTES

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



Map 9: Map of Heritage Attributes of 3 Station Street

11.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet at least two of the criteria. 3 Station Street meets three of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the OHA.

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

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- 2022b *Isaiah Awrey House, 1950*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59724.
- 2022c *Isaiah Awrey House and Station Street Bridge, 1950*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59729.
- 2022d *Olive M.A. Major Holding Certificate, 1977*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59726.
- 2022e *Rear of Isaiah Awrey House, ca. 1980*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59730.
- 2022f *Façade of Isaiah Awrey house, ca. 1980*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59731.
- 2022g *Spruce Terrace, the Isaiah Awrey House, ca. 1980*. In Awrey Family Records Compiled by Olive Awrey Major. Accession Number A2022.114.1, Photo Number ph59732.

Appendix A: Figures and Historic Photos



Figure 1: Isaiah Awrey (Left) and Son-in-Law Fred Major (Right), Undated Photograph (WCMA 2011a)



Figure 2: Houses on Station Street, Isaiah Awrey House on Left, c. 1902 (WCMA 2010a)



**Figure 3: Isaiah Awrey House and Disciple Church, 1907
(WMCA 2011b)**



**Figure 4: Isaiah Awrey House "Spruce Terrace," Barn and Millpond, c. 1920
(WCMA 2022a)**



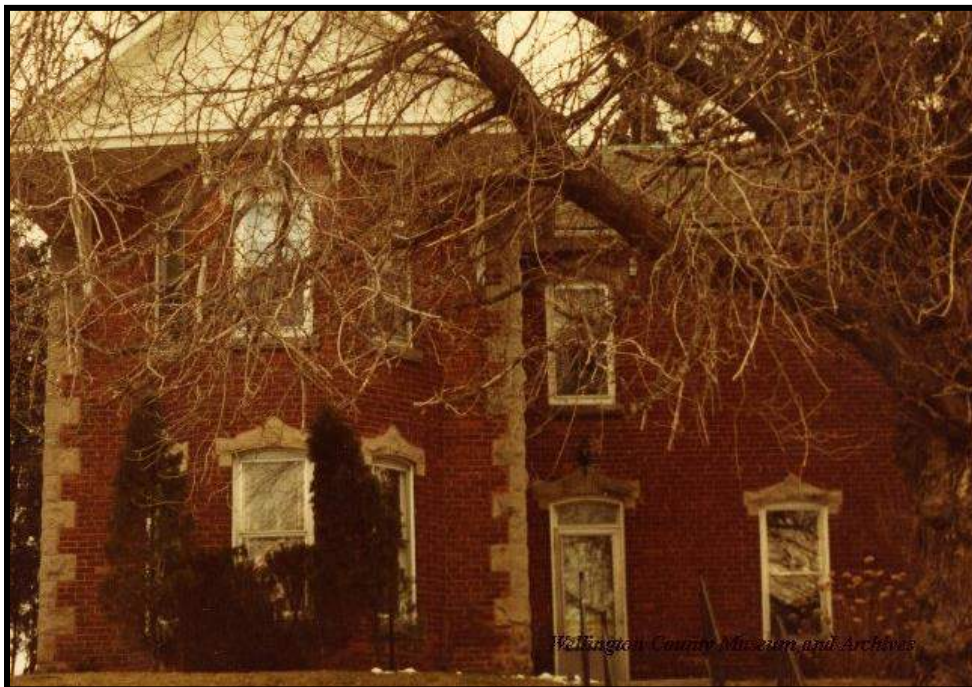
**Figure 5: Isaiah Awrey House, 1950
(WCMA 2022b)**



**Figure 6: Isaiah Awrey House and Station Street Bridge, 1950
(WCMA 2022c)**



**Figure 7: Rear of Isaiah Awrey House, c. 1980
(WCMA 2022e)**



**Figure 8: Façade of Isaiah Awrey House, c. 1980
(WCMA 2022f)**



**Figure 9: Spruce Terrace, the Isaiah Awrey House, c. 1980
(WCMA 2022g)**



**Figure 10: Olive Awrey and her Students, c. 1920
(WCMA 2010b)**



**Figure 11: Olive M.A. Major Holding Certificate, 1977
(WCMA 2022d)**

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

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

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HR- 489-2023
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21/12/2023

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GLOSSARY OF ABBREVIATIONS

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

PERSONNEL

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1.0 INTRODUCTION

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

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

2.4 Method Conclusion

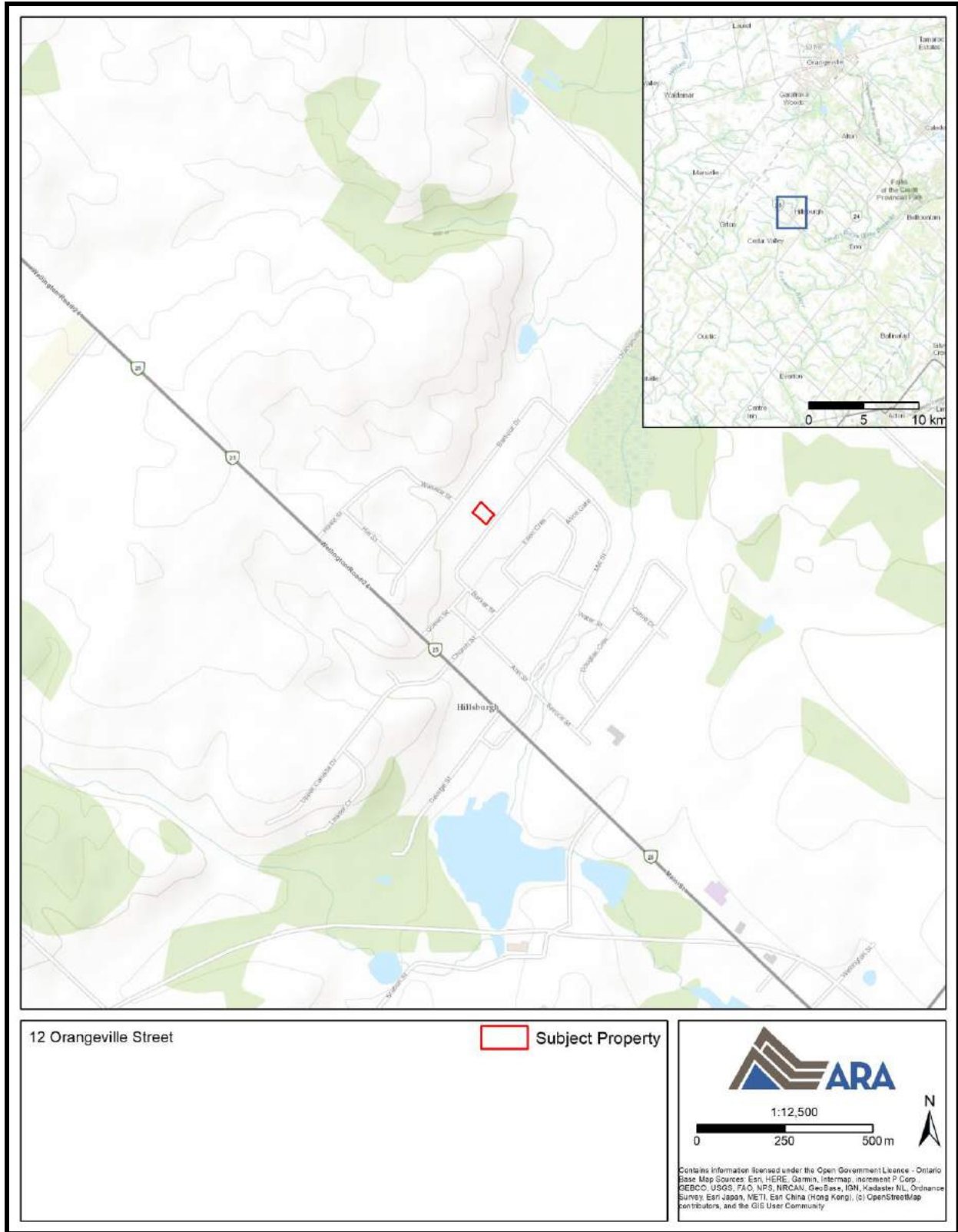
Using the results of the field survey and research detailed above, the CHVI of 12 Orangeville Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a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

3.0 PROPERTY INFORMATION

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

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

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



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



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

4.0 PHOTOGRAPHS



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



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



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



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



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



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



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



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



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



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



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



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



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

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

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

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

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

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

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

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

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

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

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

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

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

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

5.2 History

5.2.1 Erin Township

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

5.2.2 Village of Hillsburgh

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

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

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

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

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

5.2.3 Site Specific History

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

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

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

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

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

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

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






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




5.3 Context






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

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


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

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

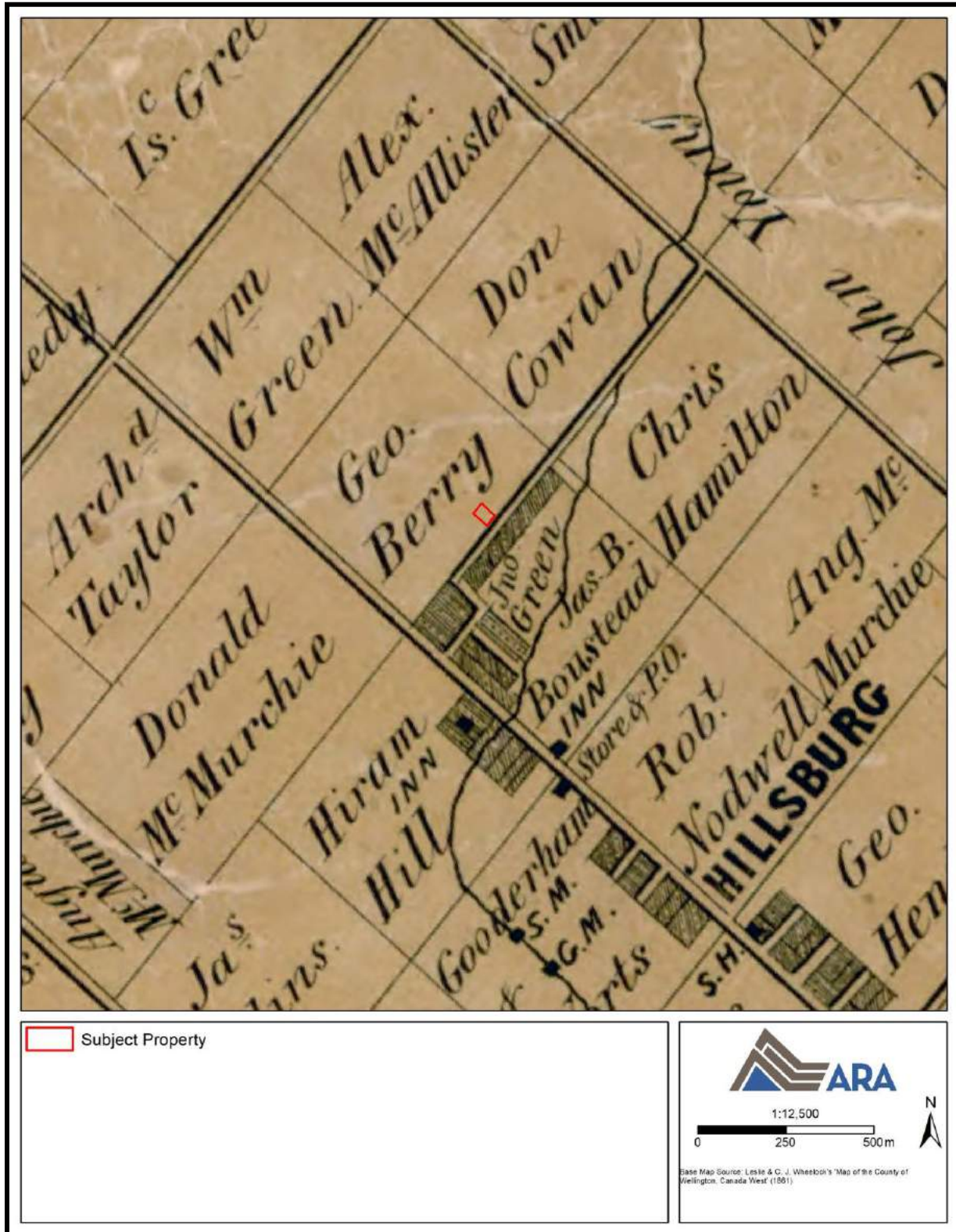
Address	Brief Description	Est. Year Constructed	Photo if Available
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick,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

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

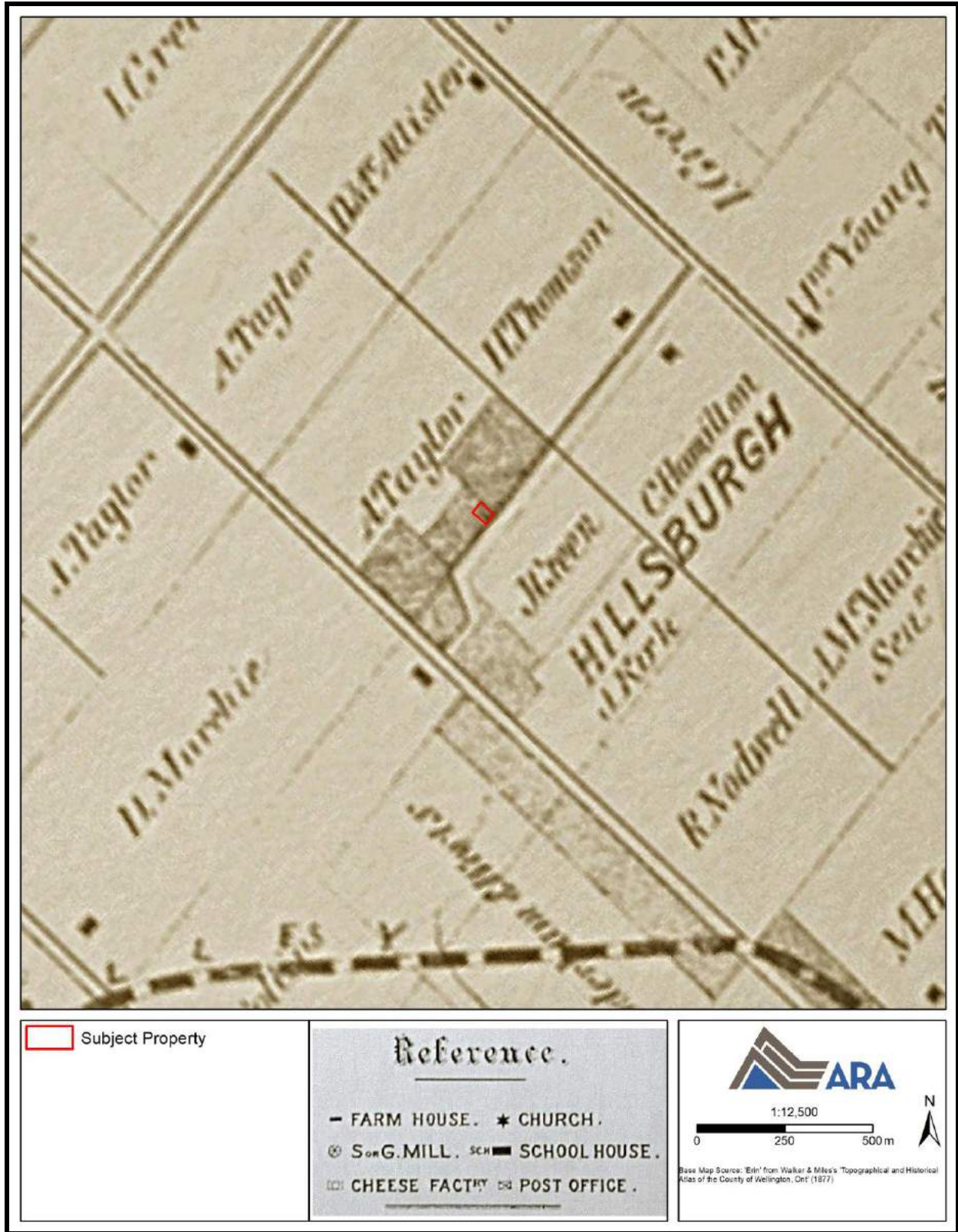
Address	Brief Description	Est. Year Constructed	Photo if Available
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	
10 Church Street	Residence, Red-brick, two storey, stone lintels, wood brackets, hip roof	Circa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

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

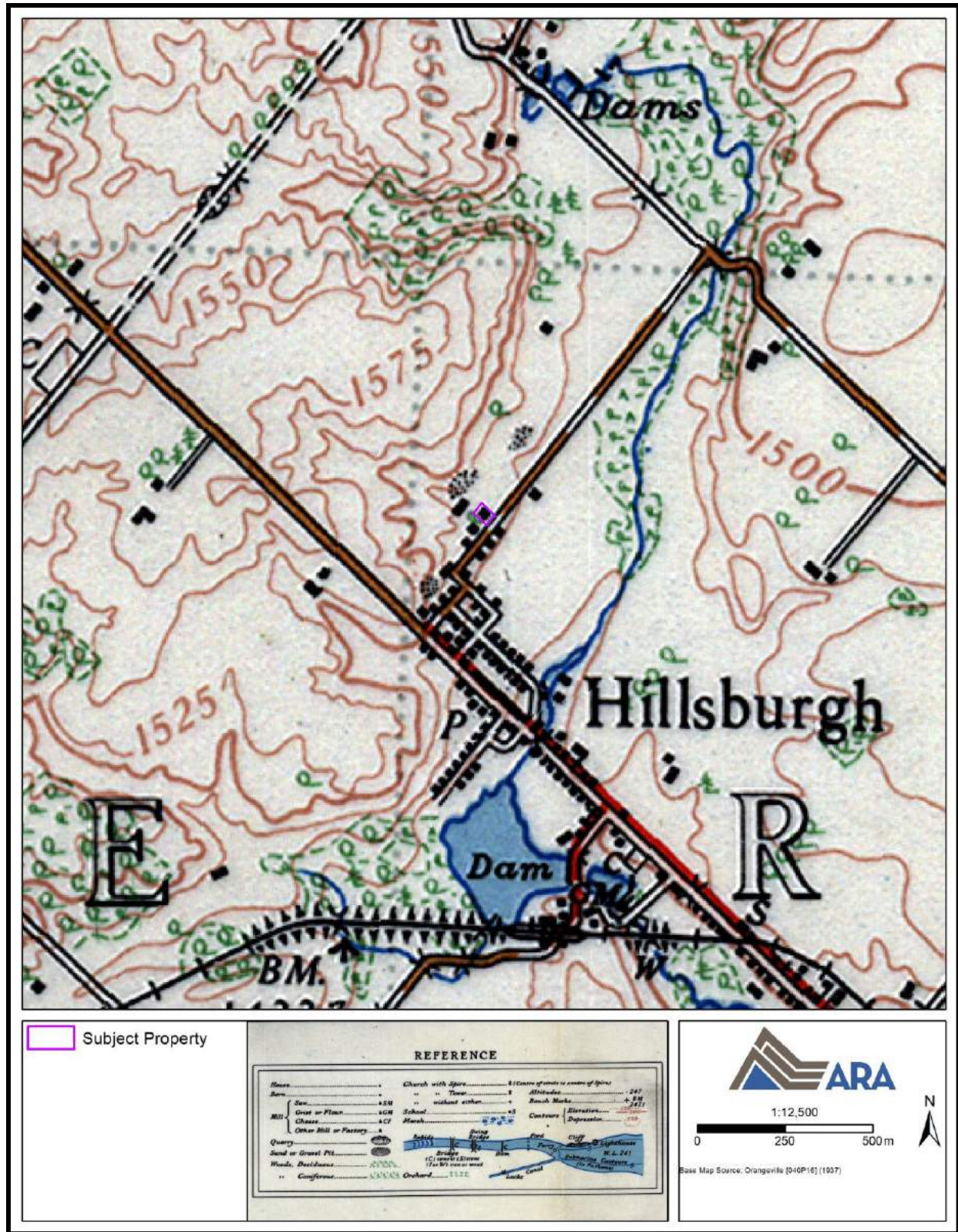
6.0 MAPS



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



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



Map 6: Subject Property Shown on Historic 1937 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



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

7.0 EVALUATION OF SIGNIFICANCE

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

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

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

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

8.0 HERITAGE ATTRIBUTES

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

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

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

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

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

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

Statement of Cultural Heritage Value or Interest

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

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

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

Cultural Heritage Attributes

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

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

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

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

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

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

- Two-storey Italianate building including massing and decorative details

10.0 MAP OF HERITAGE ATTRIBUTES

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



Map 8: Map of Heritage Attributes of 12 Orangeville Street

11.0 CONCLUSIONS

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

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

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2022 *Aerial Image, 1954*

**Evaluation of 18 Anne Street
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

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HR- 489-2023
Project #: 2023-0042-10

21/12/2023

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GLOSSARY OF ABBREVIATIONS

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

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 18 Anne Street according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

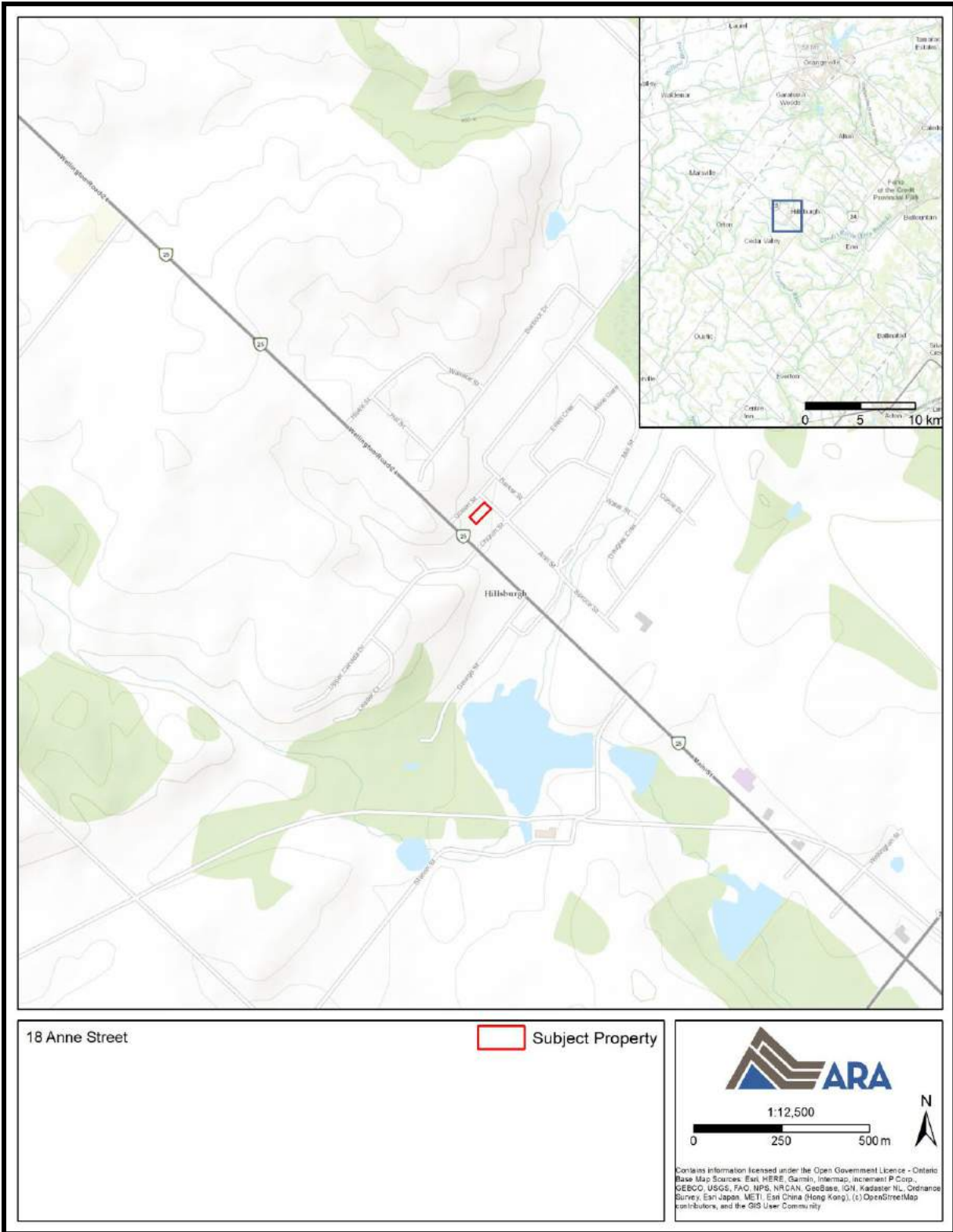
2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 18 Anne Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

Civic Address: 18 Anne Street, Hillsburgh, Town of Erin, ON
Legal Description: PART LOTS 2, 3, 4 PLAN 240, ERIN

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



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



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

4.0 PHOTOGRAPHS



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



Image 1: Façade of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)

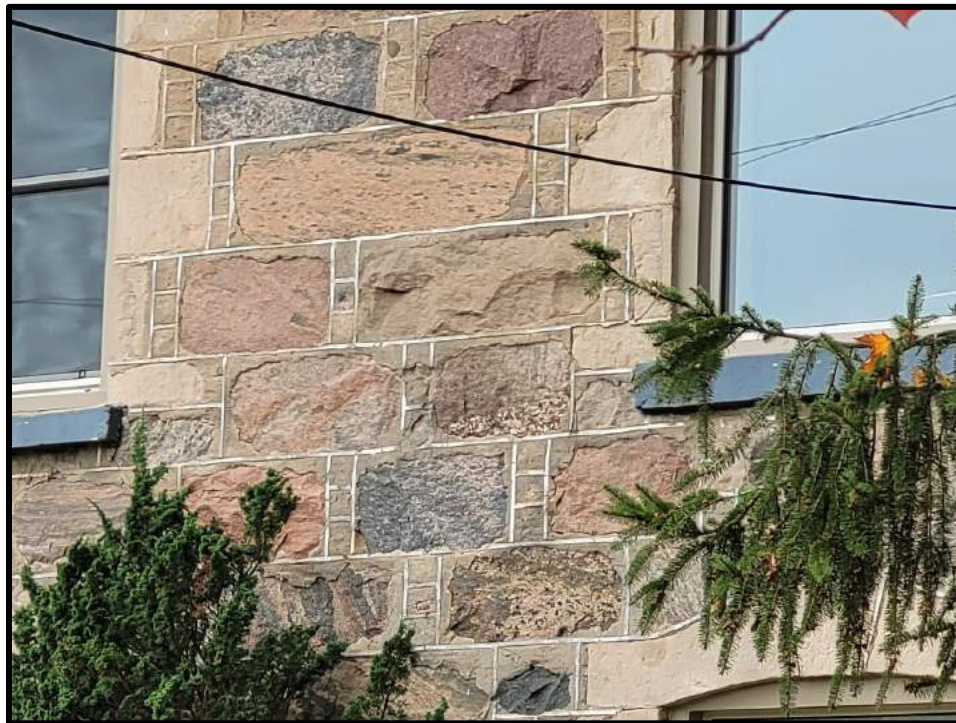


Image 2: Detail of Stonework of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)



**Image 3: Window Detail and North Elevation of 18 Anne Street
(Photo taken October 19, 2023; Facing Southwest)**



**Image 4: South Elevation of 18 Anne Street
(Photo taken October 19, 2023; Facing West)**



**Image 5: Detail of Entrance and Balcony of 18 Anne Street
(Photo taken on April 11, 2023; Facing West)**



**Image 6: View Stone Retaining Wall of 18 Anne Street
(Photo taken on October 19, 2023; Facing South)**



**Image 7: Context View of Anne Street and Church Street Intersection Looking South
(Photo taken on October 19, 2023; Facing Southeast)**



**Image 8: Context View of Anne Street and Church Street Intersection Looking North
(Photo taken on October 19, 2023; Facing Northwest)**



**Image 9: Context View of Anne Street Looking South
(Photo taken October 19, 2023; Facing Southeast)**



**Image 10: Context View of Heritage Property at 10 Church Street
(Photo taken on April 11, 2023; Facing Northwest)**



**Image 11: Context View of Heritage Property at 4 Church Street
(Photo taken on October 19, 2023; Facing Northwest)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

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

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

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

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

5.1.1 Stone Construction

Fieldstones are stones that are collected from the ground surface and were a common early construction material. The glacier retreat left this fieldstone behind throughout much of Southern Ontario and was considered a problem for pioneer farmers (Couling 1975:32). Despite the farmers’ ambivalence, the stone provided a readily available local building material. Later, established communities developed quarries and cut stone was used for construction (Hutchins 1998: 47).

Couling describes the typical methods in fieldstone construction: “the rounded boulders were generally spilt in at least one direction, by a sharp blow from a heavy hammer, and the fractured surfaces were exposed in the face of the wall” (1975:34). Further, “to be useful for domestic construction, the mason must give it at least some degree of uniformity, although in historical terms, at least, the stone’s irregularities were exploited for their bonding strength” (Hutchins 1998: 47). The fieldstone in the subject building was likely worked in this way – with significant changes to the stone’s natural shape.

According to Middleton (2011) regarding stone wall construction: “Two main styles of use were common: Scottish immigrants preferred to refashion the stone into regular, rectangular blocks; other immigrants, largely of German origin, split the stones, but otherwise did not refashion their shape. In the latter case, a large amount of mortar was required.” He further notes, “Finally, we may ask why Scottish and German masonry techniques were so different? The answer can be traced back to the different traditions of these two groups of immigrants. The Scottish were skilled in cutting stone, even the hardest granites; while the Germans preferred to work with wood, and had an ancient tradition of using fieldstone in its natural shapes”.



**Figure 1: Example of Scottish Stonemasonry
(Middleton 2011)**

With reference to Figure 1, Middleton states “Note the variety of stones, and the careful shaping and arrangement in regular courses. The pattern of inserting a single column of 3-4 smaller stones between the larger stones is typical of Scottish stonemasonry and is called 'Aberdeen bond.’” (2011). The subject building shows a design execution which uses raised tuckpointing to portray an ‘Aberdeen Bond’ masonry.

18 Anne Street exhibits several features associated with Italianate architecture including a hip roof, wide overhanging eaves with paired wood brackets, a rhythmic façade with segmentally arched window openings with stone detailing.

A description of the architecture/design of 18 Anne Street is as follows:

- Two-storey building with a square plan (Image 1, Image 5).
- Hip roof clad in metal.
 - Wide eaves with paired wood ornamental brackets.
 - Roofline has wooden soffits and is finished with modern aluminum eaves and downspouts (Image 2, Image 3).
- All window openings are rectangular with segmental arch openings topped by a limestone keystone and stringers. The windows are framed by limestone reveal quoining. The stonework frames the windows creating a hood mould effect (Image 3).
 - Appear to be newer single pane windows within the window openings.

- Constructed with multi-coloured fieldstone with heavy mortar and raised tuckpoint which mimics “Aberdeen Bond”.
 - It does not appear that the traditional three small stone portion of the “Aberdeen Bond” was executed as no stonefaces are visible, nonetheless, the raised tuckpoint detail has been applied to suggest this style of design.
 - Limestone quoins.
- Stone foundation noted through the use of small fieldstone arrangement.
- Balanced façade with off-centre entranceway (Image 1).
 - Entryway is located within an open porch area and appears to be a newer single door topped with a rectangular transom.
- Upper storey has a closed in porch made with board and baton and large single windowpanes.
 - Single door, which appear to be newer, provides accessed to the porch.
 - Porch is support be decorative wood posts (Image 5).
- Appears to be large outbuildings/garage located behind the house however it was not sufficiently visible to provide a detailed description.
 - One storey, gable roof, and clad in vertical timber planks.
- Small stone retaining wall along east side of property, parallel to Anne Street(Image 6).
- Setback from the road.
- Single gravel driveway provides access to the property from Anne Street.
- Appears to be a one-storey screened in porch located on the rear of the stone house, however it was not sufficiently visible to provide a detailed description.

When examined against the typical characteristics of the Italianate architecture style as outlined in *A Field Guide to American Houses* (McAlester 1992), *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), *Ontario Architecture Online* (Kyles 2016), and *Well Preserved* (Fram 2003), 18 Anne Street meets most of the characteristics of the style and therefore can be considered representative of the Italianate architecture style (see Table 1).

Table 1: Characteristics of Italianate Architecture
(adapted from Fram 2003; Kyles 2016, Ricketts et al. 2011; McAlester 1992)

Characteristics of Domestic Italianate Architecture	18 Anne Street
Two to three storeys (rarely one storey)	Yes
Square, rectangular or L shaped plan	Yes
Rhythmic and balanced façade (composed of flush surfaces and evenly spaced openings)	Yes
Typically, three to five bays	Yes
Hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes
Tall narrow windows (often paired)	Yes
Heavily moulded openings (windows, doors)	Yes
Rounded or semi-elliptical window openings	Yes
Brick or stone construction	Yes
Frontispiece (formal and detailed entryway)	No
Quoins	Yes
Towers, cupolas or belvederes (less common)	No
Carefully landscaped environment (less common)	No

5.2 History

5.2.1 Erin Township

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

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with William How’s general store and Nazareth Hill’s hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham and Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville’s waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid to late nineteenth century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

According to land records, historical maps and atlases, and a local historian, the building at **18 Anne Street was built between 1904 and 1907 as a residence for stonemason Charles H. Smith**. Below is a history of the property from 1824 until the present day.

- The Crown Patent for all 200 acres of Lot 25, Concession 8 in the Township of Erin was granted to Christopher Sutzer by the Crown on February 27, 1824. Shortly after, in April, Christopher Sutzer sold all 200 acres to Aaron Wheeler (see Table 2, LRO 61).
- On March 30, 1842, Aaron Wheeler sold the west 100 acres of Lot 25 to Nazareth Hill.
- An 1861 historic atlas indicates the subject property was located in a shaded block of what was either parkland or buildings, although the outlines of individual structures were not indicated, nor were individual owners given (see Map 4). The subject property was located in proximity to larger parcels owned by George Berry, John Green and James Boustead, and local landmarks included two inns. Trafalgar Road was the main thoroughfare, although it appears that part of Church Street, part of Anne Street, and part of Queen Street had been surveyed by that time as well.
- Nazareth Hill sold six acres of a park lot on Church Street and Parker Street to his son, Hiram Hill, on September 5, 1862, who sold it to Donald McMillan on August 25, 1868.
- Plan 240 in the Village of Hillsburgh was registered by Donald McMillan on February 3, 1870. The location of the subject property changed from part of Lot 25, Concession 8 to its current legal designation of part of Lots 2, 3, and 4 in Registered Plan 240.
- The subject property was sold to Hugh McGowan by Donald McMillan on January 31, 1876.

- According to Walker & Miles' 1877 map of Erin Township, the subject property was still located within a shaded block of either development or parkland. Similar to the 1861 atlas, the footprints of individual structures or the owners of specific buildings were not listed (see Map 5). The streets appear in a similar configuration; Queen Street had not yet been linked to Trafalgar Road, although parts of Church Street and Anne Street appear extant. Local landmarks have not been noted, but the subject property was in proximity to larger parcels that belonged to J. Green, J. Kirk, and A. Taylor.
- On May 19, 1892, Hugh McGowan sold all of Lots 2 through 4 to John Parry.
- On December 31, 1904, the executors of John Parry's estate sold all of Lots 2 through 4 to Charles H. Smith for \$550.
 - Charles Henry Smith was born March 25, 1870, in Wellington County. He was the son of Jacob Smith and Hannah Hindley (Family Search 2023).
 - He married Orpha V. Hyndman (1881 – 1972) on March 1, 1911, in Eramosa Township. Orpha Hyndman was the daughter of local builder Alexander Hyndman, who lived at 74 Trafalgar Road (Carmichael 2001, Family Search 2023)
 - Charles and Orpha Smith had two sons and two daughters: Roy, Wilber, Ariel "Mazy", and Elda (LAC 1921, Family Search 2023).
 - Charles Smith worked as a stone mason with his brother William "Billy Jack" Smith (1865 – 1926). The brothers laid the foundations of many houses and barns in the area, but also built several stone homes in Hillsburgh, which included his own residence at 18 Anne Street (Carmichael 2001, see Figure 2 and Figure 3).
 - A well-known team of tradespeople constructed several building in the area in the late 19th century. According to Carmichael, "...with Smith Brothers laying the foundations, Robertson and Puckering doing the bricklaying and plastering, Alex Hyndman the carpenter work, and a team of painters from Orangeville completing the job, houses were soon completed. The Royal Bank building [97 Trafalgar Road] having been built in the early 1880's is an example of their splendid workmanship" (2001).
 - Charles Smith was also responsible for the construction of the Station Street bridge, which was built in 1917 and replaced in 2020 (see Figure 4 and Figure 5). Some of the original bridge railings were saved and installed on the grounds of the Hillsburgh library (Carmichael 2001, Shuttleworth 2020).
 - According to land records, historical maps and atlases (such as the 1907 Fire Insurance Plan), and local historian Michael Carmichael, the house at 18 Anne Street **was built between 1904 and 1907 as his residence by stonemason Charles H. Smith.**
 - The 1921 Canada Census listed Charles Smith, a 51-year-old contractor living in two-storey stone house with his wife Orpha and four children. This is in keeping with the extant structure represented in the 1907 Fire Insurance Plan (LAC 1921).
 - Charles Smith died in 1949 and buried in Coningsby Cemetery (Family Search 2023).
- A 1907 Fire Insurance Plan of the Village of Hillsburgh indicates that the subject property consisted of a two-storey roughcast structure with a one-storey rear addition that fronted onto Anne Street, with a two-storey concrete outbuilding located at the rear of the lot (see Map 6). The civic address at that time was 134 Anne Street (see Map 2).
- Charles H. Smith divided the lot and in November 1922, he sold the southeast part of Lots 2 through 4 to Robert O. Everdell for \$2,800, with the right for Everdell to remove a windmill

- on the property to replace it with a pump within ten years. Robert Everdell did not retain the property for long and sold it to William J. Barbour on November 24, 1923, for \$2,800.
- On December 31, 1927, William Barbour sold the subject property to Leonard Awrey for \$4,200.
 - A 1937 topographic map indicates there was a structure on the subject property, likely the same building represented in the 1907 Fire Insurance Plan (see Map 7). The topographic map shows that streets had been realigned and extended, such as Anne Street and Church Street, and that Queen Street had been extended to meet Trafalgar Road. There do not appear to be any notable local landmarks in proximity to the subject property at that time.
 - A 1954 aerial photograph appears similar to the 1937 topographic map. The outline of a structure can be discerned within the boundaries of the subject property, but the resolution of the photograph is poor and individual details cannot be seen (see Map 8). The village of Hillsburgh appears to be a well-settled rural community with most of its activity clustered along Main Street (Trafalgar Road); there are several well settled side streets and the area surrounding the village consists of a combination of woodlot and agricultural fields.
 - Leonard Awrey granted the subject property to Howard and Doreen Awrey on March 13, 1958.
 - On March 19, 1981, Howard and Doreen Awrey deeded the subject property to Pamela Kneeland.
 - A reference plan was filed on March 20, 1981, that designated the subject property as Part 1, comprising part of Lots 2, 3, and 4 of Plan 240.
 - On March 30, 1984, Pamela Kneeland granted the subject property to Stanley B. Dalley, who transferred the subject property to himself and Dolores Soulier on January 3, 1989.
 - On March 31, 1995, Stanley Dalley and Dolores Soulier transferred the subject property to Klaas Frederick Van Eck.

**Table 2: Summary of Property Ownership at 18 Anne Street
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	27 Feb 1824	Crown	Christopher Suitzer	All 200 ac
386	B&S	21 Apr 1824	Christopher Suitzer	Aaron Wheeler	All 200 ac
146	B&S	30 Mar 1842	Aaron Wheeler	Nazareth Hill	W ½ Lot 25 Con 8, 100 ac
161	B&S	5 Sep 1862	Nazareth Hill	Hiram Hill	Part 6 ac, Park lot on Church & Parker Sts
668	B&S	25 Aug 1868	Hiram Hill	Donald McMillan	Part 6 ac Lot 25, Con 8
240	Plan	3 Feb 1870	N/A	N/A	Plan of Building Lots, Village of Hillsburgh
3025	B&S	31 Jan 1876	Donald McMillan	Hugh McGowan	All Lots 2-4
7215	B&S	19 May 1892	Hugh McGowan	John Parry	All Lots 2-4
9783	B&S	31 Dec 1904	Exr of John Parry, dec'd	Charles H. Smith	All Lots 2-4, \$550
13639	Grant	15 Nov 1922	Charles H. Smith	Robert O. Everdell	SE Part Lots 2-4 w/ right to remove windmill to replace w/ pump, \$2800
13808	Grant	24 Nov 1923	R.O. Everdell	William J. Barbour	SE Part Lots 2-4, \$2800




Instrument #	Instrument	Date	Grantor	Grantee	Comments
14583	Grant	31 Dec 1927	William J. Barbour	Leonard Awrey	SE Part Lots 2-4, \$4200
M673	Grant	13 Mar 1958	Leonard Awrey	Howard and Doreen Awrey	SE Part Lots 2-4, \$1
MS72799	Bylaw	2 Apr 1968	Corp. Township of Erin	N/A	Subdivision Control
61R2391	Plan Reference	20 Mar 1981	N/A	N/A	Plan of survey on Lots 2-4, Part 1 as in M673
239725, 239726	Deed	19 Mar 1981	Howard and Doreen Awrey	Pamela Kneeland	Part Lots 2-4 (Part 1 on 61R2391)
381220	Grant	30 Mar 1984	Pamela Kneeland	Stanley B. Dalley	Part Lots 2-4 (Part 1 on 61R2391)
589972	Transfer	3 Jan 1989	Stanley Bruce Dalley	Stanley Dalley, Dolores Soulier	Part Lots 2-4, (Part 1 61R2391)
729858	Transfer	31 Mar 1995	Stanley B. Dalley, Dolores Soulier	Klaas Frederick Van Eck	Part 1 on 61R2391, \$173,000

5.3 Context






- Located at 18 Anne Street in the core of the historic Village of Hillsburgh.
 - While not in the commercial core of the Village, the subject property remains within the residential part of the historic village core, which includes several side streets.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Anne Street runs parallel to Trafalgar Road, the main thoroughfare of the historic village.
- The building is situated along the west side Anne Street, south of where the street intersects with Queen Street.
- There is a rise in topography between Church Street and Queen Street and the subject property is located on the middle of the rise and setback from the road.
- Subject property is connected to Anne Street via a gravel driveway leading to a parking area.
- Anne Street is a two-lane curb-less road with modest naturalized ditches.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street though Jane Street, running the length of the entire core of Historic Village of Hillsburgh (see Map 4, Map 7, and Map 8).
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Comprised of predominantly one to two-and-a-half storey structures.
 - Primarily brick construction (majority are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork and decorative woodwork.
- There are several residential side streets, which extend from Trafalgar Road, which were developed at the same time as the core Historic Village of Hillsburgh. The residential side street character can be described as follows:





- Residential side streets which are in keeping with the development of the core as shown in historic mapping (see Map 4, Map 7, and Map 8), include: Queen Street, Church Street, Anne Street, Mill Street, George Street and Station Street, and to a lesser extent Orangeville Street.
- The character of the residential side streets is generally in keeping with the character of the Trafalgar Road streetscape
- Comprised of predominantly of one to two-and-a-half storey residential buildings.
- Primarily brick construction (majority are red brick).
- Variety of architectural styles including Italianate, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian architecture.
- Variety of setbacks along the street, though majority have a modest set back.
- Many buildings on the residential side streets share similar features including dichromatic brickwork or detailing and ornate decorative woodwork.
- Many of the buildings along Trafalgar Road and residential side streets date from the 19th century and early 20th century and are built in a variety of architectural styles.
- Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road and the residential side streets.

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


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

Address	Brief Description	Est. Year Constructed	Photo if Available
32 Trafalgar Road	Residence, one-storey, dichromatic brickwork	Unknown	
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	

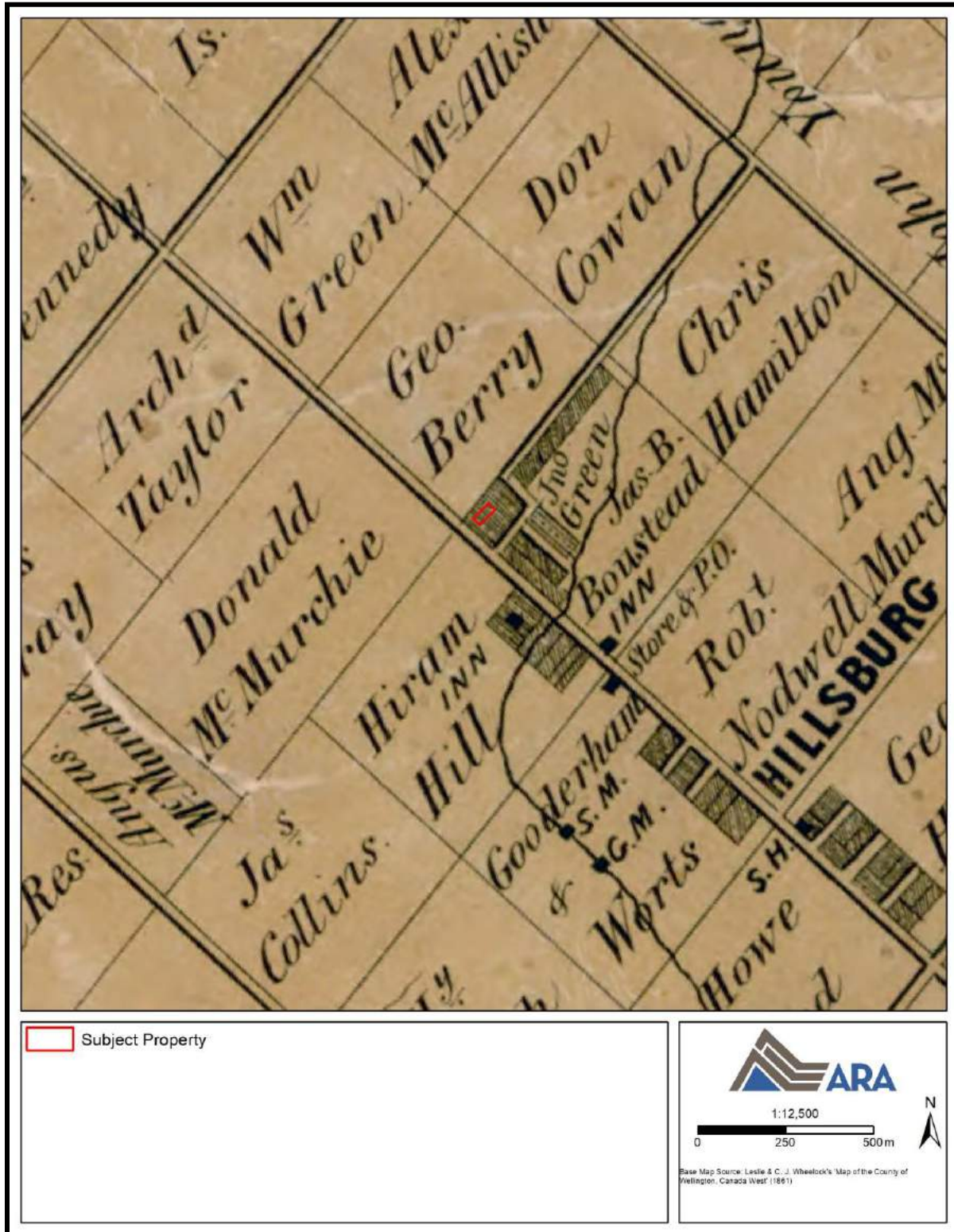
Address	Brief Description	Est. Year Constructed	Photo if Available
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo if Available
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	
10 Church Street	Residence, Red-brick, two storey, stone lintels, wood brackets, hip roof	Circa 1870s	

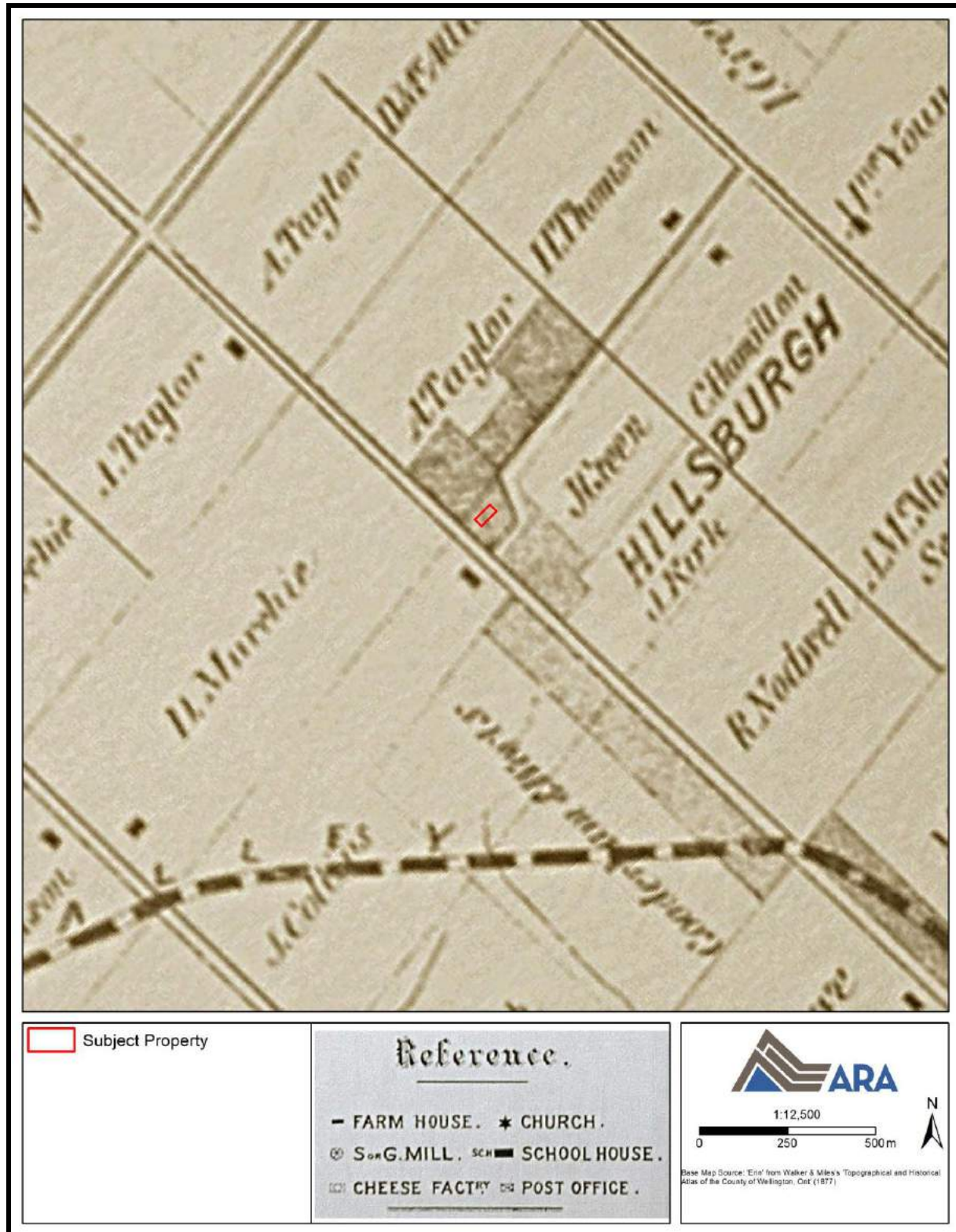
Address	Brief Description	Est. Year Constructed	Photo if Available
4 Church Street	Residence, Red-brick, two storey, stone lintels, gable peak on hip roof, bargeboard	Circa 1890s	
2 Church Street	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Circa 1890	
12 Orangeville Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, hip roof	1889	
3 Station Street	Residence, Red-brick, dichromatic brickwork, two storey, hoodmoulds, front gable roof	1894	

Address	Brief Description	Est. Year Constructed	Photo if Available
9 Station Street	Former residence, red-brick , dichromatic brickwork, two storey, hoodmoulds, stone quoins.	1892	

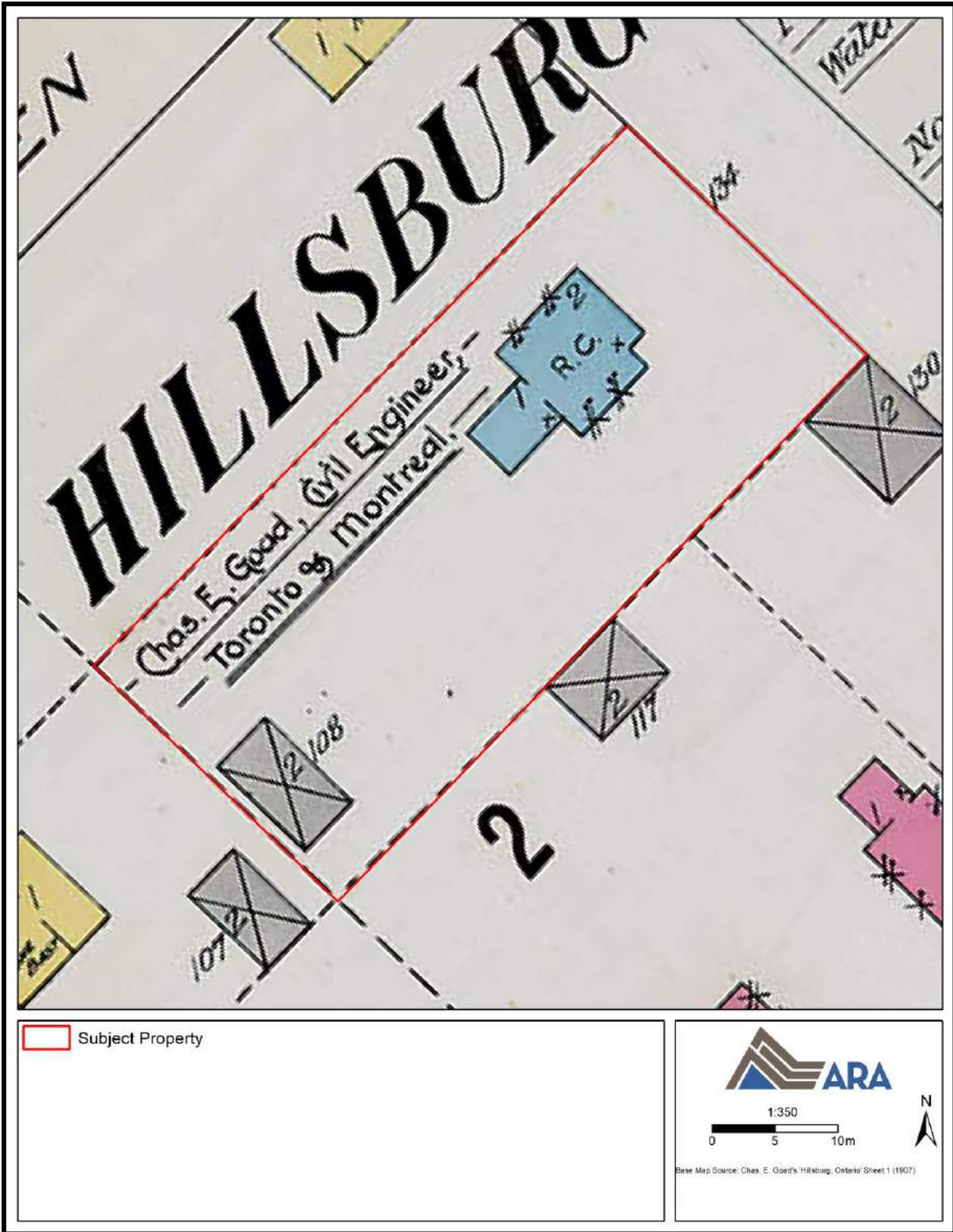
6.0 MAPS



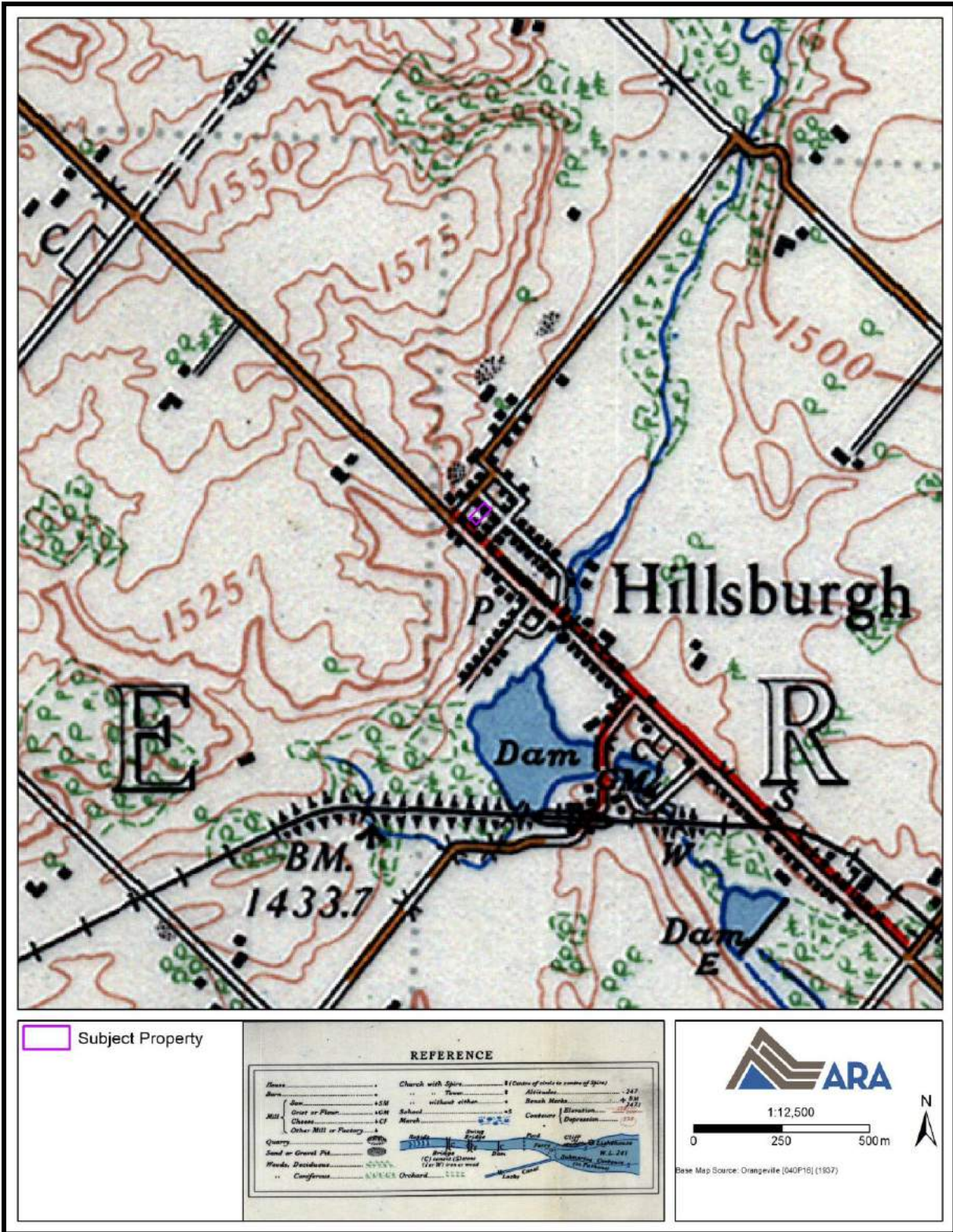
Map 4: Subject Property Shown on an 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 7: Subject Property Shown on a Historic 1937 Topographic Map (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 18 Anne Street according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 18 Anne Street in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	18 Anne Street is a representative example of the Italianate architectural style. The two storey, square plan building has a rhythmic and balanced façade, small balcony, hip roof, and wide overhanging eaves with paired decorative wood brackets which are all key features of the Italianate style. The limestone quoins, segmental arched window openings with limestone keystone and stringers framed by limestone reveal quoining in contrast to the multicolour fieldstone with raised tuck point construction provides a sense of heaviness and stability, which is often found in Italianate buildings constructed of stone.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	Yes	18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context. The stonework suggests an Aberdeen bond design which is achieved through the use of tuckpointing. The use of limestone in the quoins, and window treatment including demonstrates a level of skill and masonry knowledge that does not appear to be a common in the local context.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	18 Anne Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	18 Anne Street is directly association with local stonemason and builder Charles H. Smith. Charles, and his brother William, were well-known masons who along with a team of tradespeople constructed several buildings in the area in the late 19 th century and early 20 th century. The Smith brothers constructed the stone foundations, Robertson and Puckering were responsible for bricklaying and plastering, and Alex Hyndman, the father of Charles wife Orpha and local carpenter, along with a team of painters from Orangeville are credited with the construction of several houses in the community. The Royal Bank building (97

Description	Criteria Met Yes/No	Value
		Trafalgar Road), built in early 1880's is an example of the workmanship of this group. Charles is associated with the construction of 18 Anne Street and was also responsible for the construction of the Station Street bridge in 1917, although the bridge was replaced in 2020.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	18 Anne Street does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	While 18 Anne Street was the residence of Charles Smith, a local stonemason, who was a notable for constructing many local buildings/the foundations of buildings. However, his work does not showcase a specific approach that is discernable from other stonemasons nor were his ideas and designs key to the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	18 Anne Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 18 Anne Street exhibits setback, massing, style, decorative details consistent with the historic village character.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	18 Anne Street is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 18 Anne Street is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 18 Anne Street is not visually linked to its surroundings. Although the streetscape is a late 19 th and early 20 th century streetscape that is not a significant visual link.
The property has contextual value because it is a landmark	No	18 Anne Street does not occupy prominent space. The structure is part of the fabric of Anne Street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

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

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
18 Anne Street is a representative example of the Italianate architectural style	<ul style="list-style-type: none"> • Two-storey square plan Italianate residence • Hip roof • Wide eaves with paired decorative wood brackets • Balanced façade with asymmetrical entranceway • Entrance door with transom • Small second story porch • Segmental arched window openings with limestone keystone, stringers, and reveal quoins • Stone construction • Limestone quoins
18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context.	<ul style="list-style-type: none"> • Two-storey square plan Italianate residence • Stone construction • Suggestion of Aberdeen bond design achieved through raised tuckpointing • Limestone quoins • Limestone window treatment including keystone, stringer and reveal quoining
18 Anne Street is directly association with local stonemason and builder Charles H. Smith	<ul style="list-style-type: none"> • Two-storey Italianate building including massing, setback, and decorative details • Stone construction • Suggestion of Aberdeen bond design achieved through raised tuckpointing • Limestone quoins • Limestone window treatment including keystone, stringer and reveal quoining
18 Anne Street is important in supporting the 19 th century and early 20 th century character of the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate building including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

18 Anne Street is located on a residential side street within the core of the historic village of Hillsburgh, in the Town of Erin. It consists of a two-storey Italianate residence constructed between 1904 and 1907 as a residence for stonemason Charles H. Smith.

Statement of Cultural Heritage Value or Interest

18 Anne Street is a representative example of the Italianate architectural style. The two storey, square plan building has a rhythmic and balanced façade, small balcony, hip roof, and wide overhanging eaves with paired decorative wood brackets which are all key features of the Italianate style. The limestone quoins, segmental arched window openings with limestone keystone and stringers framed by limestone reveal quoining in contrast to the multicolour fieldstone with raised tuck point construction provides a sense of heaviness and stability, which is often found in Italianate buildings constructed of stone.

18 Anne Street is a well-built structure with stone masonry which displays a high degree of craftsmanship within the local context. The stonework suggests an Aberdeen bond design which is achieved through the use of tuckpointing. The use of limestone in the quoins, and window treatment including demonstrates a level of skill and masonry knowledge that does not appear to be a common in the local context.

18 Anne Street is directly association with local stonemason and builder Charles H. Smith. Charles, and his brother William, were well-known masons who along with a team of tradespeople constructed several buildings in the area in the late 19th century and early 20th century. The Smith brothers constructed the stone foundations, Robertson and Puckering were responsible for bricklaying and plastering, and Alex Hyndman, the father of Charles wife Orpha and local carpenter, along with a team of painters from Orangeville are credited with the construction of several houses in the community. The Royal Bank building (97 Trafalgar Road), built in early 1880's is an example of the workmanship of this group. Charles is associated with the construction of 18 Anne Street and was also responsible for the construction of the Station Street bridge in 1917, although the bridge was replaced in 2020.

18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh. Several residential side streets were developed at the same time as the core Historic Village of Hillsburgh and supports the legibility and character of the historic village. Located off or parallel to the main street (Trafalgar Road), the buildings are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks. 18 Anne Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

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

- Two-storey square plan Italianate residence
- Hip roof
- Wide eaves with paired decorative wood brackets
- Balanced façade with asymmetrical entranceway
- Entrance door with transom
- Small second story porch
- Segmental arched window openings with limestone keystone, stringers, and reveal quoins
- Stone construction
- Limestone quoins

18 Anne Street is directly association with local stonemason and builder Charles H. Smith
The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence
- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

18 Anne Street is directly association with local stonemason and builder Charles H. Smith.

The property contains the following heritage attributes that reflect this value:

- Two-storey square plan Italianate residence
- Stone construction
- Suggestion of Aberdeen bond design achieved through raised tuckpointing
- Limestone quoins
- Limestone window treatment including keystone, stringer and reveal quoining

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

- Two-storey Italianate building including massing, setback, and decorative details

10.0 MAP OF HERITAGE ATTRIBUTES

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



Map 9: Map of Heritage Attributes of 18 Anne Street

11.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet at least two of the criteria. 18 Anne Street meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the OHA.

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

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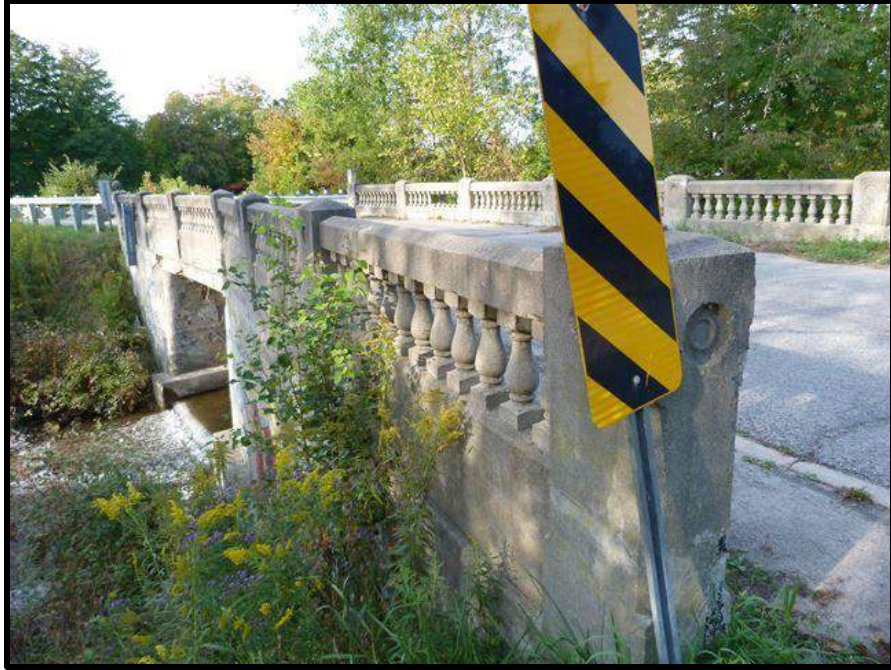
Appendix A: Historic Photos



Figure 2: Charles Smith, Second from Right, Building Barn on the Matheson Farm, 1914 (WCMA 1982)



Figure 3: Charles Smith, Second from Left, on an Unidentified Farm, c. 1920 (WCMA 2022)



**Figure 4: Station Bridge constructed in 1917 – Replaced in 2020
(Nathan Holth 2022)**



**Figure 5: Station Bridge Constructed in 1917 – Replaced in 2020
(Nathan Holth 2022)**

**Evaluation of 21 Trafalgar Road
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

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HR- 489-2023
Project #: 2023-0042-10

27/10/2023

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GLOSSARY OF ABBREVIATIONS

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

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 21 Trafalgar Road according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

A field survey was conducted on October 19, 2023. The property was viewed and photographed from the public realm only. Interior access was not afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

2.2 Research

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

2.3 Consultation

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

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 21 Trafalgar Road is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

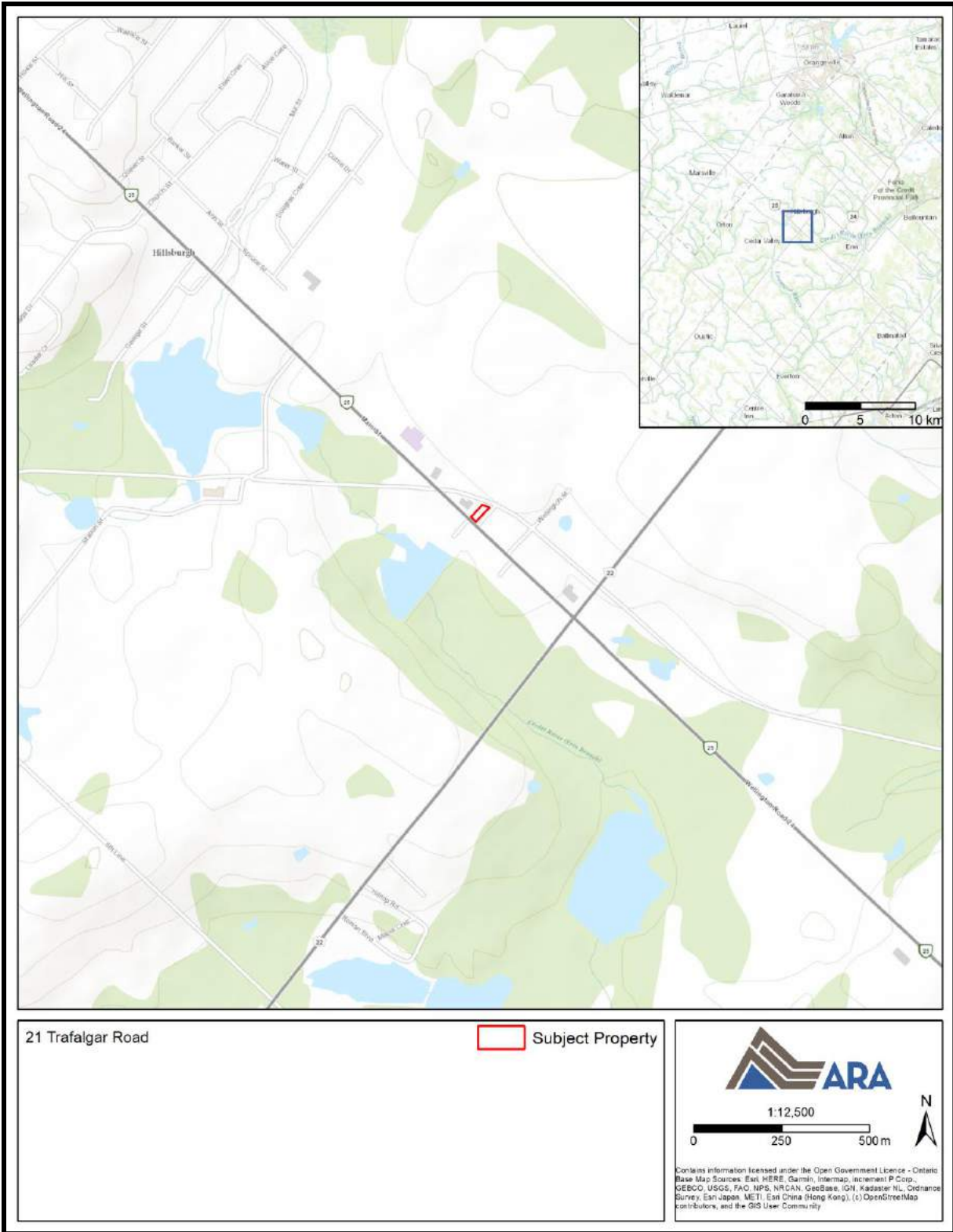
3.0 PROPERTY INFORMATION

Civic Address: 21 Trafalgar Road, Hillsburgh, Town of Erin, ON

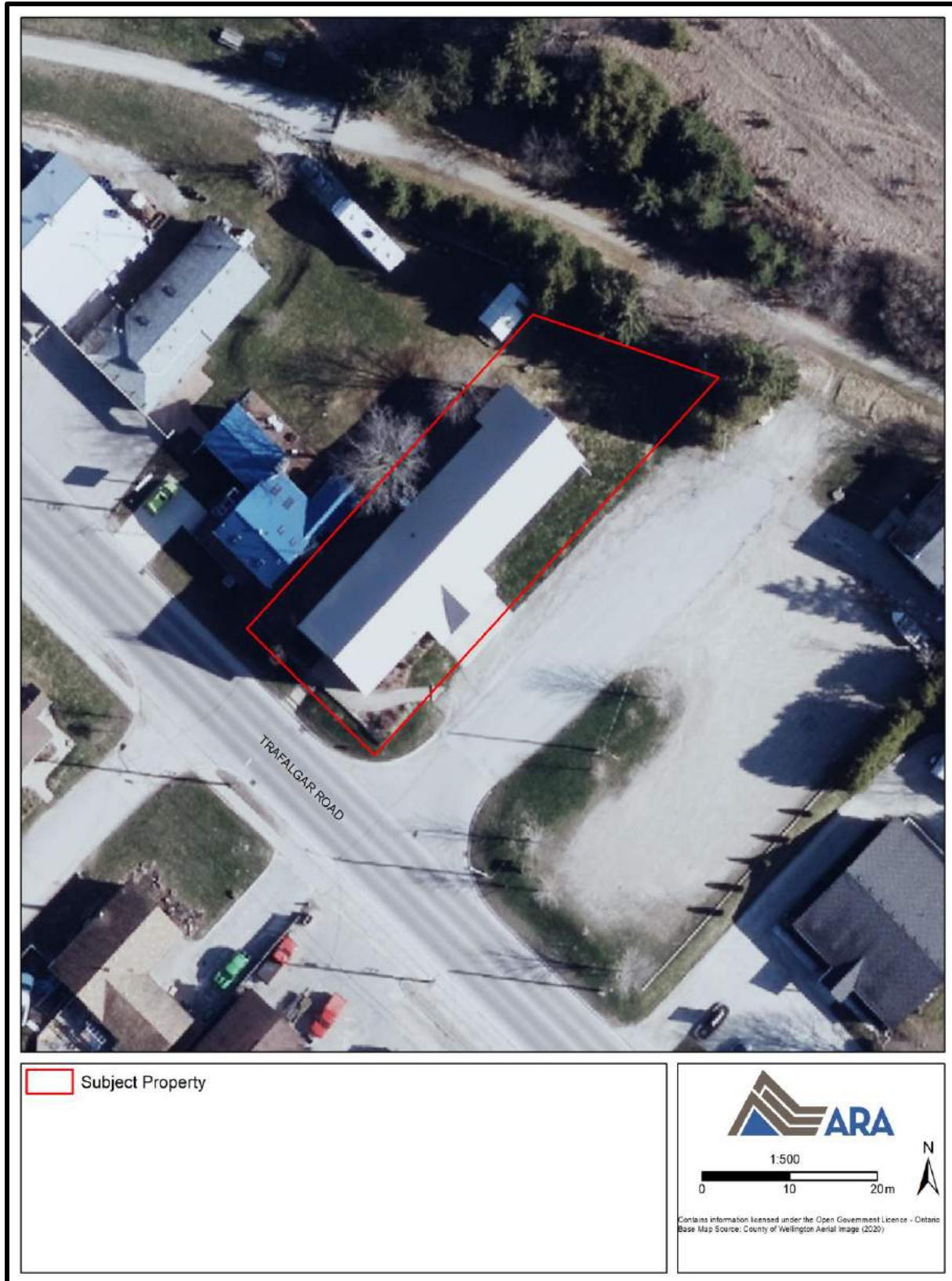
Alternative Name: Hillsburgh Baptist Church

Legal Description: PART LOT 8, PLAN 95 ERIN; PART LOT 13 W/S MARKET STREET PLAN 95 ERIN; PART LOT 23, CONCESSION 8, TOWNSHIP OF ERIN

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



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



Map 2: Subject Property on a Current Aerial
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 PHOTOGRAPHS





**Image 1: Façade of 21 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 2: Detail of Date Stone and Brick Chalice on Façade of 21 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 3: Detail of Original Front Door of 21 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 4: Detail of Lancet Window Opening of 21 Trafalgar Road on Original Portion
(Photo taken October 19, 2023; Facing Northeast)**



**Image 5: Detail of Stain Glass Windows of 21 Trafalgar Road on Newer Portion
(Photo taken on October 19, 2023; Facing Northeast)**



**Image 6: Detail of Front Steps and Retaining Wall of 21 Trafalgar Road
(Photo taken on October 19, 2023; Facing Northeast)**



**Image 7: Northwest Corner and Retaining Wall of 21 Trafalgar Road
(Photo taken on October 19, 2023; Facing Southeast)**



**Image 8: Southwest Corner of 21 Trafalgar Road Showing Original Portion
(Photo taken on October 19, 2023; Facing Northeast)**



**Image 9: South Elevation of 21 Trafalgar Road
(Photo taken October 19, 2023; Facing North)**



**Image 10: Detail of Primary Entrance of 21 Trafalgar Road on Newer Portion
(Photo taken October 19, 2023; Facing North)**



**Image 11: Detail of Steel Roof of 21 Trafalgar Road
(Photo taken on October 19, 2023; Facing Southeast)**



**Image 12: Context - View of 21 Trafalgar Road in Relation to Trafalgar Road and Jane Street
(Photo taken on October 19, 2023; Facing South)**



**Image 13: Context - View of Adjacent Property Known as 3 Trafalgar Road
(Photo taken on October 19, 2023; Facing Northeast)**



**Image 14: Context - View of Adjacent Property Known as 23 Trafalgar Road
(Photo taken on October 19, 2023; Facing Northeast)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole “began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows” (1992:200). Over the following century the number of buildings which followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin that they become commonplace throughout England (McAlester 1992). In North America, the publication of design plans and patterns by Andrew Downing “in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)” popularized the style (McAlester 1992:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture “first appeared [in Canada] in the 1820’s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings” (Ricketts et al. 2011: 55). As one of the most enduring of the revival style, the variation of the style’s application from residences to churches is evident throughout Ontario.

According to Ricketts et al. “the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects” without losing the quintessential features that distinguish the style (2011:73). As a result, several subcategories of the style emerge in Canada including Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of 19th century) (Ricketts et al. 2011). According to Ricketts et al.:

Ecclesiology (i.e. the science of church building) began in England in the 1830s. A group of British scholars set out to change certain modern practices of the Church of England (called the Anglican Church in Canada) by returning to medieval customs.... They recommended abandoning the open hall so popular in the 18th century, in favor of the long narrow space of the medieval church, complete with transepts and side aisles, a chancel, and an entrance through a north porch. This made for a strikingly different exterior, a long building with a massive steep roof, whose various internal divisions created an arresting, angular, and pyramidal composition (2011:62)

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

The key features with Gothic Revival architecture in places of worship include “pointed arch windows, rib vaulted ceilings, buttresses, steeply pitched roofs and an overall emphasis on height” (OHT 2023). Furthermore, as a result of “the harsh Canadian climate”, churches built in Canada

were “plainer, more rugged exterior design and thus better suited to the climate and landscape” (Ricketts et al. 2011:66). Gothic Revival architecture for religious buildings gained widespread popularity in the mid to late 19th century and early 20th century and is commonly found throughout Ontario (Blumenson 1990).

21 Trafalgar Road was built as a place of worship in a Gothic Revival architectural style. A description of the architecture/design of 21 Trafalgar Road is as follows:

- Two-storey place of worship (Image 1).
- The subject building is comprised of two portions. The front portion extends halfway through the building, terminating around the current entranceway and constitutes the original portion of the building. The rear half, including the current primary entranceway, appears to be a newer construction (Image 9).
- Rectangular floor plan.
- Front gable roof over core structure with a cross gable over the entranceway addition, located on the south elevation. Roof is finished with corrugated sheet metal (Image 1, Image 10, Image 11).
- Overhanging eaves are finished by fascia board clad in tin and metal soffit. The roof includes a modern drainage system comprised of vents, gutters and downspouts (Image 9, Image 10, Image 11).
- Red brick envelope in a running bond (Image 1, Image 2).
- Symmetrical façade balanced on a central entryway flanked by tall pointed arch window openings (lancet style) on either side.
 - The façade entryway was historically the primary entrance. It is comprised of a pointed arch opening that includes a trefoil detail and window tracery. The tracery is replicated in all the lancet windows on the façade, north, and south elevations, as well as in the arch of the current primary entrance on the newer portion .
- Façade includes a chalice ornament done in buff brick, which creates a prominent contrast against the primarily red brick envelope. It is centrally placed close to the apex of the wall assemblage and the center of the roof gable (Image 1, Image 2).
- The façade includes a date stone marker (Image 2).
 - Date stone reads: “*Baptist Church A.D. 1888*”.
- Window openings on the first storey feature a pointed arch comprised of alternating red and buff brick voussoirs that resemble hood moulds, finished with what appears to be stone sills (Image 4, Image 5, Image 7).
 - Window openings on the basement level of the building are segmentally arched and the voussoirs are comprised entirely of buff brick (Image 7, Image 10).
- Buff brick quoins (Image 6, Image 7, Image 8).
- Brick buttresses like wall along the north elevation which demarcates the northern portion of the original structure and is likely built to provide structural support (Image 7).
- Original structure sits on a field stone foundation (Image 3, Image 6).
- All design features shown on the original portion are carried to the rear (newer portion).
 - Roofline, window openings and the use of dichromatic brickwork are integrated into the rear portion.
 - In contrast to the original portion the north and south elevation window openings of the rear portion house stain glass windows (Image 5, Image 9, Image 10).
 - New addition appears to be sitting on poured concrete foundation.
 - The current main entrance (primary entrance) is located on the south elevation.
 - Built primarily in buff brick, the colour difference helps to delineate the different portion of the building without attracting significant attention.

- Main entrance consists of a pointed arch opening with a double door with alternating red and buff brick voussoirs and red brick quoins (Image 9, Image 10).
- Landscaped front yard with some mature and perennial vegetation (Image 9).
- Retaining wall constructed in dressed stone in front of the facade.
- Narrow setback from the road.
- Large parking area along south elevation.

When examined against the typical characteristics of a place of worship constructed in the Gothic Revival style as outlined by *Ontario Architecture* (Blumenson 1990), *Well Preserved* (Fram 2003) and *A Guide to Canadian Architectural Styles* (Ricketts et al. 2011), and *Architecture Styles* (OHT 2021), 21Trafalgar Road meets more than half of the characteristics of the style and therefore can be considered representative of a place of worship constructed in a Gothic Revival style (Table 1).

Table 1: Characteristics of Gothic Revival Place of Worship
(adapted from Fram 2003, Blumenson 1990 and Ricketts et al. 2011, OHT 2023)

Characteristics	Characteristics of 21 Trafalgar Road
Tall with height emphasized which may include use of buttresses and/or towers	Yes
Intersecting Nave and Transept to create cross-shaped floor plan	No
One to two storeys	Yes
Symmetrical or Asymmetrical overall with symmetrical parts	Yes
Lancet or pointed arch windows	Yes
Architectural details such as string courses, mouldings and surrounds in contrasting colours or material may accentuate windows, doors and	Yes
Rib vaulted ceilings	Unknown
Steeply pitched roofs	No
Decorative glass windows	Yes
Gable Roof	Yes

5.2 History

5.2.1 Town of Erin

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

Town of Erin 2023). The Municipal Office for Erin Township opened in 1995 and is located south of Hillsburgh. The Township of Erin amalgamated with the villages of Erin and Hillsburgh in 1998, and while the area is growing, it remains a predominately rural community.

5.2.1 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How's pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area's first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler's gristmill and sawmill (circa 1824), the How brothers' Lower Mill (c. 1830s), along with William How's general store and Nazareth Hill's hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham & Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville's waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid-to-late 19th century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 6). The predominate change

to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 7).

5.2.2 Site Specific History

The building at 21 Trafalgar Road was built in 1888 as Hillsburgh Baptist Church on the site of a previous church which was constructed in 1862. 21 Trafalgar Road is still operating as a Baptist church, and below is a history of the property from 1840 until the present day.

- 21 Trafalgar Road was originally part of Lot 23, Concession 8, in the Geographic Township of Erin.
- On April 3, 1840, the patent for all 200 acres of Lot 23 in Concession 8 was granted to Charles Cameron by the Crown (LRO 61, see Table 2).
- Shortly after, in June 1840, Charles Cameron sold the west half, consisting of 100 acres, to George Henshaw. On October 28, 1857, Henshaw registered Plan 95 with the province, and the subject property became Lot 8 in Plan 95, Hillsburgh (LRO 61).
 - George Henshaw was born in 1798 in Nova Scotia (Family Search 2023).
 - He married Ann Wheeler (1798 – 1881) on March 19, 1825, which was the first recorded wedding in Erin Township (see Figure 1 and Figure 2) The couple had at least six children (Family Search 2023, Town of Erin 2023).
 - Henshaw was Erin Township's first Reeve in 1842, and the Council Representative for the District of Wellington in 1842 – 1843, 1847 – 1849, and 1853 (Town of Erin 2023).
 - Henshaw died on May 17, 1880 (Family Search 2023).
- Leslie and Wheelock's 1861 *Map of Wellington County, Canada West* shows that the west half of Lot 23, Concession 8 belonged to George Henshaw, while the east half belonged to Elias Porter (see Map 4). Several small plots of land adjacent to the east side of Trafalgar Road have been developed and contain structures, including the subject property. The type of structure, along with its individual owner and purpose, have not been recorded.
- On July 29, 1862, George Henshaw sold Lot 8, which consisted of one-quarter acre, to the Trustees for the Regular Baptist Church of Hillsburgh.
 - The Baptist congregation in Hillsburgh was first organized around 1853, with George Henshaw serving as the clerk and Elder Picard as the first Reverend. (see Figure 3, Carmichael 2001).
 - Specifically, Carmichael noted "On the 12th day of October, 1853 a group of Christians met and formed themselves into a Regular Baptist Church. The following Sabbath those who sat down at the Lord's Table as members of the church were: Elder Pickard, Deacon John Rott and Mrs. Rott, Deacon Robert Rott and Mrs. Rott, John Viner, John B. Awrey and Mrs. Awrey, Margaret Rott, Jesse Smith, and the clerk, George Henshaw" (2001).
 - The first church was built in 1862 on land purchased from Henshaw; the present church is located on the same site as the original church.
 - A church shed was also built in 1862 (Carmichael 2001).
 - In 1872, the church membership consisted of around 104 people, which was the largest recorded membership in its history. A Sunday School was established for the congregation the same year (Carmichael 2001).

- **The extant church was either renovated or rebuilt in 1888 according to the datestone on the building's brick façade.** According to Carmichael, the frame of the first church was incorporated into the later structure, although no other corroboration was found (Carmichael 2001).
- According to Carmichael, "A tuning fork was first used to lead the singing and in 1888 a reed organ was purchased for \$105 and was used in services for over 65 years. Then it was replaced by a Hallman two-manual organ, and a year later, by a larger Hallman two manual electric with chimes" (2001).
- In 1891, a stone wall was constructed at the front of the property, along with handrails for the stairs and a carriage platform. The church shed was rebuilt in 1925, and then sold to the Town of Erin in 1949 (Carmichael 2001).
- There have been many Ministers for the Church throughout its long history. According to Carmichael, "Ministers of the church are in order of service as follows; Elder Picard, Elder Reid, Elder Bates, Elder Grant, Elder McFadyen, James Anderson, Pastor Cunningham, Rev. A. M. McFadyen, A. R. Best, M.P. Campbell, W. J. Waddell, Rev. E. J. Haines, Rev. R. W. Kelly, W. R. Burrell, C. W. Dewey, Rev. M. E. Siple, Rev. James MacCormack, John Wood, Rev. James Cross, Rev. H.P. Humphrey, Rev. J. E. Pettit, Wayman K. Roberts, Elmore Young, John Fullard, Raymond LeDrew, Ronald Harmer, Mr. Hunter, Donald Sinclair, Paul Burns, Paul Smith, Leonard O'Neil, Murray Ford, Benson Jones, Archie Goldie, Gordon Swan, Kenneth Hillmer, and Paul Boughton (2001).
- An 1877 historic atlas of Erin Township illustrates that the subject property was still located in one of Hillsburgh's commercial and/or more urban blocks on the east side of Trafalgar Road (see Map 5). A CVR spur had been built between 1861 and 1877 and was located directly to the east of the subject property, abutting its lot. Individual buildings within the block which contained the subject property are not marked, nor are their owners listed. The remainder of the concession lot, not part of Plan 95, belonged to an M. Henshaw.
- A 1937 topographic map indicates that the subject property was still located within Hillsburgh's main urban and commercial district, which was located on both sides of Trafalgar Road (see Map 6). Although the individual buildings are indicated on the topographic map, their owners are not listed and there is no indication that the building was being used as a church at that time. However, this could be due to a lack of space or the cartographer's choice, as land records indicate the structure was in use as a Baptist church at that time. The CVR spur was still located directly adjacent to the subject property, which also appeared in a 1954 aerial photograph (see Map 7). The aerial photograph is similar in appearance to the 1937 topographic map, and although the quality of the photograph is poor, a structure with a similar footprint to the extant building can be discerned within the subject property's boundaries.
- On August 18, 2010, the Trustees of Hillsburgh Baptist Church registered a religious organization transfer to the congregation of the church. The Hillsburgh Baptist Church remains the registered owner of the subject property.






**Table 2: Summary of Property Ownership at 21 Trafalgar Road
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	3 Apr 1840	The Crown	Charles Cameron	All 200 acres, Lot 23 Con 8
115	B&S	10 Jun 1840	Charles Cameron	George Henshaw	W ½ Lot 23, 100 ac
95	Plan	28 Oct 1857	George Henshaw	--	Henshaw's Survey, W ½ of Lot 23
20020	B&S	29 Jul 1862	George Henshaw and wife	Trustees for the Reg. Baptist Church of Hillsburgh	All ¼ acre Lot 8, Plan 95 (W ½ Lot 23)
M72799	Bylaw	2 Apr 1968	Corp. of Township of Erin	--	Zoning By-Law
682124	Transfer	13 Nov 1992	Trustees for the Reg. Baptist Church of Hillsburgh	Township of Erin	Part, \$1000
682125	Transfer	13 Nov 1992	Township of Erin	Trustees for the Reg. Baptist Church of Hillsburgh	Part as in 682124, \$60,000
61R6968	Plan Reference	7 Dec 1995	--	--	Part 3 & 8, as in 699233
766406	Transfer	21 Jan 1997	Trustees for the Reg. Baptist Church of Hillsburgh	Trustees for the Reg. Baptist Church of Hillsburgh	Part 8 in 61R6968
61R7420	Plan Reference	30 Jun 1997	--	--	Part 1 as in 766406
WC288386	Religious Org Transfer	18 Aug 2010	Trustees for Reg. Baptist Church of Hillsburgh	Hillsburgh Baptist Church	\$1






5.3 Context




- Located at 21 Trafalgar Road at the south end of the commercial core of the historic village of Hillsburgh.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
- The building is situated on the east side of Trafalgar Road. Jane Street and Trafalgar Road intersect on the west side of Trafalgar across from the subject property and Market Street is located to the south (Image 12).
- Roadway cross-section includes a sidewalk and sewer.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street though Jane Street, running the length of the entire core of Historic Village of Hillsburgh, which is in keeping with the core as shown in historic mapping (Map 4–Map 7).
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Comprised of predominantly one to two-and-a-half storey buildings.
 - Primarily brick construction (most are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork and decorative woodwork.
 - Many of the buildings along Trafalgar Road streetscape date from the 19th century and early 20th century in a variety of styles. Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road.

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

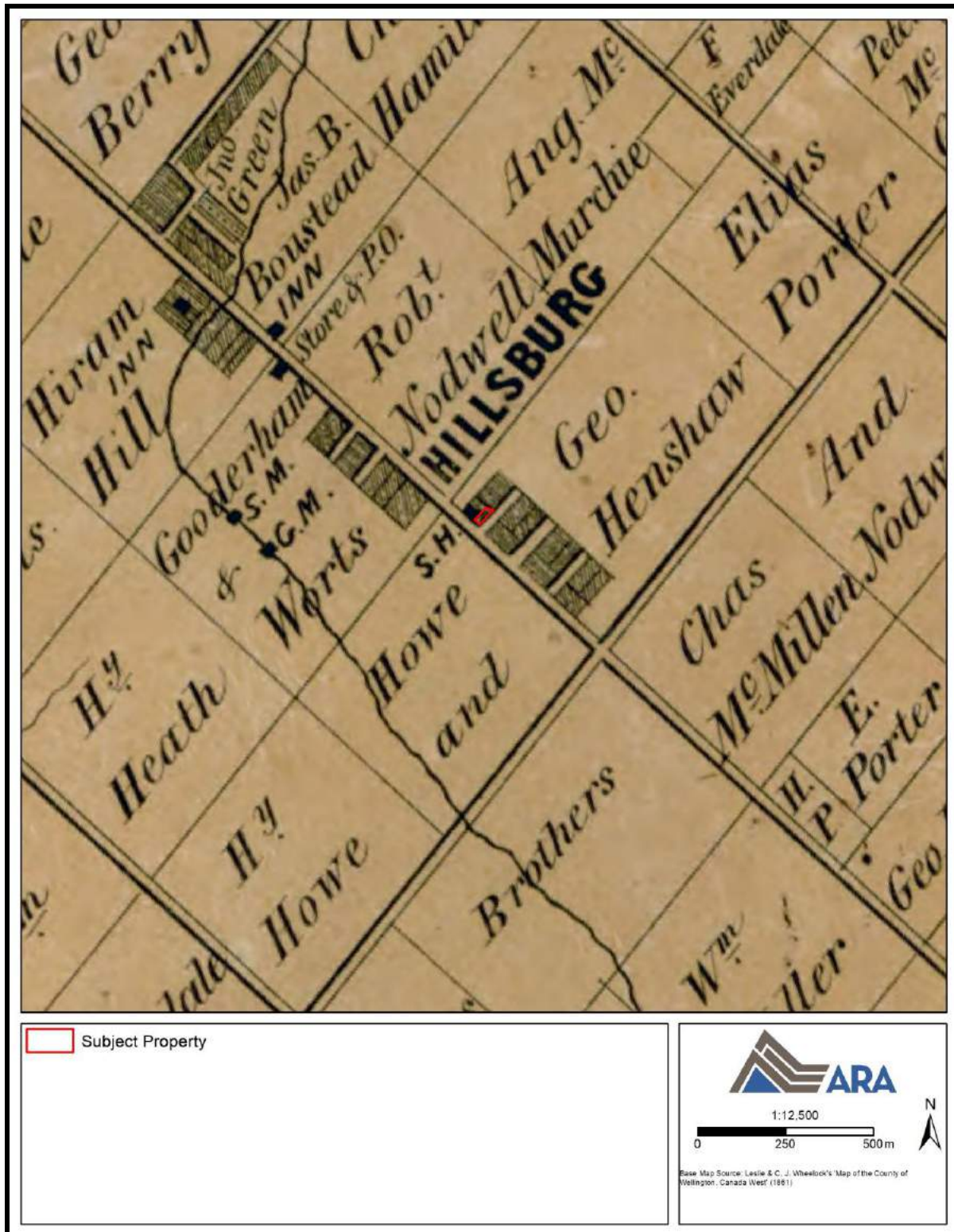
Address	Brief Description	Est. Year Constructed	Photo
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	
32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

Address	Brief Description	Est. Year Constructed	Photo
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
81 Trafalgar Road	Residence, Italianate, red brick construction with stone quoins and arched openings. Hip roof with carved paired wood brackets.	1882	

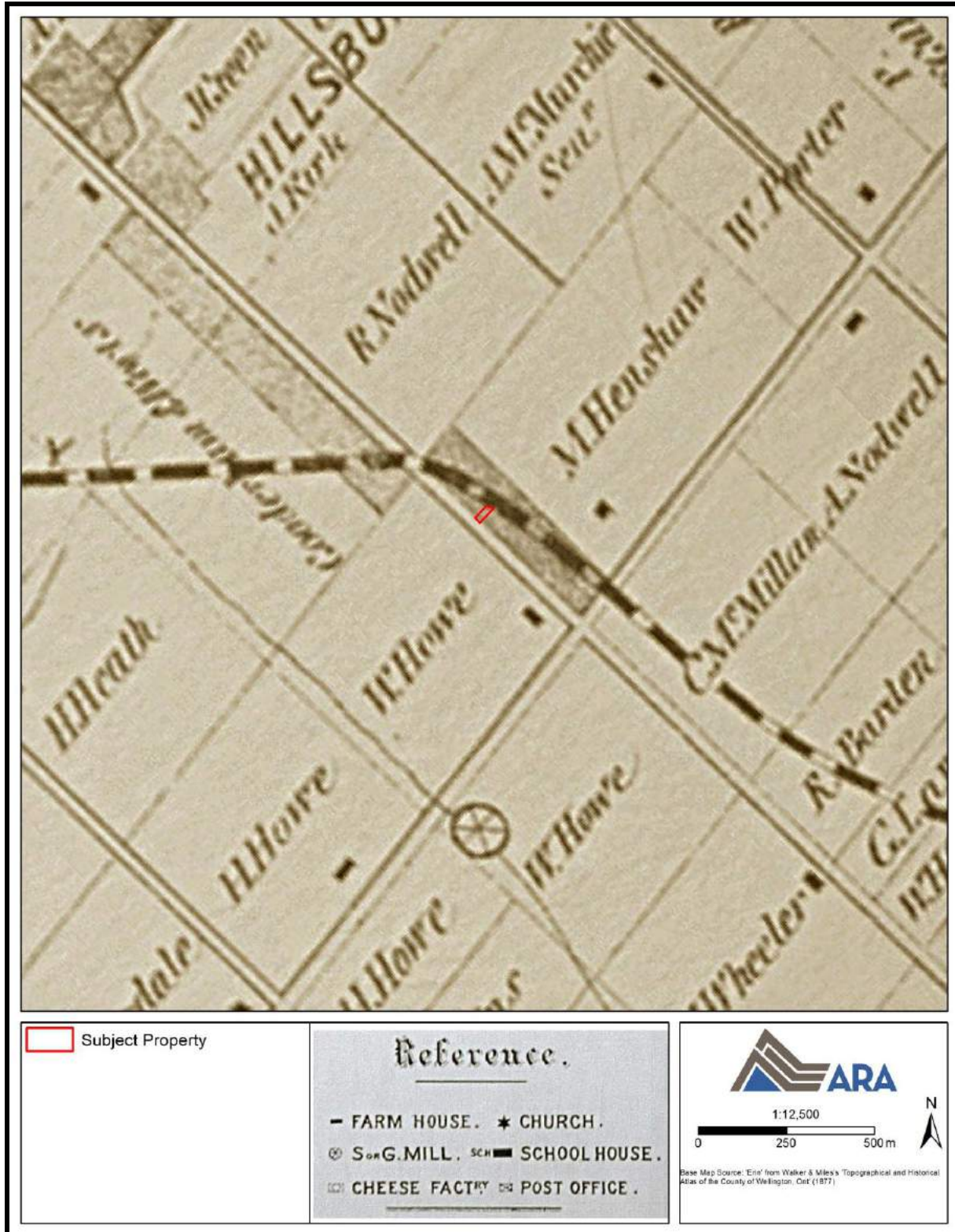
Address	Brief Description	Est. Year Constructed	Photo
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
93 Trafalgar Road	Church, gothic revival, parged envelope, pointed arch openings.	1871	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	

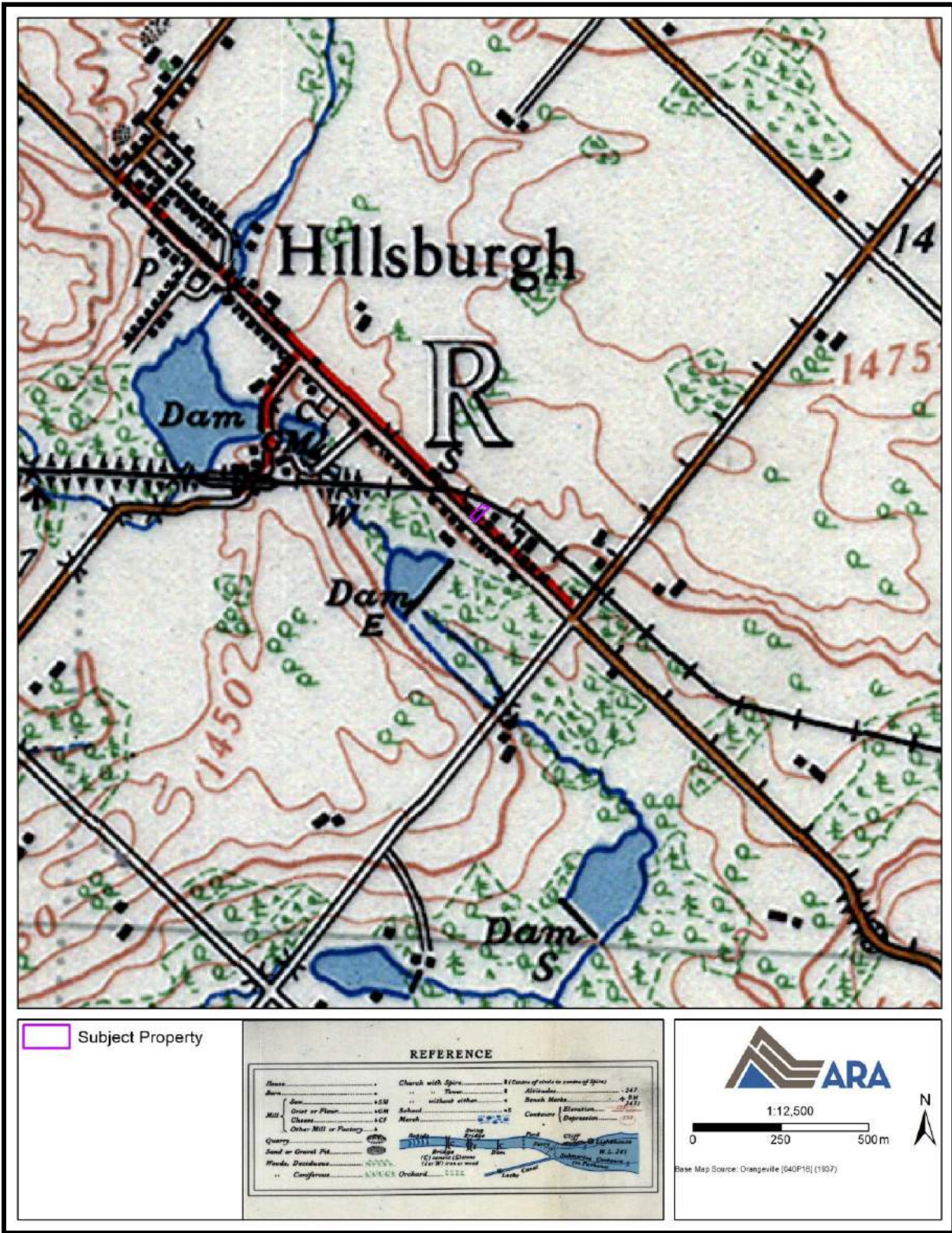
6.0 MAPS



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



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



Map 6: Subject Property Shown on an Historic 1937 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



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

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 21 Trafalgar Road according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 21 Trafalgar Road in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	21 Trafalgar Road is a representative example of a place of worship built in a Gothic Revival architectural style. The two-storey, symmetrically balanced red brick building follows a rectangular plan and gable roof and is legible as a place of worship. The dichromatic brick work, comprised of red and buff brick, is expressed on the unique chalice ornament under the front gable, quoins, window and door treatments and around the date stone which reads: "Baptist Church A.D. 1888". Noticeable Gothic Revival architectural design features are the tall lancet windows and large pointed arch doorway which create a vertical emphasis. Specifically, the pointed arch door opening includes a trefoil detail and window tracery, also carried through to the lancet windows on the façade and side elevations, and both the window and door surrounds are comprised of alternating red and buff brick decorative voussoirs that resemble hood moulds and are finished with stone sills.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	21 Trafalgar Road does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	21 Trafalgar Road does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	21 Trafalgar Road is directly associated with the Baptist Church and congregation in Hillsburgh. The Baptist congregation in Hillsburgh was first organized around 1853 with George Henshaw serving as the clerk and Elder Picard as the first Reverend. 21 Trafalgar Road represents the location of the Baptist Church from 1862 until the present, however, accordingly to the date stone, the current building was constructed in 1888 and is believed to have incorporated the original frame structure. In 1891, a stone wall was constructed at the front of the property, along with handrails for the stairs and a carriage platform. The location and building have served the

Description	Criteria Met Yes/No	Value
		community of Hillsburgh as the Baptist Church for over 130 years.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	21 Trafalgar Road does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	21 Trafalgar Road does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	21 Trafalgar Road is important in supporting the 19 th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between several properties strengthens their contribution to the historic character of the atmosphere of the area including red brick construction with dichromatic brickwork, decorative woodwork. 21 Trafalgar Road contributes to the historic fabric of the streetscape and exhibits setback, massing and decorative details such as dichromatic brickwork consistent with the streetscape.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	21 Trafalgar Road is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 21 Trafalgar Road is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 21 Trafalgar Road is not visually linked to its surroundings. Although the streetscape is a 19 th century streetscape that is not a significant visual link that would warrant consideration under this criterion.
The property has contextual value because it is a landmark	Yes	21 Trafalgar Road occupies a prominent space near the southern entrance to Hillsburgh's historic core. It is highly visible and legibility as a place of worship. The, located on a raised plateau and architectural details strengthen its prominence as a visual landmark and helps to demarcate the entrance to the historic core.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
21 Trafalgar Road is a representative example of the Gothic Revival architectural style.	<ul style="list-style-type: none"> • Two-storey Gothic Revival place of worship • Rectangular plan with symmetrical facade • Red brick coursed in a running bond with buff brick detailing • Front gable roof • Pointed arch door opening with a trefoil detail and window tracery • Lancet windows openings with tracery and stone sills • Dichromatic brickwork expressed in the chalice ornament, quoins, window and door treatments and around the date stone
21 Trafalgar Road is directly associated with the Baptist Church and congregation in Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Gothic Revival place of worship • Date stone which reads: "Baptist Church A.D. 1888" • Stone retaining wall added in 1891
21 Trafalgar Road is important in supporting the 19 th century character of Trafalgar Road in the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Gothic Revival place of worship, including massing, setback, and decorative details
21 Trafalgar Road has contextual value because it is a landmark	<ul style="list-style-type: none"> • Two-storey Gothic Revival place of worship, including massing, setback and decorative details • Location and visibility along Trafalgar Road

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

21 Trafalgar Road is located near the historic core of the Village of Hillsburgh. It consists of a two-storey place of worship built in a Gothic Revival architectural style which was constructed in 1888.

Statement of Cultural Heritage Value or Interest

21 Trafalgar Road is a representative example of a place of worship built in a Gothic Revival architectural style. The two-storey, symmetrically balanced red brick building follows a rectangular plan and gable roof and is legible as a place of worship. The dichromatic brick work, comprised of red and buff brick, is expressed on the unique chalice ornament under the front gable, quoins, window and door treatments and around the date stone which reads: "Baptist Church A.D. 1888". Noticeable Gothic Revival architectural design features are the tall lancet windows and large pointed arch doorway which create a vertical emphasis. Specifically, the pointed arch door opening includes a trefoil detail and window tracery, also carried through to the

lancet windows on the façade and side elevations, and both the window and door surrounds are comprised of alternating red and buff brick decorative voussoirs that resemble hood moulds and are finished with stone sills.

21 Trafalgar Road is directly associated with the Baptist Church and congregation in Hillsburgh. The Baptist congregation in Hillsburgh was first organized around 1853 with George Henshaw serving as the clerk and Elder Picard as the first Reverend. 21 Trafalgar Road represents the location of the Baptist Church from 1862 until the present, however, accordingly to the date stone, the current building was constructed in 1888 and is believed to have incorporated the original frame structure. In 1891, a stone wall was constructed at the front of the property, along with handrails for the stairs and a carriage platform. The location and building have served the community of Hillsburgh as the Baptist Church for over 130 years.

21 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between several properties strengthens their contribution to the historic character of the atmosphere of the area including red brick construction with dichromatic brickwork, decorative woodwork. 21 Trafalgar Road contributes to the historic fabric of the streetscape and exhibits setback, massing and decorative details such as dichromatic brickwork consistent with the streetscape.

21 Trafalgar Road occupies a prominent space near the southern entrance to Hillsburgh's historic core. It is highly visible and legibility as a place of worship. The, located on a raised plateau and architectural details strengthen its prominence as a visual landmark and helps to demarcate the entrance to the historic core.

Cultural Heritage Attributes

21 Trafalgar Road is a representative example of a place of worship built in a Gothic Revival architectural style. **The property contains the following heritage attributes that reflects this value:**

- Two-storey Gothic Revival place of worship
- Rectangular plan with symmetrical facade
- Red brick coursed in a running bond with buff brick detailing
- Front gable roof
- Pointed arch door opening with a trefoil detail and window tracery
- Lancet windows openings with tracery and stone sills
- Dichromatic brickwork expressed in the chalice ornament, quoins, window and door treatments and a date stone which reads: "Baptist Church A.D. 1888".

21 Trafalgar Road has historical/associative value for its direct associated with the Baptist Church and congregation in Hillsburgh. **The property contains the following heritage attributes that reflect this value:**

- Two-storey Gothic Revival place of worship
- Date stone which reads: "Baptist Church A.D. 1888"
- Stone retaining wall added in 1891

21 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh **The property contains the following heritage attributes that reflect this value:**

- Two-storey Gothic Revival place of worship, including massing, setback, and decorative details

21 Trafalgar Road has contextual value because it is a landmark **The property contains the following heritage attributes that reflect this value:**

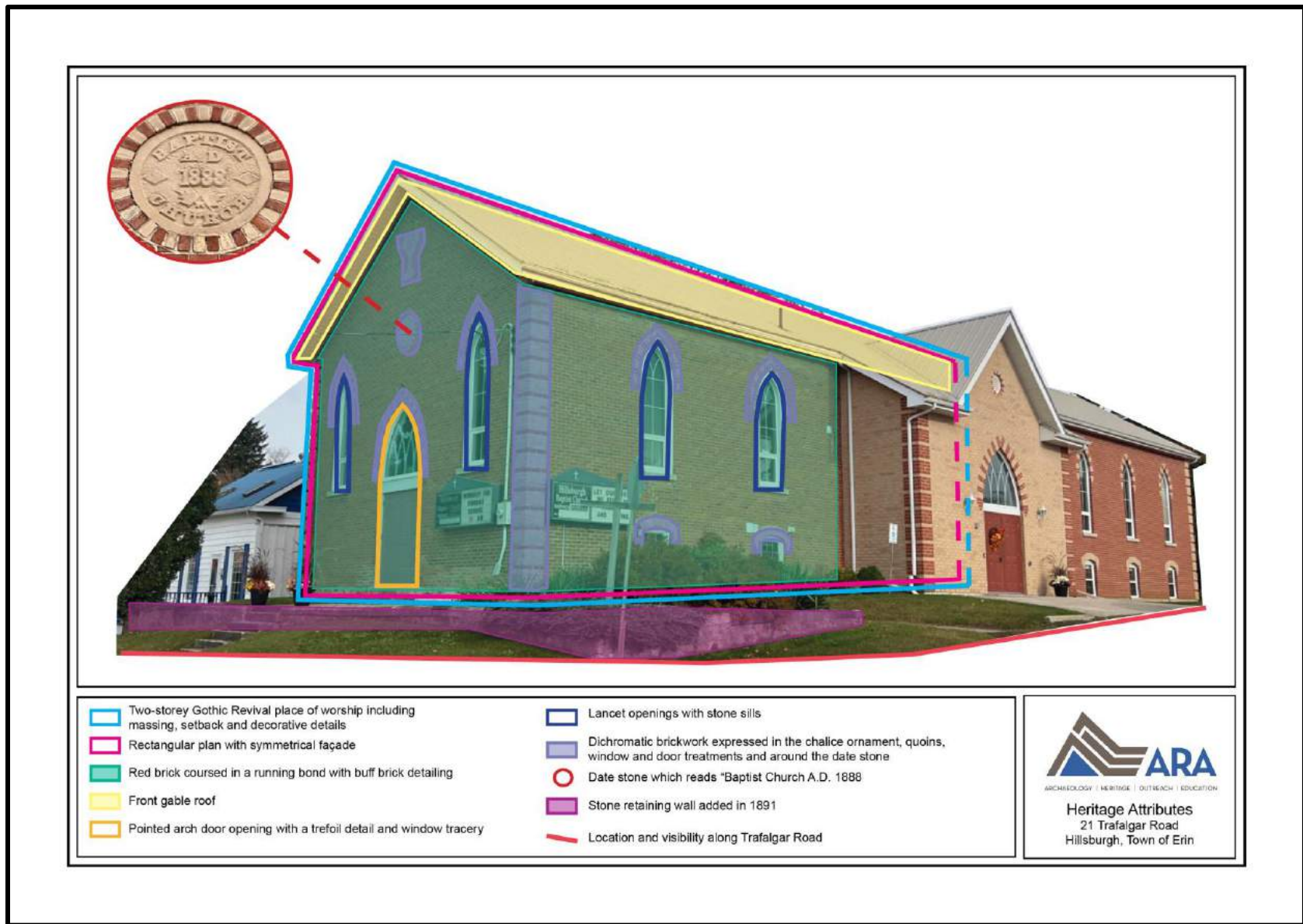
- Two-storey Gothic Revival place of worship, including massing, setback and decorative details
- Location and visibility along Trafalgar Road

The following are not heritage attributes:

- Rear newer portion
- Entrance on south elevation

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 8.0.



Map 8: Map of Heritage Attributes of 21 Trafalgar Road

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 21 Trafalgar Road meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

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

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1875b *Portrait of George Henshaw of Erin Township*. Accession Number A1991.2, Photo Number 10302. Accessed online at: <https://wcma.pastperfectonline.com/archive/3FBF9353-7658-4488-8563-900617045087>.

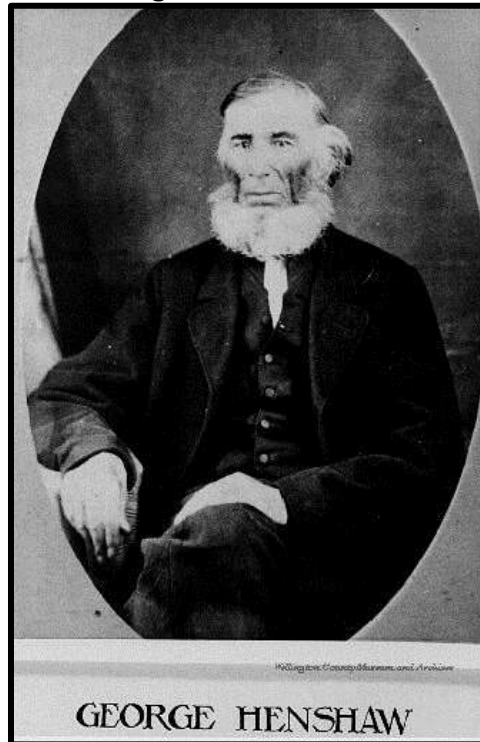
1910a *Three-Quarter View of Hillsburgh Baptist Church, 1910*. Wellington County Postcards, Accession Number 2016.152.1, Photo Number 48411. Accessed online at: <http://wcma.pastperfectonline.com/archive/A59E6165-0211-44DB-9BC1-430325354790>.

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- 2000a *Hillsburgh Baptist Church Between 1930 – 1960*. Photographs, Erin Twp, Compiled by Ada Currie. Accession Number A2000.156, Photo Number 14890. Accessed online at: <http://wcma.pastperfectonline.com/archive/0F6946FF-7EAE-4797-8ED1-640578363582>.
- 2000b *Hillsburgh Baptist Church Between 1930 – 1960*. Photographs, Erin Twp, Compiled by Ada Currie. Accession Number A2000.156, Photo Number 14891. Accessed online at: <http://wcma.pastperfectonline.com/archive/0F6946FF-7EAE-4797-8ED1-640578363582>.

Wheelock, C.J.

1880 *Plan of Building Lots in the Village of Hillsburgh*.

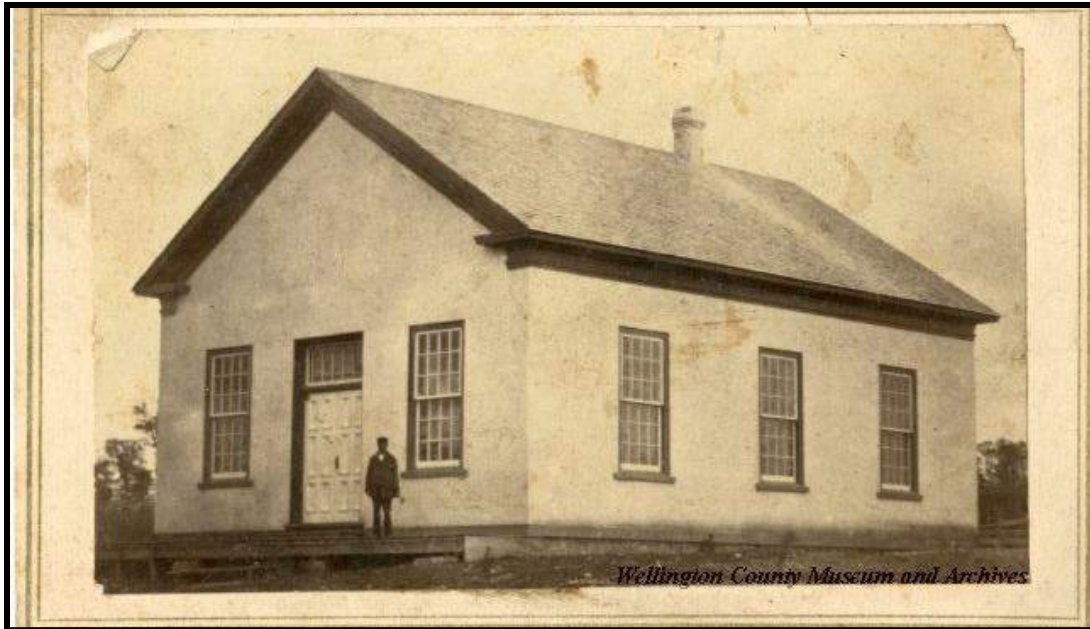
Appendix A: Figures and Historic Photos



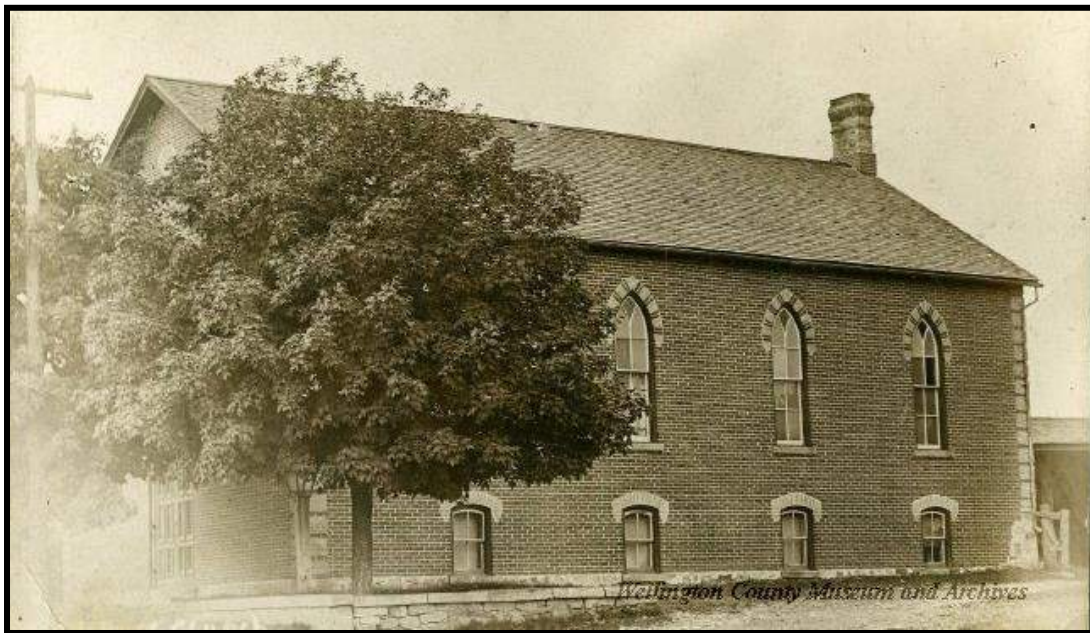
**Figure 1: Portrait of George Henshaw of Erin Township (1875b)
(WCMA 1875b)**



**Figure 2: Portrait of Anne Henshaw as an Elderly Woman
(WCMA 1875a)**



**Figure 3: Hillsburgh Baptist Church, 1870
(WCMA 1870)**



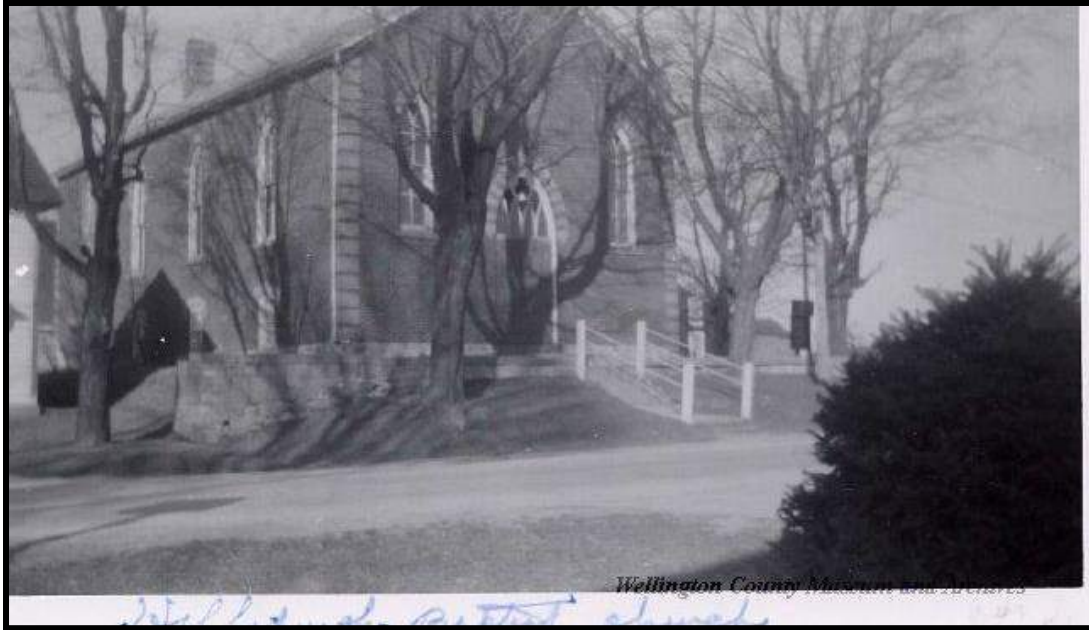
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**Figure 5: Parishioners at Entrance of Hillsburgh Baptist Church, 1910
(WCMA 1910b)**



**Figure 6: Hillsburgh Baptist Church Between 1930 and 1960
(WCMA 2000a)**



**Figure 7:Hillsburgh Baptist Church Between 1930 and 1960
(WCMA 2000b)**

**Evaluation of 81 Trafalgar Road
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

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HR-489-2023
Project #: 2023-0042-10

29/11/2023

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GLOSSARY OF ABBREVIATIONS

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

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 81 Trafalgar Road according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 81 Trafalgar Road is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

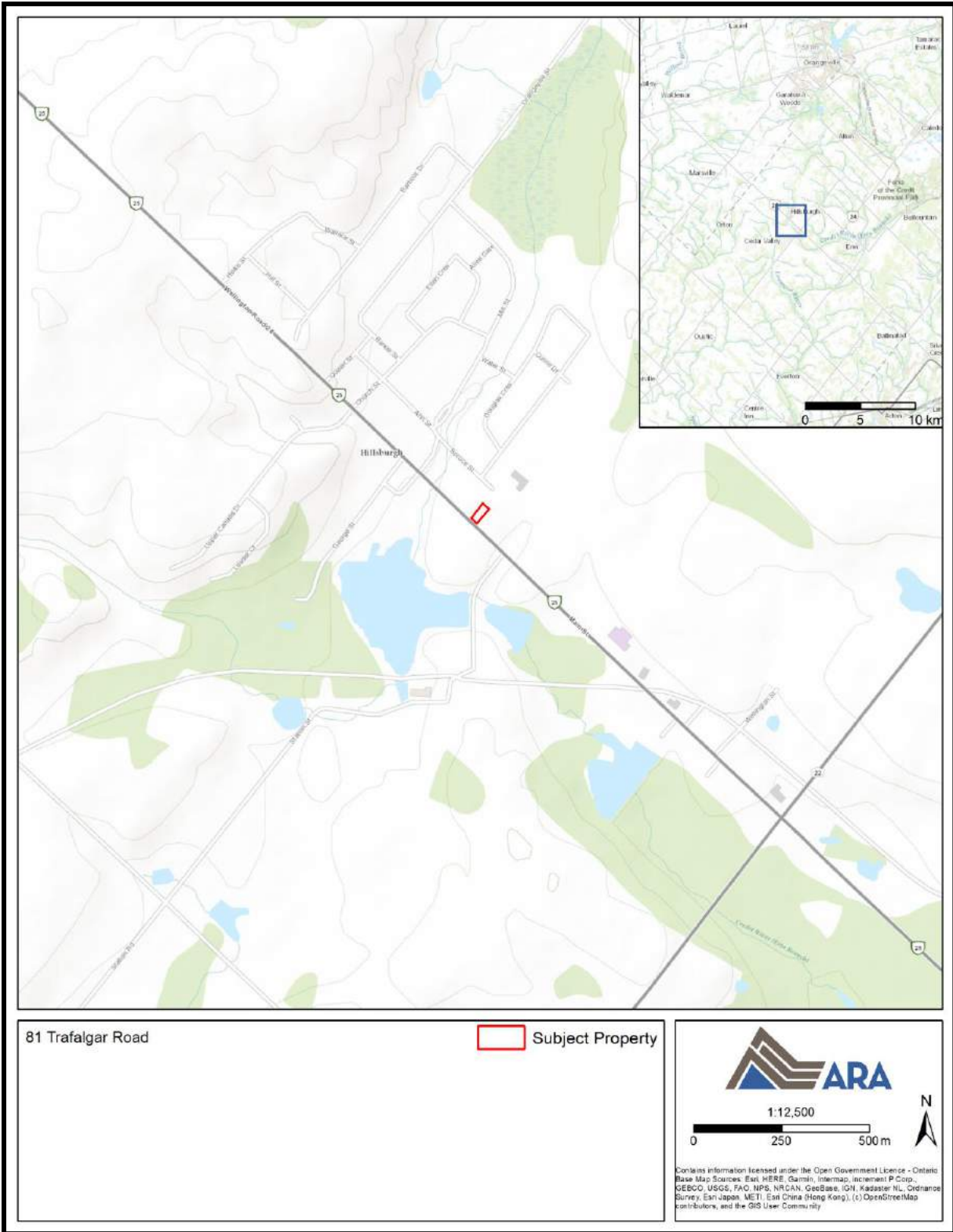
3.0 PROPERTY INFORMATION

Civic Address: 81 Main Street, Hillsburgh, Town of Erin, ON

Alternative Name: Presbyterian Church Manse

Legal Description: PART LOT 25, CONCESSION 8

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

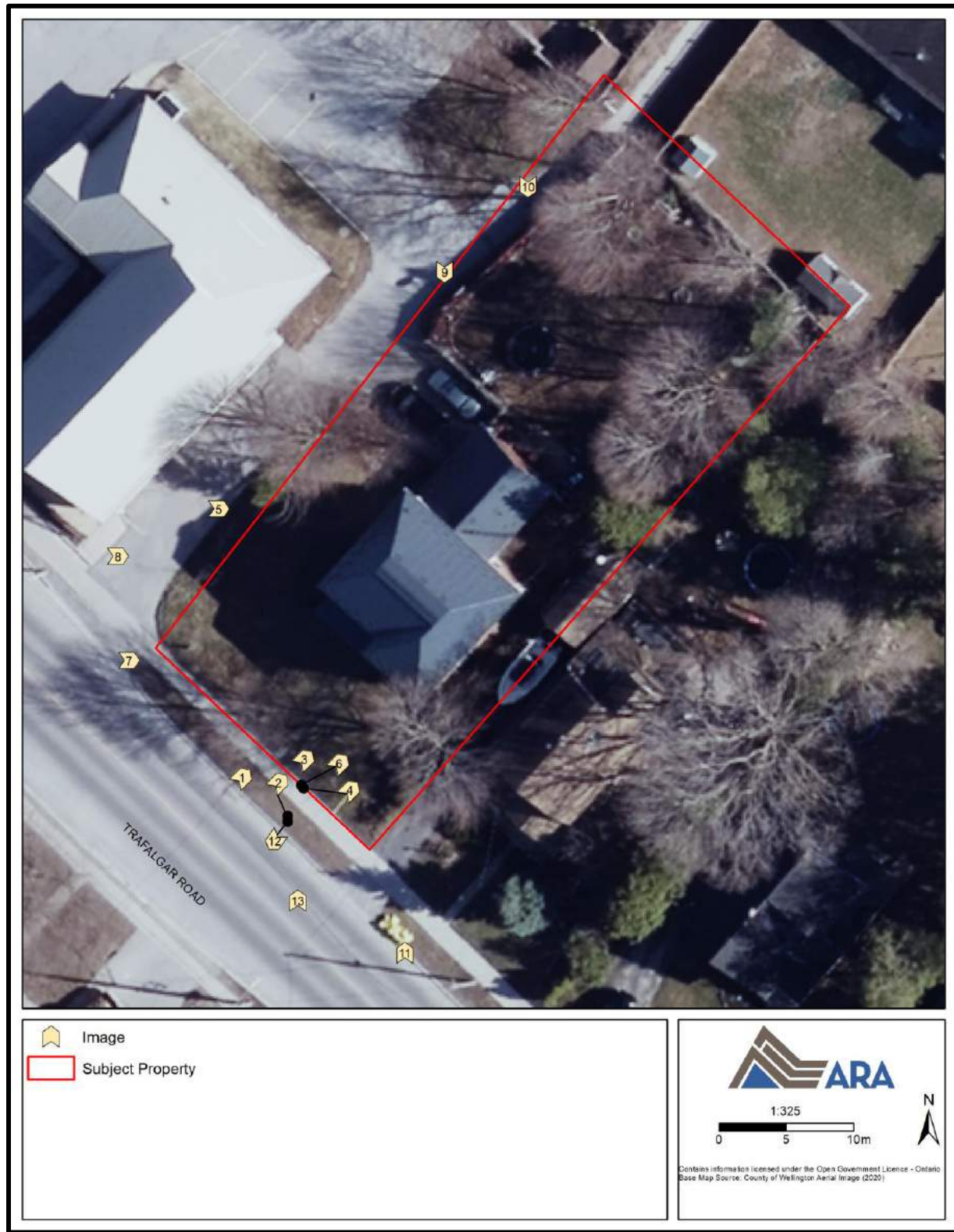


Map 1: Subject Property in the Town of Erin
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on a Current Aerial
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 PHOTOGRAPHS



Map 3: Image Location on Current Aerial
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: Façade of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 2: Detail of Elliptical Arch Window Opening of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



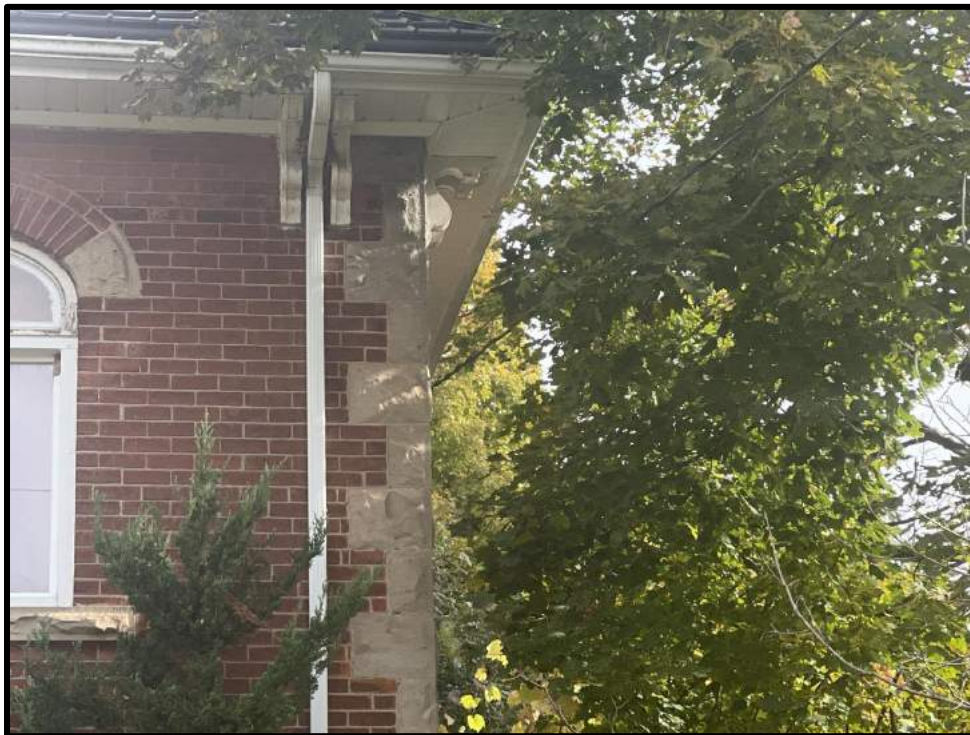
**Image 3: Detail of Roofline and Window Openings of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 4: Detail of Foundation of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 5: Detail of Foundation of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 6: Detail of Roofline and Quoins of 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing Northeast)**



**Image 7: Northwest Corner of 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing East)**



**Image 8: North Elevation of 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing East)**



**Image 9: Northeast Corner of 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing South)**



**Image 10: Rear Elevation of 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing South)**



**Image 11: South Elevation of 81 Trafalgar Road
(Photo taken October 19, 2023; Facing North)**



**Image 12: Context View of West Side of Trafalgar Road from 81 Trafalgar Road
(Photo taken on October 19, 2023; Facing Southwest)**



**Image 13: View of 81 Trafalgar Road with Church in Background
(Photo taken on October 19, 2023; Facing Northeast)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

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

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

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

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

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

A description of the architecture/design of 81 Trafalgar Road is as follows:

- Two-storey residential building following a L-shaped plan (Image 1).
- The facade is three-bays with the south bay projecting slightly, reflecting the L-shaped plan

- Red Brick with stone detailing (Image 1, Image 3).
 - Brickwork is coursed in a running bond (Image 3).
- Appears to be sitting on top of a parged stone foundation (Image 4, Image 5).
- Hip roof with overhanging eaves (Image 1, Image 7).
 - Paired decorative wood brackets rhythmically positioned on all elevations (Image 6, Image 7).
 - Roof is finished by fascia board clad in tin and simple frieze board.
 - Roof clad in modern materials with snow guards. Roof system includes modern, aluminum eaves and downspouts with relatively narrow modern soffit (Image 1, Image 3, Image 6).
 - The roof detail is continued through the side and rear elevations (Image 6, Image 8, Image 10).
- Façade includes segmentally arched window openings and elliptical arch window opening (Image 2, Image 3).
 - The segmental and elliptical arches are comprised of brick voussoirs with stone keystone and springers. The use of stone material in the arches and sills creates a distinct aesthetic.
 - Window opening appear to house a mix of modern vinyl windows and wood windows.
- Building envelope includes stone quoins organized in a stepped pattern (Image 1, Image 2, Image 6).
- Remnants of exterior brick chimney, visible, on north elevation (Image 7).
- The subject building includes two modest additions that carry over the exterior treatment seen on the main envelope:
 - Attached one-storey rear addition topped with front gable roof, that appears to be currently used as a garage (Image 9, Image 10).
 - Attached one-storey covered porch on the façade (Image 1, Image 3, Image 7).
 - Shed roof finished with the same materials seen on the rest of the structure.
 - Porch is comprised of a row of ribbon windows positioned overtop a short brick knee wall (Image 1).
 - Entrance includes a modern door.
- Setback from the road.
- Front yard includes some mature vegetation.
- Driveway and parking lot along north elevation.

When examined against the typical characteristics of the Italianate style as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present* (Blumenson 1990), *Ontario Architecture* (Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984), the subject building exhibits most of the characteristics of Italianate design and can therefore be considered a representative example of an Italianate style.

Table 1: Characteristics of Italianate Residential Architecture
(Adapted from Fram 2003; Ricketts et al. 2011; McAlester 1984)

Characteristics of Italianate Architecture	Notes
Two to three storeys (rarely one storey)	Yes
Square, rectangular or L-shaped plan	Yes
Rhythmic and balanced façade (composed of flush surfaces and evenly spaced openings)	Yes
Typically, three to five bays	Yes
Low pitched hip roof and wide overhanging eaves	Yes
Decorative brackets	Yes

Characteristics of Italianate Architecture	Notes
Tall narrow windows (often paired)	No
Heavily moulded openings (windows, doors)	Yes
Rounded or semi-elliptical window openings	Yes
Brick or stone construction	Yes
Frontispiece (formal and detailed entryway)	No
Corners quoins	Yes
Towers, cupolas or belvederes (less common)	No
Carefully landscaped environment (less common)	No

5.2 History

5.2.1 Town of Erin

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

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with William How’s general store and Nazareth Hill’s hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham & Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse

teams were often taking the flour to Oakville's waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid-to-late 19th century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

The building at 81 Trafalgar Road was built circa 1882 as the Manse (residence) for St. Andrew's Presbyterian church in Hillsburgh. Below is a history of the property from 1829 until the present day.

- The Crown Patent for all 200 acres of Lot 24, Concession 8 was granted to the Canada Company by the Crown on July 9, 1829 (see Table 2, LRO 61).
- In 1833, the Canada Company sold all 200 acres to James Dunn, who owned the property until January 10, 1838, when he sold the entire acreage to George Chalmers. Chalmers only had the property a year and sold the entire parcel to William Nodwell on February 4, 1839.
 - William Nodwell was born in 1775 in Magherafelt, Ireland (Family Search 2023b).
 - He married his first wife Mary Dawson (1775 – 1807) and the couple had two sons, but it is unclear if they survived their childhoods (Family Search 2023b).

- Nodwell married his second wife, Letitia Dunn (1788 – 1852), in 1809, and the couple had at least seven children, which included Robert Dunn and Thomas (Family Search 2023).
 - William and Letitia Nodwell immigrated to Quebec in 1838 and travelled by oxcart to Erin Township, where he settled on Lot 24, Concession 8. An anthrax outbreak among livestock, especially horses, in Ireland appears to have precipitated the family's move (Carmichael 2001).
- On August 2, 1844, William Nodwell's will was probated, but it was not registered until 1846.
 - William Nodwell died in 1845 and was buried in Huxley Cemetery in Hillsburgh. The Nodwell family was associated with the Presbyterian religion. The Nodwell farm was divided between two of his sons, Robert and Thomas (Carmichael 2001, Family Search 2023b).
- In 1858 and 1859, respectively, other descendants of William Nodwell signed releases to Robert Nodwell for 90 total acres on the west half of Lot 28.
 - Robert Dunn Nodwell was born on November 4, 1817, in Londonderry, Ireland. His parents were William Nodwell and Letitia Dunn, and the family immigrated from Ireland to Quebec, and then onto Erin Township, in 1838 (Carmichael 2001, Family Search 2023a).
 - After the death of their father, the Nodwell farm was split between Robert and his brother Thomas. Robert purchased 100 acres in East Garafraxa Township and traded it to his brother for Thomas' share of the Nodwell property, leaving Robert as the sole owner (Carmichael 2001).
 - Robert Nodwell married Eliza Holmes (1828 -1912) on February 27, 1864, in Mono Mills, Ontario. The couple had at least eight children, including their son Robert "R.D." Nodwell, who took over farm operations around 1895 (Carmichael 2001, Family Search 2023a).
 - Robert Dunn Nodwell died on June 30, 1901, in Erin Township and was buried in Hillsburgh's Huxley Cemetery (Family Search 2023a).
- Leslie and Wheelock's 1861 *Map of Wellington County, Canada West* shows that the west half of Lot 24, Concession 8 belonged to Robert Nodwell, while the east half belonged to Angus McMurchie. The location where St. Andrew's Presbyterian Church is currently located was the former location of an inn belonging to James Bousted, and the location of the manse does not have a structure marked on it. The Village of Hillsburgh had numerous structures on the east and west sides of Trafalgar Road by this time, and the lot directly across Main Street (Trafalgar Road) from the subject property housed a store and post office and several other structures (see Map 4).
- Parsell, Walker, and Miles' 1877 *Map of Erin Township* in their *Illustrated Historical Atlas of Waterloo & Wellington Counties, Ontario* indicates that Lot 24, Concession 8 was still split between Robert Nodwell to the west and Angus McMurchie to the east. The adjacent Presbyterian church is not marked on the map, nor does there appear to be any structure on the subject property. The east side of Main Street (Trafalgar Road) appears to be well developed with a commercial block, but Robert Nodwell's lot that abutted the thoroughfare remained free of development (see Map 5).
- On June 5, 1895, Robert Nodwell and wife sold one-quarter acre on the west side of Lot 28 that fronted Main Street (Trafalgar Road) to the Trustees for the congregation of St. Andrew's Presbyterian Church.
 - The first Presbyterian congregation in the Village of Hillsburgh was formed in 1860, and the first elders were Angus McMurchy Senior, John McLachlan, Hector McVannel, and Donald Robertson. By 1863 there were thirty-four congregants, and

- the first ordained minister was Donald Strachan in 1868 (Carmichael 2001, St. Andrew's Presbyterian Church 2023).
- The extant Presbyterian church in Hillsburgh adjacent to the subject property was built in 1869 by the Campbell brothers on a lot belonging to Robert Maw (Carmichael 2001, St. Andrew's Presbyterian Church 2023).
 - According to local historian Michael Carmichael and the Town of Erin, **the Presbyterian Manse at 81 Trafalgar Road was constructed circa 1882** (Carmichael 2001 and Town of Erin 2005).
 - Although the subject property was not sold to St. Andrew's Presbyterian Church until 1895, the manse could have constructed prior to its sale as the Nodwells were staunch Presbyterians (Carmichael 2001).
 - The reverend at the time of the building's construction was Rev. W.C. Armstrong, and the reverend at the time of the land's sale was Rev. M. McKinnon (Carmichael 2001).
 - The rear of the Presbyterian manse can be seen in a 1905 photograph of Rev. Scott's children. St. Andrew's church is in the background (see Figure 1).
 - A 1907 Fire Insurance Plan indicates that the subject property had a civic address of 156 Trafalgar Road and consisted of a two-storey brick building with a one-storey rear addition. There was a two-storey concrete shed located at the northeast corner of the property. St. Andrew's Church was located adjacent to the subject property, with a civic address of 148 Trafalgar Road (see Map 6).
 - A 1937 topographic map of Hillsburgh Village shows a well-settled hamlet with a Canadian Pacific Railroad spur and millpond to the west of Main Street (Trafalgar Road), which is in keeping with the 1877 historical atlas. The subject property is located on the east side the thoroughfare, and there is a structure indicated where 81 Trafalgar Road is located today. (see Map 7).
 - A 1954 aerial photograph bears a strong similarity to the 1937 topographic map. The resolution of the photograph is poor, but there is a structure that can be discerned within the boundaries of the subject property, although the type of structure cannot be identified (see Map 8).
 - The church remains the current owner of the subject property. A photograph of the church and manse together can be seen in Figure 2.






**Table 2: Summary of Property Ownership at 81 Trafalgar Road
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	9 Jul 1829	The Crown	Canada Company	All Lot 24, Con 8 200 ac
597	B&S	14 Aug 1833	Canada Company	James Dunn	All 200 ac
599	B&S	10 Jan 1838	James Dunn	George Chalmers	All 200 ac
666	B&S	4 Feb 1839	George Chalmers	William Nodwell	All 200 ac
730	Probate	2 Aug 1844 (reg. 1846)	William Nodwell	--	
11857	Release of Dower	18 Jun 1858	James Campbell, Amelia Nodwell, exrs of Thomas Nodwell	Robert Nodwell	Part W ½ 45 acres
13592	Release	2 Jul 1859	Letitia Nodwell	Robert Nodwell	Part W ½ 45 acres
7839	B&S	5 Jun 1895	Robert Nodwell and wife	Trustees for Congregation of St. Andrew's Church	W corner of W Half, ¼ ac \$200
MS66462	Bylaw	26 Jul 1967	Corp. Township of Erin	--	Bylaw of Subdivision Control






5.3 Context




- Located at 81 Trafalgar Road in the core of the historic Village of Hillsburgh.
 - While not in the commercial core of the Village, the subject property remains within the residential part of the historic village core.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
- The building is situated along the east side of Trafalgar Road.
- Property is in proximity to the dammed reservoir historically used to power local milling operations by the Awrey brothers.
- Adjacent to the subject property are additional properties connected to the historic character of the area.
- Setback from the road. Driveway on the north side of the building connects Trafalgar Road to a private parking.
- The Trafalgar Road streetscape character can be described as follows:
 - Comprised of predominantly one to two-and-a-half storey buildings.
 - Residential buildings between Queen and Jane Street and commercial buildings between Church and Station Street.
 - Primarily brick construction (most are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork (and decorative woodwork).
 - Many of the buildings along Trafalgar Road date from the 19th century and early 20th century in a variety of styles. Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road.

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

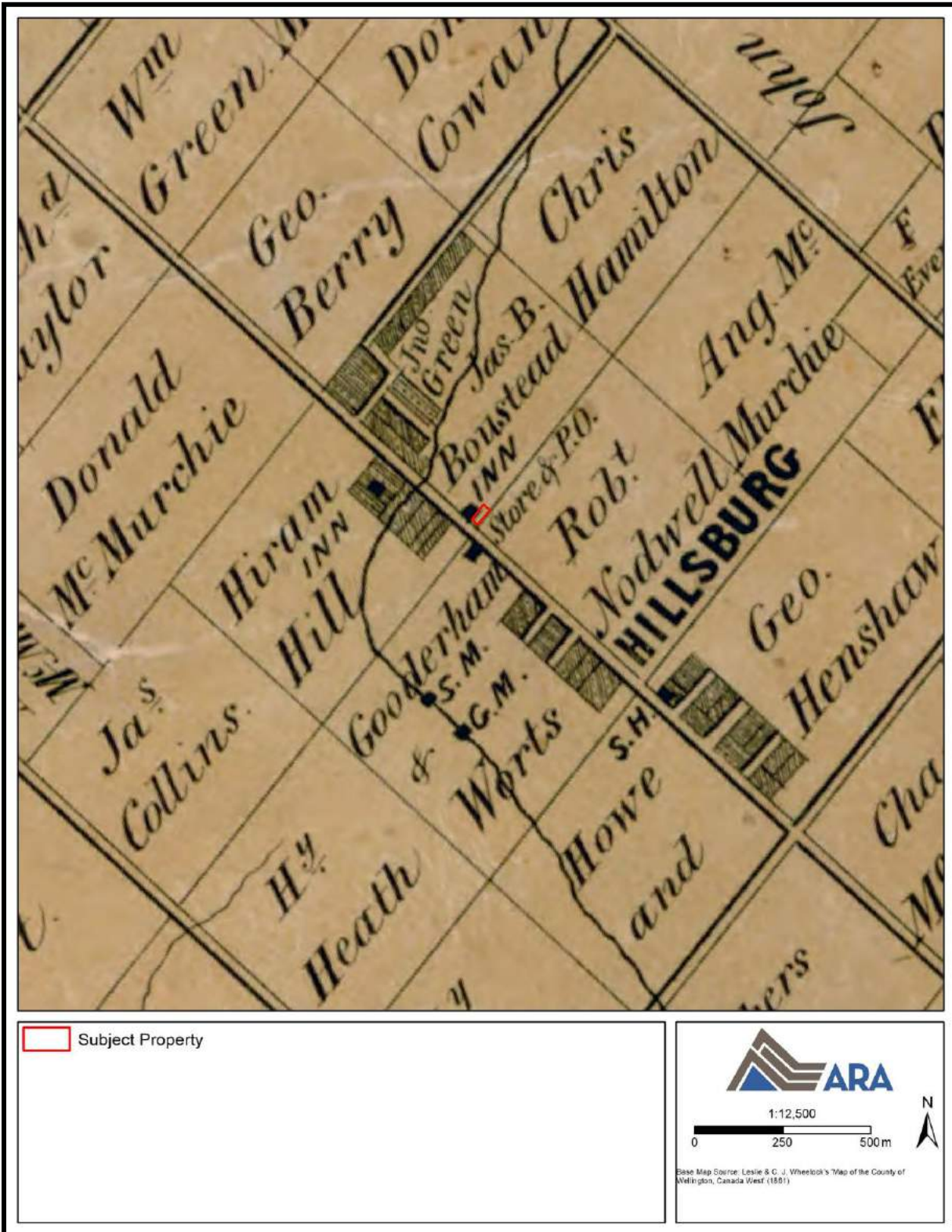
Address	Brief Description	Est. Year Constructed	Photo
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	
32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

Address	Brief Description	Est. Year Constructed	Photo
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
81 Trafalgar Road	Residence, Italianate, red brick construction with stone quoins and arched openings. Hip roof with carved paired wood brackets.	1882	

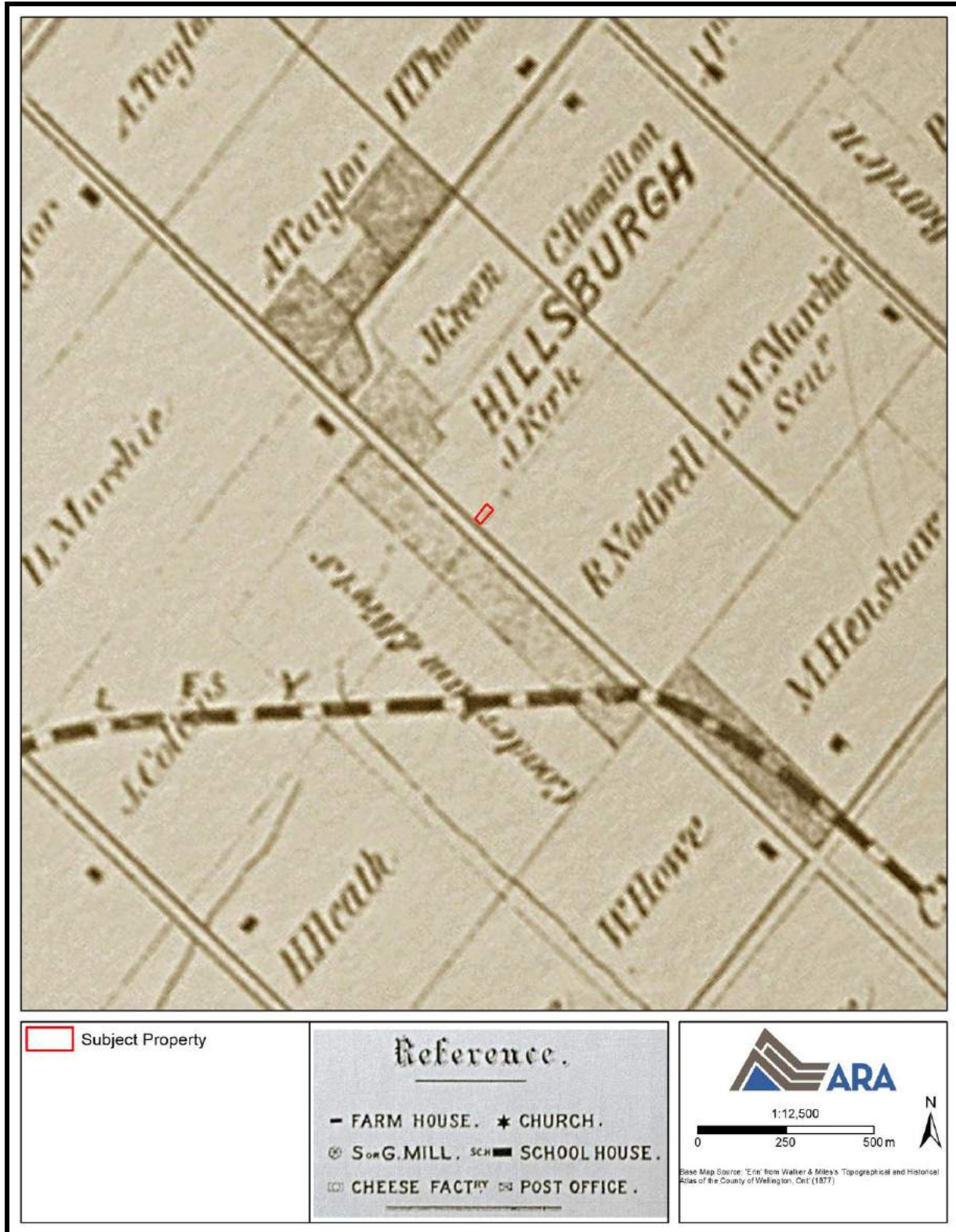
Address	Brief Description	Est. Year Constructed	Photo
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
93 Trafalgar Road	Church, gothic revival, parged envelope, pointed arch openings.	1871	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	

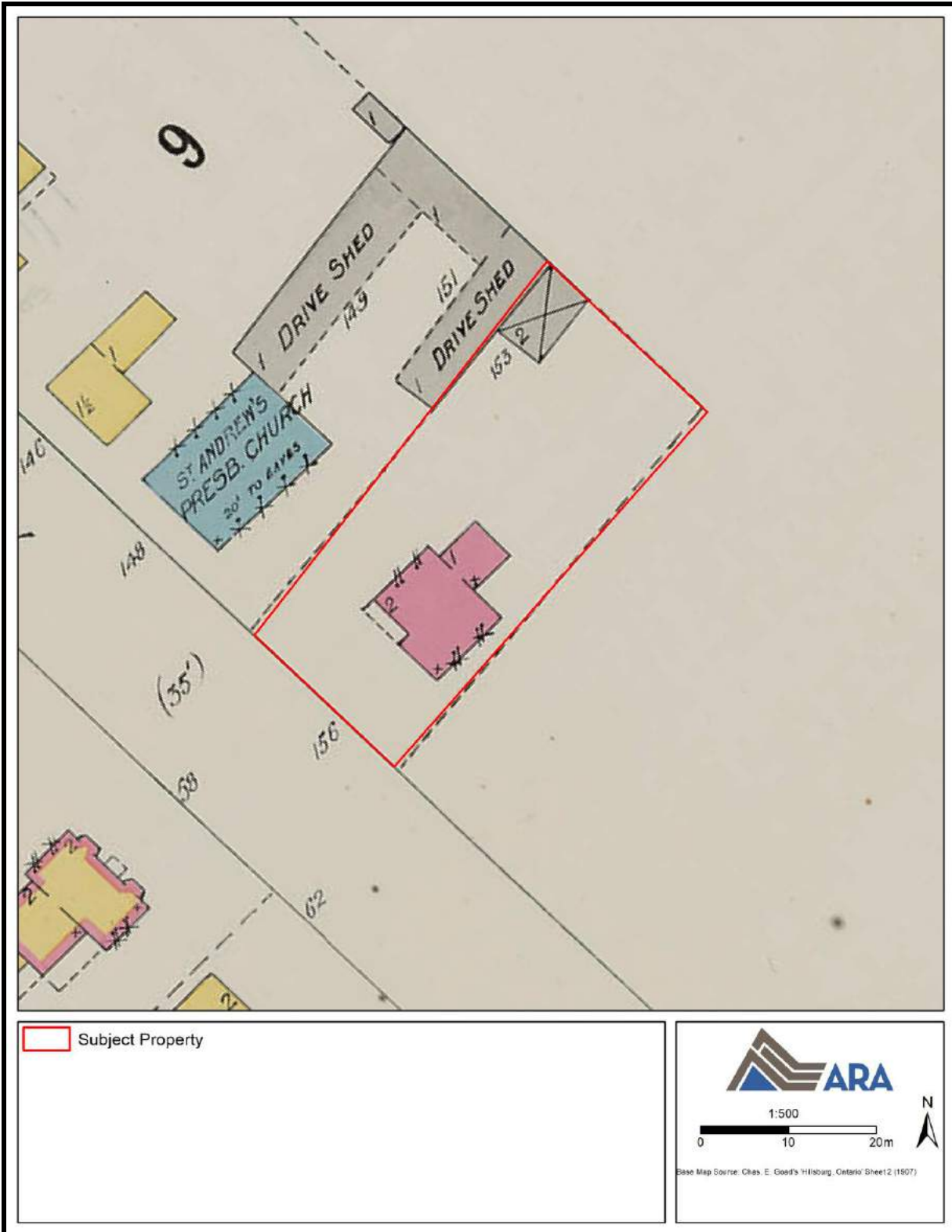
6.0 MAPS



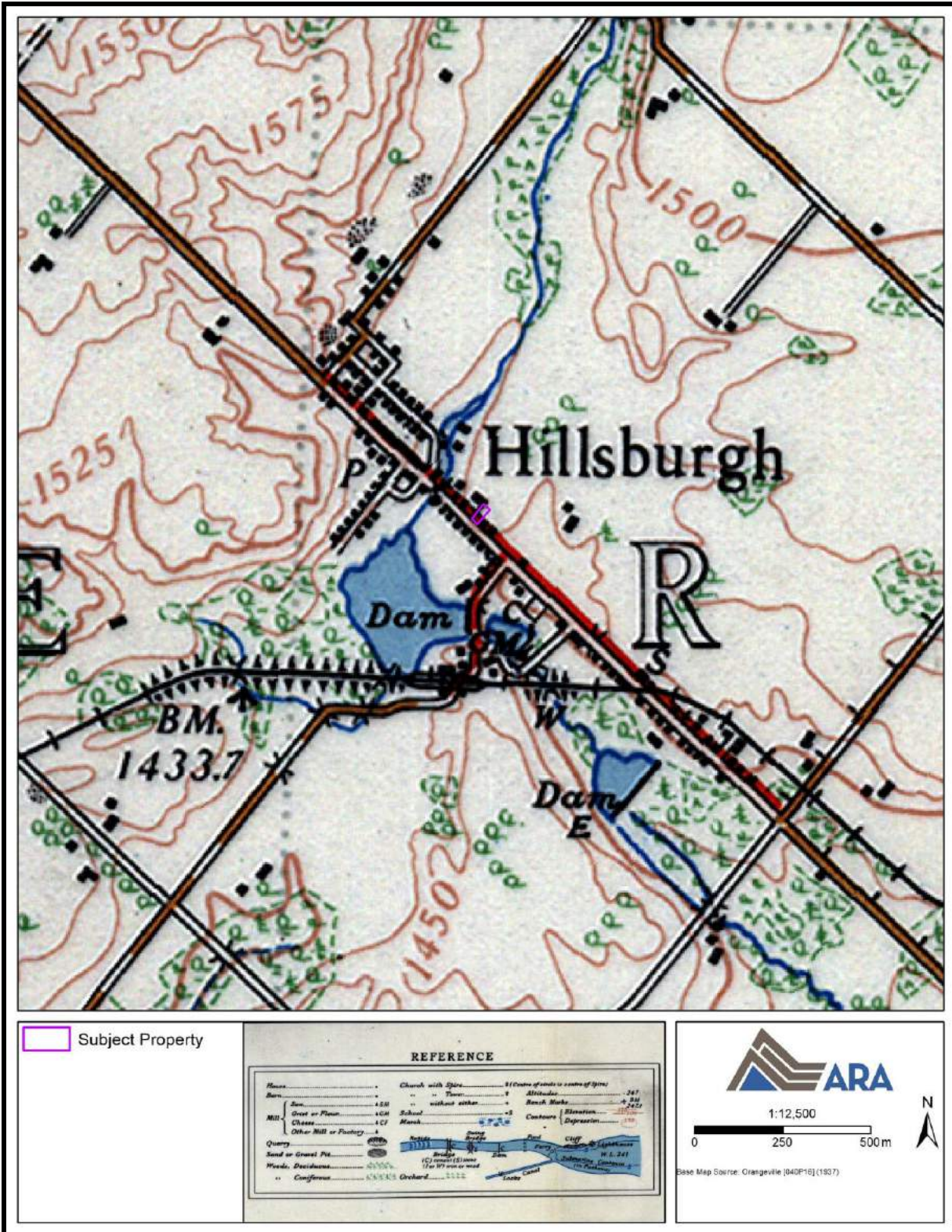
Map 4: Subject Property Shown on an 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 7: Subject Property Shown on Historic 1937 Topographic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 81 Trafalgar Road according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of the Cultural Heritage Value or Interest of 81 Trafalgar Road in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	81 Trafalgar Road is a representative example of the Italianate architectural style. The two-storey structure follows a L shaped plan with a hip roof, wide overhanging eaves and paired wood ornamental brackets which are key design elements associated with Italianate style. The façade includes segmentally arched window openings and elliptical arch window openings which have brick voussoirs with stone keystone and springers. The use of stone material in the window arches, sills, and quoins creates a distinct and dichromatic aesthetic which are representative of the Italianate architectural style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	81 Trafalgar Road does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	81 Trafalgar Road does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	81 Trafalgar Road has historical and/or associative value as the former Manse, or reverend's residence, for the Village of Hillsburgh's Presbyterian Church. The first Presbyterian congregation in the Village of Hillsburgh was formed in 1860, and the first elders were Angus McMurchy Senior, John McLachlan, Hector McVannel, and Donald Robertson. By 1863 there were thirty-four congregants, and the first ordained minister was Donald Strachan in 1868. The Manse was constructed circa 1882 for St. Andrew's Presbyterian Church.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	81 Trafalgar Road does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	81 Trafalgar Road does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	81 Trafalgar Road is important in supporting the 19 th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between properties strengthens their contribution to the historic character of the area including red brick construction with dichromatic brickwork and decorative woodwork. 81 Trafalgar Road contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the streetscape.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	81 Trafalgar Road is historically linked to the St. Andrew's Presbyterian Church which located directly north of the subject property at 83 Trafalgar Road. 81 Trafalgar Road was built as a Mance for the Presbyterian Church in 1895. 81 Trafalgar Road is not functionally, physically or visually linked to its surroundings. There is no demonstrated material connection between the property and its surroundings.
The property has contextual value because it is a landmark	No	81 Trafalgar Road is not considered a landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
81Trafalgar Road is a representative example of the Italianate architectural style.	<ul style="list-style-type: none"> • Two-storey Italianate residence • L-shaped plan with a hip roof • Wide overhanging eaves and paired wood ornamental brackets. • Red brick construction with contrasting stone details • Segmentally arched window openings and elliptical arch window openings with brick voussoirs with stone keystone and springers • Stone sills and quoins

Cultural Heritage Value or Interest	Heritage Attribute
81 Trafalgar Road has historical significance to the Village of Hillsburgh as the Manse for the settlement's Presbyterian Church.	<ul style="list-style-type: none"> • Two-storey Italianate residence • Red brick construction with contrasting stone details • Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church)
81 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Italianate residence including height, massing, setback, and decorative details
81 Trafalgar Road has contextual value because it is historically linked to St. Andrew's Presbyterian Church located at 83 Trafalgar Road.	<ul style="list-style-type: none"> • Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church) • Two-storey Italianate residence including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

81 Trafalgar Road is located in proximity to the historic core of the village of Hillsburgh. It consists of two storey Italianate building which was constructed circa 1882.

Statement of Cultural Heritage Value or Interest

81 Trafalgar Road is a representative example of the Italianate architectural style. The two-storey structure follows a L shaped plan with a hip roof, wide overhanging eaves and paired wood ornamental brackets which are key design elements associated with Italianate style. The façade includes segmentally arched window openings and elliptical arch window openings which have brick voussoirs with stone keystone and springers. The use of stone material in the window arches, sills, and quoins creates a distinct and dichromatic aesthetic which are representative of the Italianate architectural style.

81 Trafalgar Road has historical and/or associative value as the former Manse, or reverend's residence, for the Village of Hillsburgh's Presbyterian Church. The first Presbyterian congregation in the Village of Hillsburgh was formed in 1860, and the first elders were Angus McMurchy Senior, John McLachlan, Hector McVannel, and Donald Robertson. By 1863 there were thirty-four congregants, and the first ordained minister was Donald Strachan in 1868. The Manse was constructed circa 1882 for St. Andrew's Presbyterian Church.

81 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between properties strengthens their contribution to the historic character of the area including red brick construction with dichromatic brickwork and decorative woodwork. 81 Trafalgar Road contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the streetscape.

81 Trafalgar Road is historically linked to the St. Andrew's Presbyterian Church which located directly north of the subject property at 83 Trafalgar Road. 81 Trafalgar Road was built as a Manse for the Presbyterian Church in 1895.

Cultural Heritage Attributes

81 Trafalgar Road is a representative example of the Italianate architectural style. **The property contains the following heritage attributes that reflects this value:**

- Two-storey Italianate residence
- L shaped plan with a hip roof
- Wide overhanging eaves and paired wood ornamental brackets.
- Red brick construction with contrasting stone details
- Segmentally arched window openings and elliptical arch window openings which have brick voussoirs with stone keystone and springers.
- Stone sills and quoins

81 Trafalgar Road has historical significance to the Village of Hillsburgh as the Manse for the settlement's Presbyterian Church. **The property contains the following heritage attributes that reflects this value:**

- Two-storey Italianate building
- Red brick construction with contrasting stone details
- Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church)

81 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. **The property contains the following heritage attributes that reflects this value:**

- Centrally located within the village
- Two-storey Italianate residence including massing, setback, and decorative details

81 Trafalgar Road has contextual value because it is functionally linked to St. Andrew's Presbyterian Church located at 83 Trafalgar Road. **The property contains the following heritage attributes that reflect this value:**

- Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church)
- Two-storey Italianate residence including massing, setback, and decorative details

The following are not attributes:

- One-storey rear wing
- Closed in front porch

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 8.0.



Map 9: Map of Heritage Attributes of 81 Trafalgar Road

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 81 Trafalgar Road meets four of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

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

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Appendix A: Figures and Historic Photos



**Figure 1: Children of Rev. Scott Behind Manse, 1905
(WCMA 1905)**



**Figure 2: St. Andrew's Presbyterian Church and Manse
(WCMA c. 1989)**

**Evaluation of 93 Trafalgar Road
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

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HR-489-2023
Project #: 2023-0042-10

29/11/2023

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHVI – Cultural Heritage Value or Interest
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 O. Reg. – Ontario Regulation
 WCMA – Wellington County Museum and Archives

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Editor: K. Jonas Galvin

1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 93 Trafalgar Road according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 93 Trafalgar Road is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets any of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

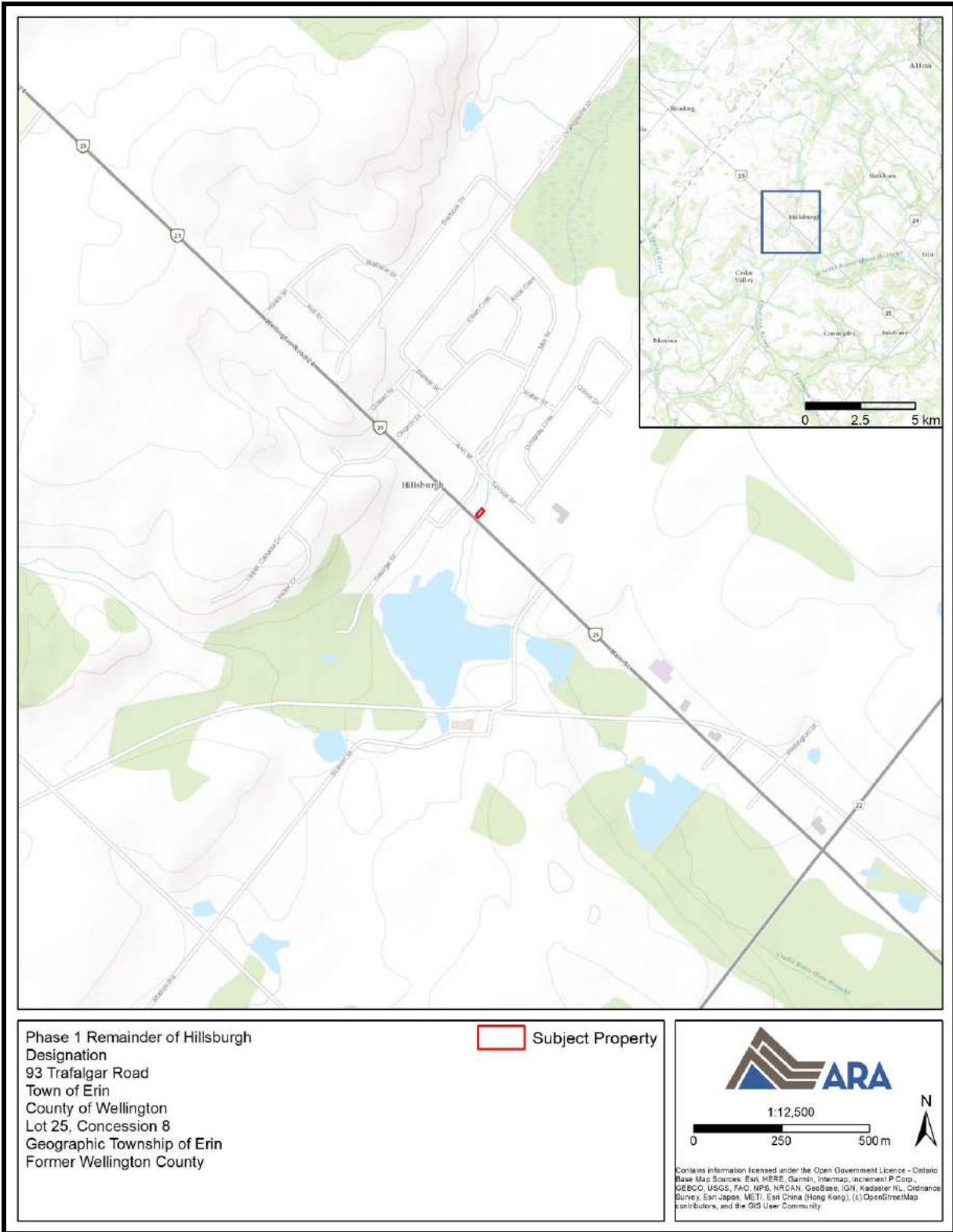
3.0 PROPERTY INFORMATION

Civic Address: 93 Trafalgar Road, Hillsburgh, Town of Erin, ON

Alternative Name: United Church of Hillsburgh

Legal Description: PART LOT 25, CONCESSION 8 ERIN

The property location is outlined on Map 1 and Map 3



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



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

4.0 PHOTOGRAPHS



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



**Image 1: Façade of 93 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 2: Detail of Vestibule on Façade of 93 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 3: Detail of Vestibule Window of 93 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 4: Detail of Lancet Window Opening of 93 Trafalgar Road
(Photo taken October 19, 2023; Facing Northeast)**



**Image 5: Northwest Corner of 93 Trafalgar Road
(Photo taken on October 19, 2023; Facing East)**



**Image 6: North Elevation with Front Entrance of 93 Trafalgar Road
(Photo taken on October 19, 2023; Facing East)**



Image 7: View of 93 Trafalgar Road in Proximity to Water Course
(Photo taken on October 19, 2023; Facing Northeast)



Image 8: Southwest Corner of 93 Trafalgar Road
(Photo taken on October 19, 2023; Facing Northeast)



**Image 9: South Elevation of 93 Trafalgar Road
(Photo taken on October 19, 2023; Facing North)**



**Image 10: Detail of Foundation of 93 Trafalgar Road
(Photo taken October 19, 2023; Facing North)**



**Image 11: Context View of Adjacent Property – 95 Trafalgar Road
(Photo taken on October 19, 2023; Facing North)**



**Image 12: Context View of Streetscape Looking South
(Photo taken on October 19, 2023; Facing South)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole “began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows” (1992:200). Over the following century the number of buildings which followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin that they become commonplace throughout England (McAlester 1992). In North America, the publication of design plans and patterns by Andrew Downing “in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)” popularized the style (McAlester 1992:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture “first appeared [in Canada] in the 1820’s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings” (Ricketts et al. 2011: 55). As one of the most enduring of the revival style, the variation of the style’s application from residences to churches is evident throughout Ontario.

According to Ricketts et al. “the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects” without losing the quintessential features that distinguish the style (2011:73). As a result, several subcategories of the style emerge in Canada including Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of 19th century) (Ricketts et al. 2011). According to Ricketts et al.:

Ecclesiology (i.e. the science of church building) began in England in the 1830s. A group of British scholars set out to change certain modern practices of the Church of England (called the Anglican Church in Canada) by returning to medieval customs.... They recommended abandoning the open hall so popular in the 18th century, in favor of the long narrow space of the medieval church, complete with transepts and side aisles, a chancel, and an entrance through a north porch. This made for a strikingly different exterior, a long building with a massive steep roof, whose various internal divisions created an arresting, angular, and pyramidal composition (2011:62).

The key features with Gothic Revival architecture in places of worship include “pointed arch windows, rib vaulted ceilings, buttresses, steeply pitched roofs and an overall emphasis on height” (OHT 2023). Furthermore, as a result of “the harsh Canadian climate”, churches built in Canada were “plainer, more rugged exterior design and thus better suited to the climate and landscape” (Ricketts et al. 2011:66). Gothic Revival architecture for religious buildings gained widespread popularity in the mid to late 19th century and early 20th century and is commonly found throughout Ontario (Blumenson 1990).

A description of the architecture/design of 93 Trafalgar Road is as follows:

- One-and-a-half-storey structure which follows a rectangular plan (Image 1).
- Former place of worship
- Symmetrical façade with bumped out vestibule (Image 1).
 - The vestibule entrance opening appear to have been modified. Currently includes a rectangular opening with a modern single door flanked by sidelights, topped by an

- arched opening similar to the window openings, in shape and ornamentation (Image 1, Image 2).
- Pointed arch opening includes simple tracery and coloured glass (Image 2).
- Front gable roof
 - Gable end finished with cedar shingles arranged in a scale pattern (Image 1).
- Roof finished with wood fascia board with a rounded pork chop return, modern aluminum eaves and downspouts (Image 2, Image 7).
 - Narrow overhang with relatively narrow soffit (Image 5, Image 7).
 - The gable end detailing of the main structure is replicated on the vestibule (Image 2).
- Masonry construction finished with yellow parging.
 - Envelope appears to be comprised of brick coursed in a running bond on the side elevations and parged brick on the façade (Image 6, Image 9).
- Recessed lancet window openings (Image 4, Image 6, Image 8).
 - Two lancet windows on façade flanking vestibule and three lancet windows on side elevations
 - Windows are rhythmically placed along side elevations
 - Wood surrounds and sills.
 - Stained and coloured glass windows (Image 1).
 - Basement window openings are rectangular with updated vinyl windows and stone lintels (Image 5, Image 6).
- Structure appears to be built on a parged stone foundation (Image 6, Image 8, Image 10).
- Narrow setback from the road.
- Small paved driveway along the south elevation (Image 10).

Table 1: Characteristics of Gothic Revival Architecture in Places of Worship
(adapted from Blumenson 1990, Kyles 2016, OHT 2021)

Characteristics	Characteristics of 93 Trafalgar Road
Tall with height emphasized	Yes
Intersecting Nave and Transept to create cross-shaped floor plan	N/A
One to two storeys	Yes
Lancet or pointed arch windows	Yes
Rib vaulted ceilings	Unknown
Buttresses	No
Steeply pitched roofs	Yes
Belltower or bell-cote	No
Decorative glass windows	Yes
Gable Roof	Yes

5.2 History

5.2.1 Town of Erin

Erin Township was first surveyed between 1819 and 1820, with the first settler, a native of Pennsylvania, Nathaniel Roszel, arriving shortly after taking up “land at Lot 1, Concession 7” (Town of Erin 2023). Despite the township’s Irish name, most settlers were Scottish in origin and early families consisted of the Hows, the McMullens, and the Trouts (Irwin 1867). The first Township Meeting was held in 1824 in the houses of various settlers, although all subsequent township halls have historically been in or near the village of Hillsburgh. An 1846 publication notes an overall population of 1368 where “32,447 acres were taken up, 7,945 of which were under

cultivation” and a “a small settlement in the south-west of the township call “McMullen Mills” where a grist and saw mill, tavern, blacksmith’s shop, and between forty and fifty inhabitants” (Smith 1846:55). By 1861 the population of the township had reached 4,948 people (Irwin 1867). Construction on a Credit Valley Railway (CVR) spur from Cataract Junction to Elora began in 1877 and was completed in 1879 with stations at Hillsburgh, Orton, and Erin (GRCA 2023). Commercial freight cars began running in 1881, and the CVR was purchased by Canadian Pacific Railway in 1884. Passenger service was discontinued in 1958 and the railway was dismantled in 1987 and converted into a recreational trail (GRCA 2023, Town of Erin 2023). Within the Township other major settlements included Ballinafad, Crewsons Corners, Ospringe, and Orton (Irwin 1867, Town of Erin 2023). The Municipal Office for Erin Township opened in 1995 and is located south of Hillsburgh. The Township of Erin amalgamated with the villages of Erin and Hillsburgh in 1998, and while the area is growing, it remains a predominately rural community.

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with William How’s general store and Nazareth Hill’s hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham & Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville’s waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

settlement received its first rural mail route in 1912. Prior to this, residents took turns traveling by foot or horse to Esquesing Township for the mail, which was left at How's General Store for collection. Main Street (Trafalgar Road) was paved in 1925 and resurfaced with asphalt in 1963 (Town of Erin 2023).

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid to late 19th century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however, the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

The building at 93 Trafalgar Road was built in 1871 as the Brown Methodist Church, located in Eramosa Township. It was moved in 1925 to become the United Church of Hillsburgh and was converted into a private residence in 1978. Below is a history of the property from 1824 until the present day.

- The Crown Patent for all 200 acres of Lot 25, Concession 8 was granted to Christopher Suitzer on February 27, 1824 (see Table 2, LRO 61). Later that year, on April 21, Christopher Suitzer sold all 200 acres of Lot 25 to Aaron Wheeler.
- On March 30, 1842, Aaron Wheeler sold the west 100 acres of Lot 25, Concession 8 to Nazareth Hill, who sold part of the west half of Lot 25 to James B. Bonstead on March 1, 1859.
- Leslie and Wheelock's 1861 *Map of Wellington County, Canada West* shows that the western half of Lot 25, Concession 8 belongs to James B. Boustead (Bonstead) and a small portion of the northeastern part belongs to John Green. The location where 93 Trafalgar Road is currently located does not appear to have any structure or development on it at this time. The Village of Hillsburgh had numerous structures on the east and west sides of Main Street (Trafalgar Road) by this time, although the lots directly adjacent to the site of 93 Trafalgar Road were not developed (see Map 4).
- On May 31, 1867, James B. Boustead sold his western 36 acres of Lot 25, Concession 8 to Robert Maw.
- An 1877 historical atlas shows the owner of the property as James Kirk. Although a Robert Maw does not appear as a land holder, it does not necessarily mean he did not own a parcel and was just not represented when the atlas was printed. There does not appear to be a structure or any development within or adjacent to the subject property, although the west side of Main Street (Trafalgar Road) appears to have a block of commercial development (see Map 5).
- Robert Maw's executors sold part of the southwest half to Alexander Hyndman on May 15, 1884.
 - Alexander Hyndman was born on July 23, 1849, in Ontario, the son of Scottish immigrants Peter and Jean Hyndman (Family Search 2023c). He worked as a carpenter and married Elizabeth Ann Root (1858 – 1938) on November 26, 1879, in Erin. The couple had at least four children: Orpha Victoria, Ada, Ariel May, and Lilly Alexandria.
 - An information sheet provided by the Town of Erin regarding Hyndman's home at 74 Trafalgar Road notes that Hyndman was a local carpenter that operated a planing mill and also built several Hillsburgh structures, such as the Grand Central

- Hotel (1900) and the Christian Disciples Church (1906) (Town of Erin 2004). The 1883 *Wellington Gazetteer* and the 1887 *Union Publishing Directory* both list Alexander Hyndman as a carpenter based in Hillsburgh Village (Evans 1883, Union Publishing Co. 1887).
- According to local historian Matt Carmichael, Hyndman's horse-operated planing mill was located on the subject property (Carmichael 2001).
 - According to genealogical data Hyndman died on March 4, 1933, in Guelph and was buried in Coningsby Cemetery, Wellington County, Ontario (Family Search 2023).
 - Between 1889 and 1891 the property had three owners, including Andrew Leask (1889), Isaac Green (1889 – 1891), and George Hurd, who purchased the land in August 1891.
 - A 1907 Fire Insurance Plan indicates that the former address of the subject property was 124 Main Street (Trafalgar Road), and the structure located there was a two-storey concrete building with a one-storey frame shed on its south elevation. This is likely not the subject building, as the building is only one-storey. The building is located directly flush with Main Street (Trafalgar Road) and does not have the setbacks of the two adjacent properties. The mill race/creek was located to the north of the subject property, and the Episcopal Church (now 92 Trafalgar Road) was located across the street (see Map 6).
 - On November 9, 1923, George Hurd sold part of Lot 25 to Duncan McConnell for \$650, who granted the subject property to the Trustees for the United Church of Hillsburgh on September 16, 1926.
 - **According to land and church records, along with local historians, the building at 93 Trafalgar Road was constructed in 1871 as Brown (Bethel) Methodist Church in Eramosa Township. It became the Hillsburgh United church in 1925, when it was purchased by the Hillsburgh congregation and moved to its current lot in 1926 (LRO 61, Carmichael 2001, Russell 2006).**
 - The first minister was Edward R. Hall, who lived in Erin rather than Hillsburgh itself (Carmichael 2001).
 - After the formation of the United Church in 1925, a number of former Presbyterian families joined the congregation. The first meetings were held in the Town Hall, located at what is now 92 Main Street (Trafalgar Road) (Carmichael 2001).
 - One of the former Methodist churches in Eramosa Township, known as the Brown Church or Bethel Methodist Church, was disbanded and the building was sold to the Hillsburgh United Church. The Brown/Bethel Church had been built in 1871 (Carmichael 2001, Russell 2006).
 - In 1925, the Hillsburgh congregation, who was without a church building, negotiated the sale of the former Brown Methodist Church, and in the winter of 1926, the building was dismantled and moved to its current location on land donated by Duncan McConnell (Carmichael 2001).
 - The first church meeting was held in January 1927, and the first elders were Alex Gray, Wallace Young, and Archibald Reid (Carmichael 2001).
 - A 1937 topographic map of Hillsburgh Village shows a well-settled hamlet with a Canadian Pacific Railroad spur and millpond to the west of Main Street (Trafalgar Road), which is in keeping with the 1877 historical atlas. The subject property is located on the east side of Main Street (Trafalgar Road), and there is a structure indicated where 93 Trafalgar is today. However, the type of structure and/or its purpose has not been indicated (see Map 7).
 - A 1954 aerial photograph bears a strong similarity to the 1937 topographic map. The resolution of the photograph is poor, the there is a structure that can be discerned within

the boundaries of the subject property that roughly conforms to the boundaries of the extant property, although the type of structure cannot be identified (see Map 8).

- On August 4, 1978, the Trustees for the United Church sold the lot to Frances E. Neville. **This is when the former church was presumably deconsecrated and converted into a private residence.**
- In 1988, Frances Neville sold the subject property to Rudy Mario Tomazic, who in turn sold the residence to Fidel Bedoya and Jack Morelli a year later, in 1989. A photo from around 1989 can be see in Figure 1, indicating the subject property was operating as a business.
- On November 1, 2005, Fidel Bedoya and Jack Morelli sold the property to Robert Earnest Gurr, who transferred the land to Tina Rose Gurr on December 30, 2022. Shortly after, in May 2023, Tina Rose Gurr transferred the subject property to a numbered corporation, who remain the current owners.






**Table 2: Summary of Property Ownership at 93 Trafalgar Road
(LRO #61)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	27 Feb 1824	Crown	Christopher Suitzer	All 200 acres Lot 25, Con 8
385	B&S	21 Apr 1824	Christopher Suitzer	Aaron Wheeler	All 200 acres
146	B&S	30 Mar 1842	Aaron Wheeler	Nazareth Hill	W ½, 100 ac
13085	B&S	1 Mar 1859	Nazareth Hill, by atty Hiram Hill	James B. Bonstead	Part W ½
14114	B&S	17 Nov 1859	James Bonstead	Albert Bonesteel	Part of W ½, 36 ac
17342	B&S	8 Jan 1862	Albert Bonesteel	James Bonstead	Part of W ½, 36 ac
365	B&S	31 May 1867	James Bonstead et ux	Robert Maw	Part W ½, 36 ac
5450	B&S	15 May 1884	Ellen Maw, William Hardy, James Harper, exrs	Alexander Hyndman	Part SW ½
6588	B&S	26 Apr 1889	Alexander Hyndman	Andrew Leask	Part W ½
6649	B&S	20 Oct 1889	Andrew Leask et ux	Isaac Green	Part SW ½
7651	[Illeg]	Aug 1891	Isaac Green et ux	George C. Hurd	Part SW ½
13805	Grant	9 Nov 1923	George C. Hurd et ux	Duncan McConnel	Part SW ½, \$650
14359	Grant	16 Sep 1926	Duncan & Mary McConnell	Trustees for the United Church	Part SW ½, \$1
14499	Grant	15 Apr 1927	Duncan & Mary McConnell	Daniel & William Gray	Part SW ½ + OL, \$3500
15218	Quitclaim	3 Jul 1931	Daniel Gray et ux, William F. Gray	Trustees of the United Church Congregation of Hillsburgh	Part SW ½
MS6646	Bylaw	26 Jul 1967	Corp. Township of Erin	--	Subdivision Control
207200	Deed	4 Aug 1978	Trustees for United Church Congregation of Hillsburgh	Frances E. Neville	Lot SW½2 , \$2
61R2234	Plan Reference	8 Jul 1980	--	--	Plan of Survey Parts 3 – 8, 207200
241445	Plan Expropriation	20 May 1981	MTO	--	Part 1 & 2, 207200
568838	Grant	29 Feb 1988	Frances E. Neville	Rudy Mario Tomazic	Part SW ½ as in 207200
597661	Transfer	2 May 1989	Rudy Mario Tomazic	Fidel Bedoya & Jack Morelli	Part SW ½ as in 568838
61R5255	Plan Reference	21 Sep 1990	--	--	Part SW ½ + OL as Part 1, as in D16973, D16979
WC118379	Transfer	1 Nov 2005	Fidel Bedoya and Jack Morelli	Robert Ernest Gurr	
WC693592	Land Transfer	30 Dec 2022	Robert Ernest Gurr	Tina Rose Gurr	
WC702959	Personal Rep. Transfer	23 May 2023	Tina Rose Gurr	2571189 Ontario Ltd	\$465,000






5.3 Context




- Located at 93 Trafalgar Road in the core of the historic Village of Hillsburgh.
 - In the commercial core of the Village.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
- The building is situated along the east side of Trafalgar Road.
- Property is in proximity to the dammed reservoir historically used to power local milling operations by the Awrey brothers.
 - The northern edge of the property borders onto a small local creek that feeds into the local water reservoir (Image 7).
- Surrounding the subject property are additional properties which are in keeping with the historic character of the area (Image 9, Image 11).
- The Trafalgar Road streetscape character can be described as follows:
 - Comprised of predominantly one to two-and-a-half storey buildings.
 - Residential buildings between Queen and Jane Street and commercial buildings between Church and Station Street.
 - Primarily brick construction (most are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork (and decorative woodwork).
 - Many of the buildings along Trafalgar Road date from the 19th century and early 20th century in a variety of styles. Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed and photos to support the description of the character of Trafalgar Road.

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

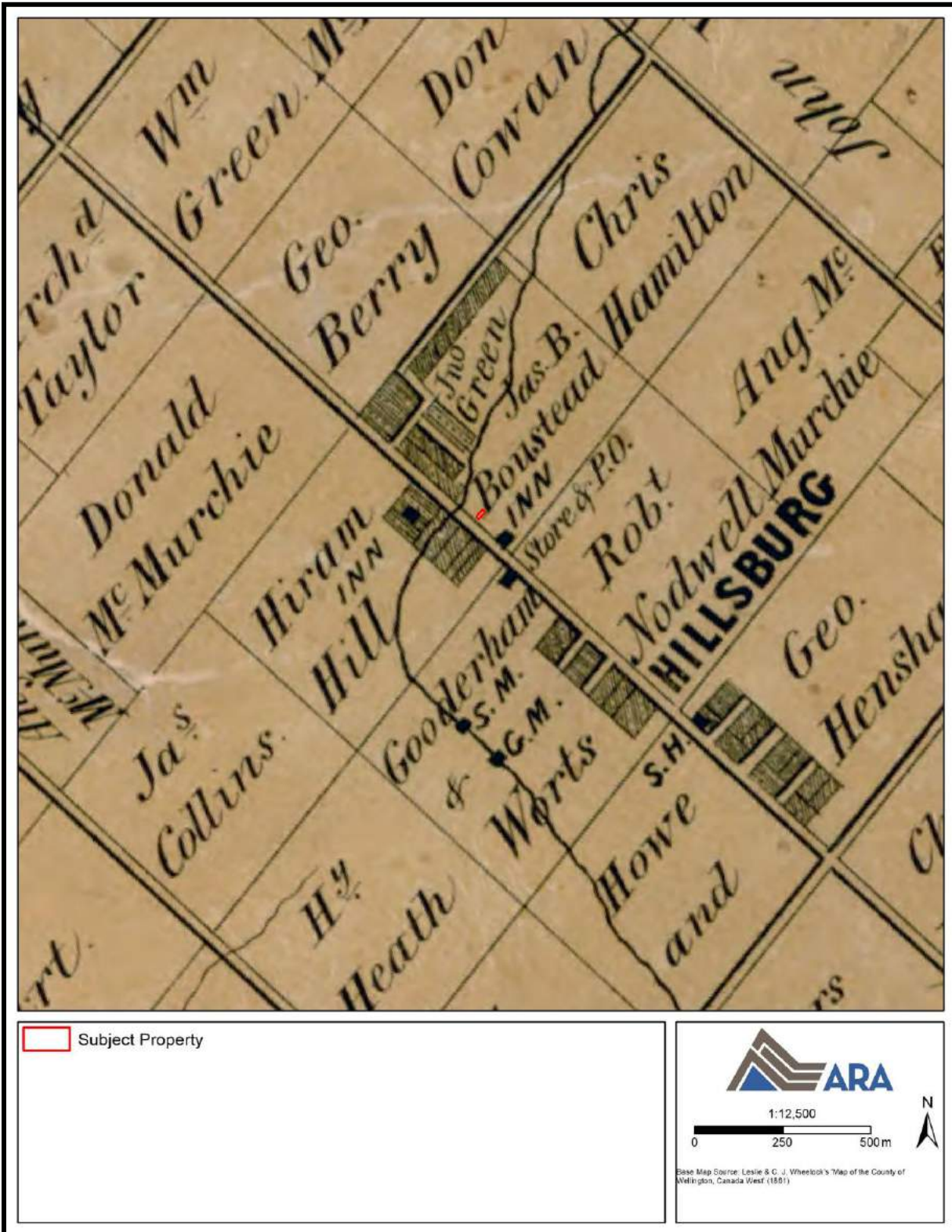
Address	Brief Description	Est. Year Constructed	Photo
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	
32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

Address	Brief Description	Est. Year Constructed	Photo
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
81 Trafalgar Road	Residence, Italianate, red brick construction with stone quoins and arched openings. Hip roof with carved paired wood brackets.	1882	

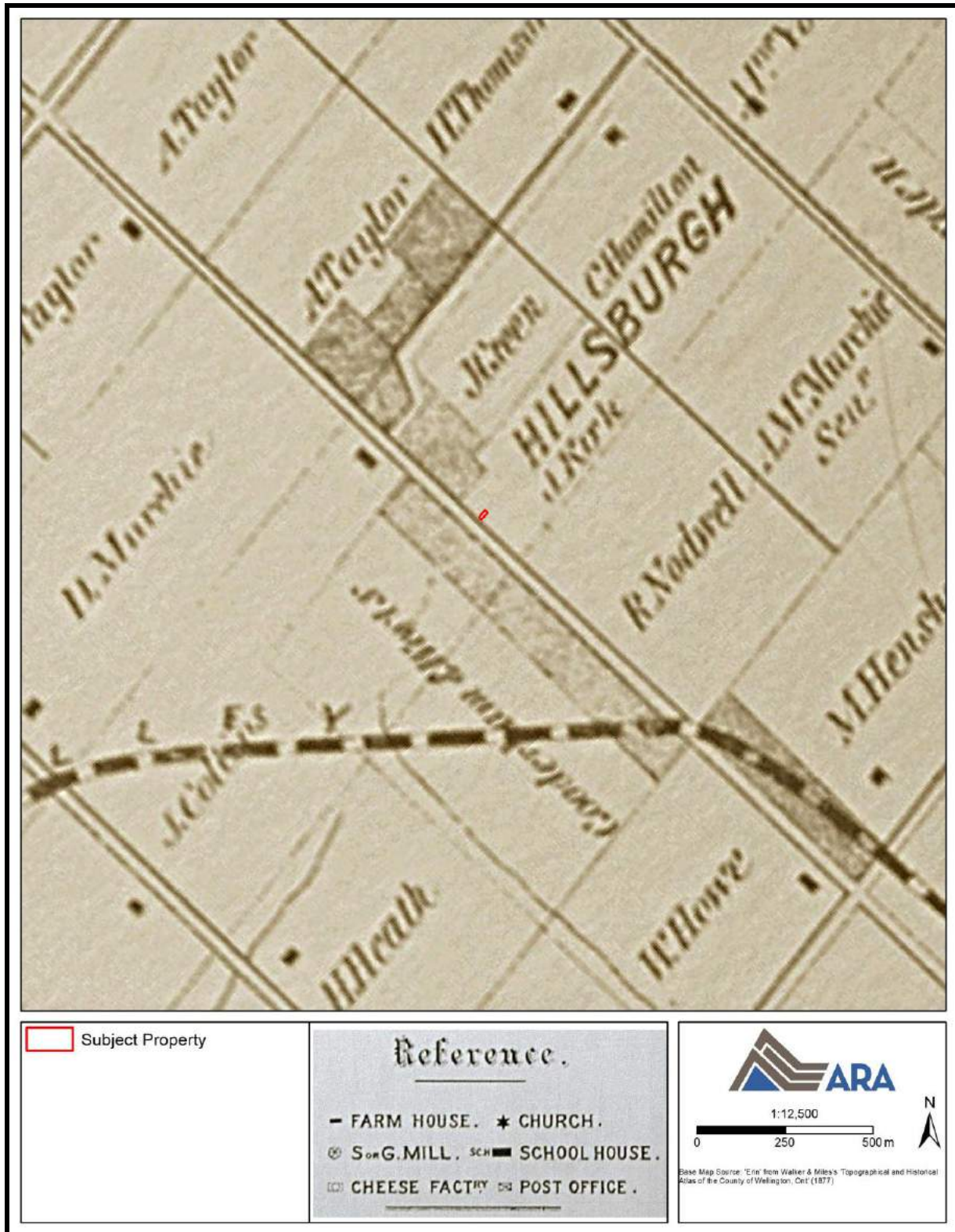
Address	Brief Description	Est. Year Constructed	Photo
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	
92 Trafalgar Rd	Commercial – red brick	1887	
93 Trafalgar Road	Church, gothic revival, parged envelope, pointed arch openings.	1871	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	

Address	Brief Description	Est. Year Constructed	Photo
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	

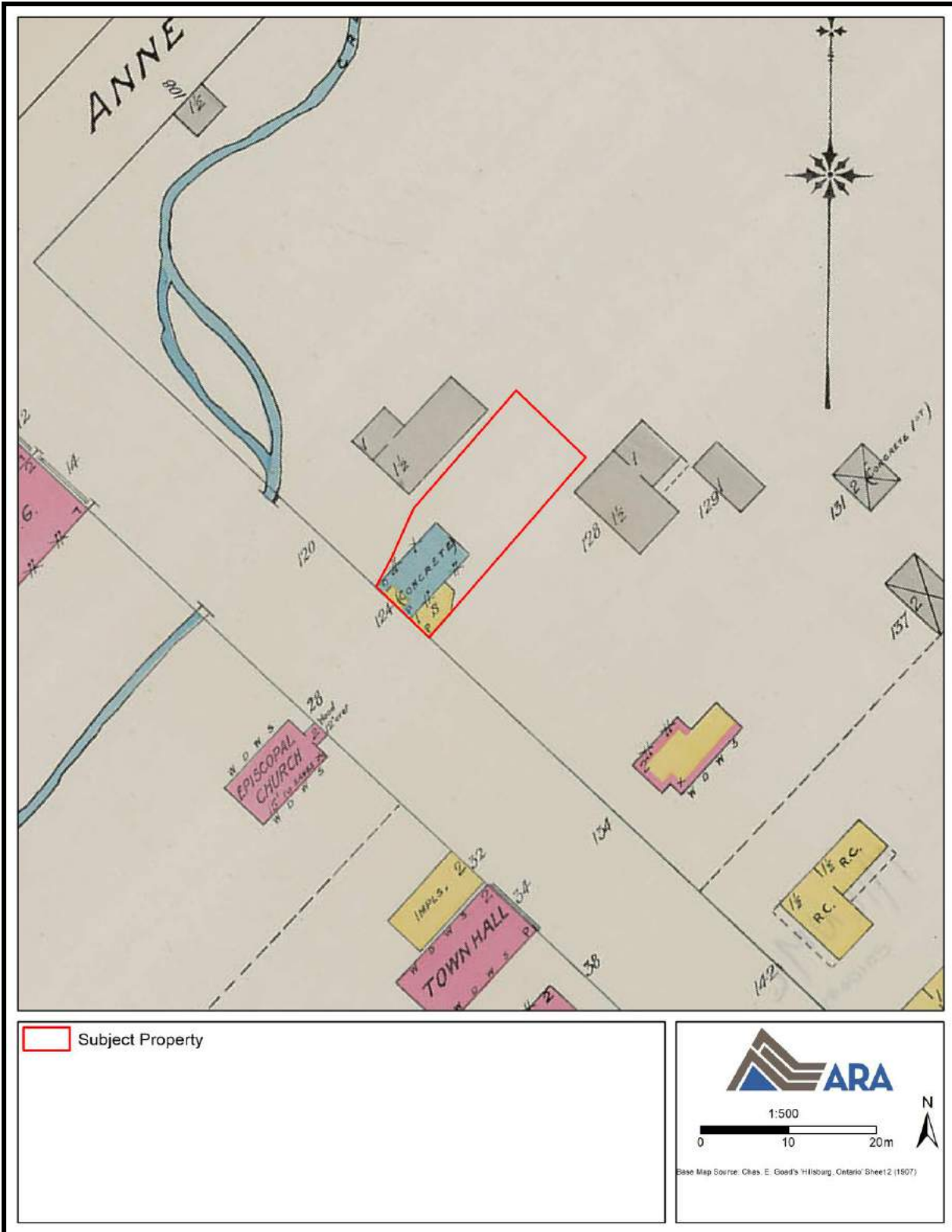
6.0 MAPS



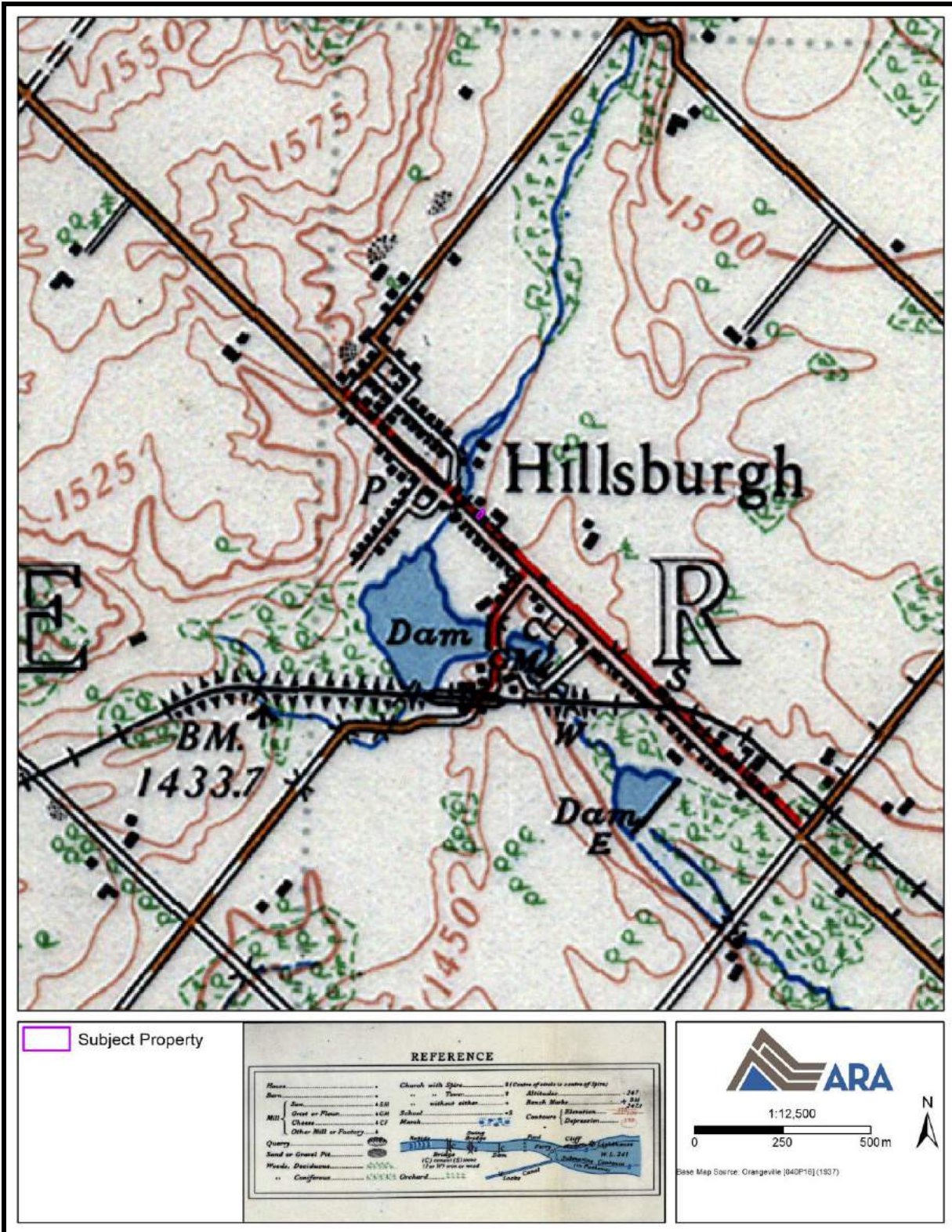
Map 4: Subject Property Shown on an 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



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



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; LAC 2023)



Map 7: Subject Property Shown on Historic 1937 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Table 4: Evaluation of the Cultural Heritage Value or Interest of 93 Trafalgar Road in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival architectural style. The one-and-a-half storey, former place of worship has a rectangular plan, front gable roof with rounded pork chop returns and clad with cedar shingles, lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass which are typical features associated with Gothic Revival architecture found in places of worship. The symmetrical brick structure includes a bumped-out vestibule on the façade which includes a gable roof clad, also clad in cedar shingles, and a small pointed arch opening with tracery and stain glass.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	93 Trafalgar Road does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	93 Trafalgar Road does not display a high degree of technical or scientific achievement. There is evidence to suggest that it was built by local tradespeople.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	93 Trafalgar Road has historical and associative value as the Village of Hillsburgh's former United Church. The Hillsburgh United Church building was originally located in Eramosa Township operating as Bethel Methodist Church from 1871 until its relocation to Hillsburgh in 1926. Although it no longer serves as a place of worship, the building has associative value as one of Hillsburgh's early places of worship serving the United Church congregation prior to its conversion into a residence/commercial space in 1978.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	93 Trafalgar Road does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	93 Trafalgar Road does not reflect the ideas of an architect, builder, designer, or theorist. Research indicates that the design of the building did not generate key ideas in the field of architecture.

Description	Criteria Met Yes/No	Value
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. 93 Trafalgar Road is legible as a historic structure formerly used as a place of worship and contributes to the heritage fabric of the streetscape and exhibits setback, massing, and decorative details consistent with the 19 th century streetscape.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	93 Trafalgar Road is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 93 Trafalgar Road is not functionally linked to its surroundings. The current structure was moved to the site in 1926. The property's function is not dependant on its surroundings. 93 Trafalgar Road is not visually linked to its surroundings.
The property has contextual value because it is a landmark	No	Although 93 Trafalgar Road is legible as a former place of worship it is not considered a landmark.

8.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival style.	<ul style="list-style-type: none"> • One-and-a-half storey Gothic Revival former place of worship • Symmetrical and rectangular plan • Front gable roof with rounded pork chop returns clad with cedar shingles • Lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass • Bumped-out vestibule with gable roof clad in cedar shingles • Pointed arch opening with tracery and stain glass on vestibule
93 Trafalgar Road has historical significance to the Village of Hillsburgh as the settlement's former United Church, which was built in 1871 in Eramosa Township and moved to Hillsburgh in 1926, before its conversion to a private residential/commercial space in 1978.	<ul style="list-style-type: none"> • Location along Trafalgar Road • One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details

Cultural Heritage Value or Interest	Heritage Attribute
93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh.	<ul style="list-style-type: none"> • One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details.

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

93 Trafalgar Road is located in proximity to the historic core of the village of Hillsburgh. It consists of a one-and-a-half storey former place of worship constructed in 1871 in the Gothic Revival architecture style.

Statement of Cultural Heritage Value or Interest

93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival architectural style. The one-and-a-half storey, rectangular plan, former place of worship has a front gable roof with rounded pork chop returns and clad with cedar shingles, lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass which are typical features associated with Gothic Revival architecture found in places of worship. The symmetrical brick structure includes a bumped-out vestibule on the façade which includes a gable roof clad, also clad in cedar shingles, and a small pointed arch opening with tracery and stain glass.

93 Trafalgar Road has historical and/or associative value as the Village of Hillsburgh's former United Church. The Hillsburgh United Church building was originally located in Eramosa Township operating as Bethel Methodist Church from 1871 until its relocation to Hillsburgh in 1926. Although it no longer serves as a place of worship, the building has associative value as one of Hillsburgh's early places of worship prior to its conversion into a residence/commercial space in 1978.

93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. 93 Trafalgar Road is legible as a historic structure formerly used as a place of worship and contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the 19th century streetscape.

Cultural Heritage Attributes

93 Trafalgar Road is a representative example of a former place of worship built in the Gothic Revival architectural style. The property contains the following heritage attributes that reflects this value:

- One-and-a-half storey Gothic Revival former place of worship
- Symmetrical and rectangular plan
- Front gable roof with rounded pork chop returns clad with cedar shingles
- Lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass
- Bumped-out vestibule with gable roof clad in cedar shingles
- Pointed arch opening with tracery and stain glass on vestibule

93 Trafalgar Road has historical and/or associative value as the Village of Hillsburgh's former United Church. The property contains the following heritage attributes that reflects this value:

- Location along Trafalgar Road
- One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details

93 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The property contains the following heritage attributes that reflects this value:

- Location along Trafalgar Road
- One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 8.0



Map 9: Map of Heritage Attributes of 93 Trafalgar Road

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 81 Trafalgar Road meets three of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under *O. Reg. 9/06* of the *OHA*.

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

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Appendix A: Figures and Historic Photos



**Figure 1: 93 Trafalgar Road, c. 1989
(WCMA 1989)**

**Evaluation of 114 Trafalgar Road
According to *Ontario Regulation 9/06*
Hillsburgh Urban Area
Town of Erin**

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

By
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HR- 489-2023
Project #: 2023-0042-10

27/11/2023

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHVI – Cultural Heritage Value or Interest
 CVR – Credit Valley Railway
 GRCA – Grand River Conservation Area
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 O. Reg. – Ontario Regulation

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1.0 INTRODUCTION

The Town of Erin has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 114 Trafalgar Road according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

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

2.1 Field Survey

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

2.2 Research

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

2.3 Consultation

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

2.4 Method Conclusion

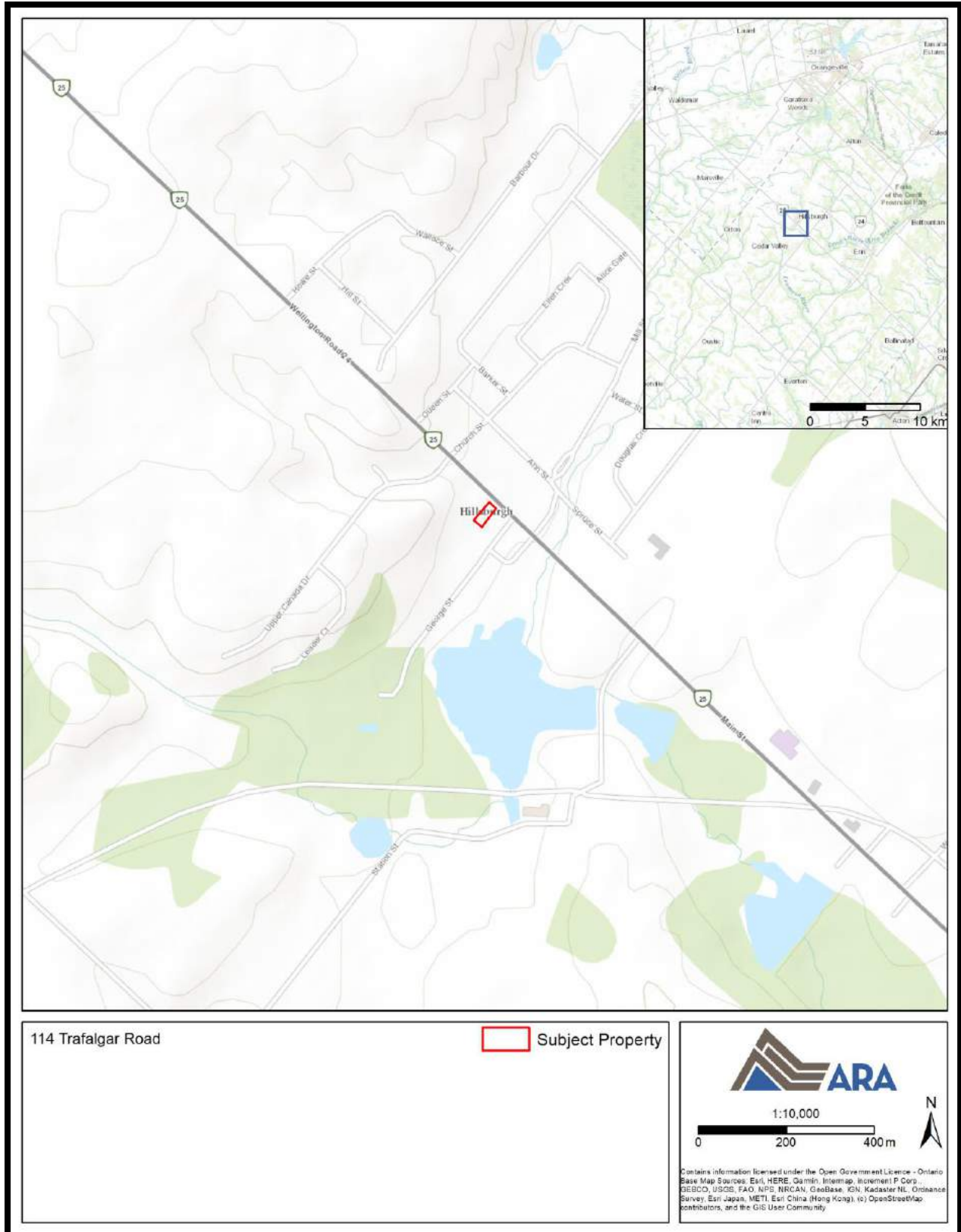
Using the results of the field survey and research detailed above, the CHVI of 114 Trafalgar Road is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

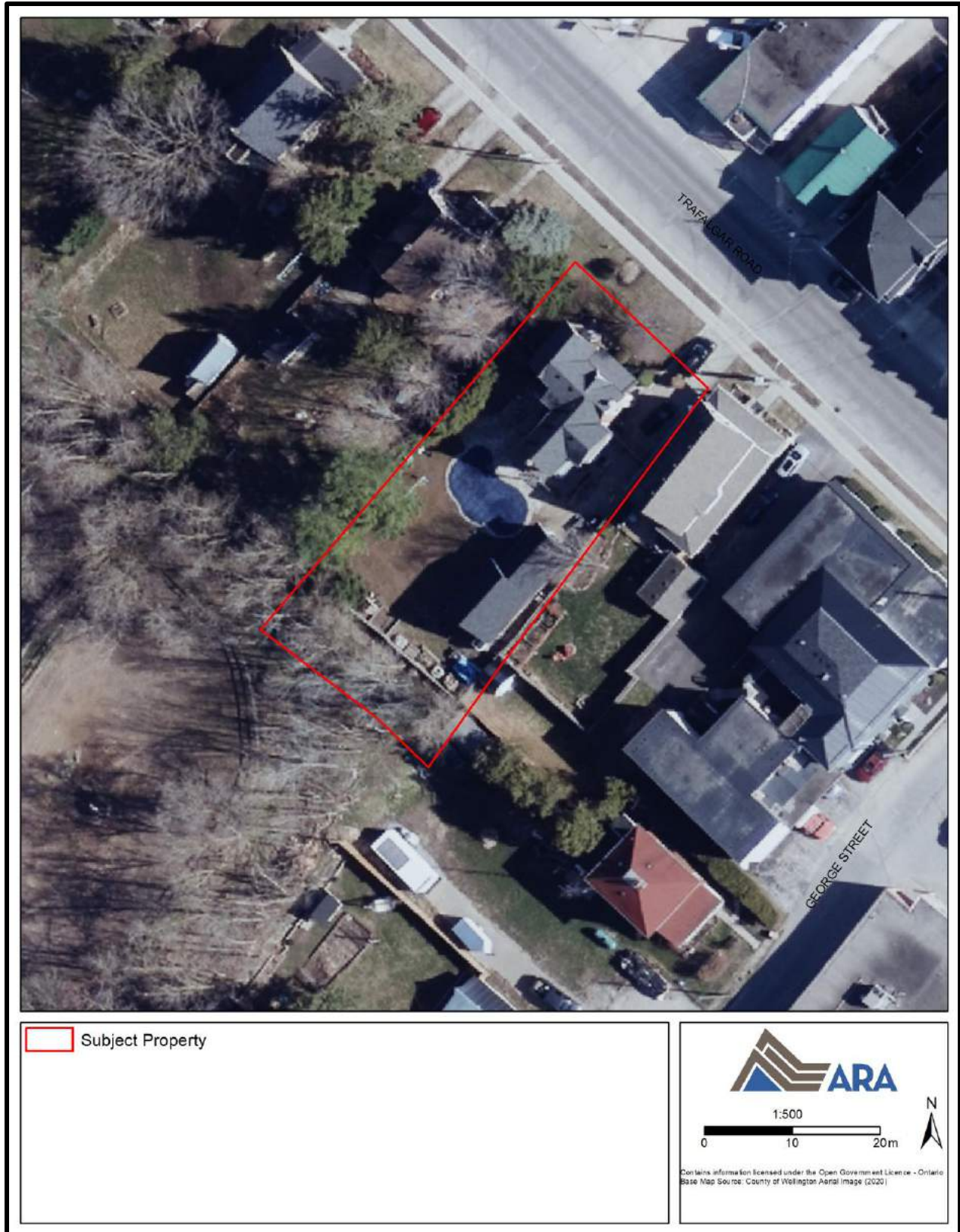
Civic Address: 114 Trafalgar Road, Hillsburgh, Town of Erin, ON

Legal Description: PART LOT 20 PLAN 62 ERIN

The property location is outlined on Map 1 and Map 2



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



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

4.0 PHOTOGRAPHS



Map 3: Image Location of Subject Property on Current Aerial Image
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)



**Image 1: Façade of 114 Trafalgar Road
(Photo taken October 19, 2023; Facing West)**



**Image 2: Detail of Roofline and Second Storey Openings of 114 Trafalgar Road
(Photo taken October 19, 2023; Facing West)**



**Image 3: Northeast Corner of 114 Trafalgar Road
(Photo taken October 19 ,2023; Facing Southwest)**



**Image 4: North Elevation of 114 Trafalgar Road
(Photo taken on October 19, 2023; Facing Southwest)**



**Image 5: Detail of Foundation of 114 Trafalgar Road
(Photo taken on October 19, 2023; Facing West)**



**Image 6: Detail of Bay Window of 114 Trafalgar Road
(Photo taken October 19, 2023; Facing West)**



**Image 7: Southeast Corner of 114 Trafalgar Road
(Photo taken October 19, 2023; Facing West)**



**Image 8: South Elevation and Rear Addition of 114 Trafalgar Road
(Photo taken October 19, 2023; Facing West)**



**Image 9: Context View of Trafalgar Road Looking South
(Photo taken on October 19,2023; Facing South)**



**Image 10: Context View of 114 Trafalgar Road from East Side of Trafalgar Road
(Photo taken on October 19,2023; Facing Southwest)**



**Image 11: Context View of Streetscape North of 114 Trafalgar Road
(Photo taken on October 19,2023; Facing Northwest)**

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Gothic Revival architecture style is rooted in medieval architecture and originated in England in the late 18th century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole “began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows” (1992:200). Over the following century the number of buildings which followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin that they become commonplace throughout England (McAlester 1992). In North America, the publication of design plans and patterns by Andrew Downing “in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)” popularized the style (McAlester 1992:200). With a great number of early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture “first appeared [in Canada] in the 1820’s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings” (Ricketts et al. 2011:55). As one of the most enduring of the revival style, the variation of the style’s application from residences to churches is evident throughout Ontario.

According to Ricketts et al. “the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects” without losing the quintessential features that distinguish the style (2011:73). As a result, several subcategories of the style emerge in Canada including Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of 19th century) (Ricketts et al. 2011). Not all Gothic Revival architecture is done of such a grand scale as the style’s application to smaller more modest residence is also widespread. In Ontario specifically, the Gothic Cottage, also known as the Ontario Cottage, became one of “the most pervasive Ontario residential style prior to 1950” (Kyles 2016).

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

114 Trafalgar Road demonstrates several Gothic Revival architectural features including steep gable and roof pitch, projecting bay, arched and lancet windows and door with decorative details, dichromatic brickwork, quoins, and decorative woodwork on gable peaks and porch.

A description of the architecture/design of 114 Trafalgar Road is as follows:

- Two-storeys detached residential building (Image 1, Image 3).
 - L-shaped floor plan with asymmetrical façade (Image 1, Image 3).
 - Cross gable roof with large front gable with return eaves end and central gable peak in recessed portion of L plan (Image 2, Image 3, Image 7).

- One-storey porch
 - South half of porch is open and north half is closed in.
 - Closed in area of porch is clad in board and batten which is painted grey.
 - Open area of porch appears to be supported by wooden posts. Concrete staircase with metal railing connects driveway to porch area on south elevation.
 - Porch has a low pitch lean-to roof finished with asphalt shingles.
 - Decorative trim is located under the roofline along the full length of the porch (Image 6, Image 7).
- Façade has intricate and heavy ornamentation including moulded fascia board, bargeboard, gingerbread trim, and finial (Image 1, Image 2).
- Fieldstone foundation (Image 4, Image 5).
- Dichromatic brickwork
 - Red brick envelope with decorative buff brick detailing around windows and doors (Image 3, Image 4, Image 5, Image 7).
 - Buff brick throughout all elevations appears to have been painted.
 - Buff brick quoins (Image 4, Image 5, Image 7).
 - Buff brick masonry course arranged in a cross pattern near the roofline.
- Roofline includes a wood frieze board and modern aluminum eaves and downspouts (Image 3, Image 7, Image 8).
 - Finished in modern asphalt shingles.
- Window and door openings on the side elevations have rectangular openings topped by a buff brick flat or “jack” arch (Image 3, Image 4, Image 8).
 - Windows appear to be newer six-over-six sash style windows.
- Upper storey façade window openings include a segmentally arched window in the large gable peak and a lancet window opening in the small center gable peak.
 - The segmentally arched opening in the gable is finished with buff brick detailing arranged in a way that creates a drip hood mould effect using brick headers and footers (Image 2).
 - Windows appear to be six-over-six sash style windows (Image 2).
 - Lancet window opening in central gable peak.
 - Decorative tracery of buff brick detailing around the opening (Image 2).
- Bay window on first storey of façade (Image 3).
 - Two-over-two sash style windows
 - All window openings on all elevations appear to include wood sills clad in metal and black metal surrounds, windows appear to be modern replacements (Image 2).
- Cinder block chimney located on south elevation (Image 8).
- Two-storey rear addition clad in board and batten with side gable roof (Image 8).
 - Rear addition follows a similar form and massing as the main building.
 - Modern asphalt shingle roof with gutters and downspouts.
- Landscaped front yard with mature trees (Image 7, Image 10).
- Setback from the road.
- Driveway along southeast elevation leads to rear parking lot.

When examined against the typical characteristics of the Gothic Revival style as outlined in *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016) and *Well Preserved* (Fram 2003), 114 Trafalgar Road meets all of the characteristics of the style and therefore can be considered representative of the Gothic Revival style (see Table 1).

**Table 1: Characteristics of Gothic Revival Architecture
(Adapted from Kyles 2016, Blumenson 1990, Fram 2003)**

Characteristics	Characteristics of 114 Trafalgar Road
One-and-a-half to two-storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes
Steep pitched central gable	Yes
Steep roof pitch	Yes
Generally symmetrical from part to part, though independent parts might be assembled irregularly	Yes
Projecting or recessed Bays	Yes
Vertical emphasis	Yes
Multiple gables	Yes
Pointed arches for windows and entrances	Yes
Porches with split post and shallow roof which span frontage	Yes
Decorative woodwork (expressed in finials, trim, verge boards, verandahs, or entrances)	Yes
Dichromatic Brickwork. (often expressed in voussoirs, quoins, or brick banding)	Yes

5.2 History

5.2.1 Town of Erin

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

5.2.2 Village of Hillsburgh

The first settler to what would become Hillsburgh was the William How family, English immigrants who settled on Lots 22 and 23, Concession 7, in 1821, who would eventually establish the first general store in the area. Although the general store would later be destroyed by an accidental gunpowder explosion, How’s pioneering endeavours resulted in the settlement being known as Howville. The name was changed to Hillsburgh when Nazareth Hill purchased Lot 25, Concession 7 in 1823 and built the area’s first hotel (Town of Erin 2023). Early businesses include Aaron Wheeler’s gristmill and sawmill (circa 1824), the How brothers’ Lower Mill (c. 1830s), along with

William How's general store and Nazareth Hill's hotel (Town of Erin 2023). A school was established in a small house as early as 1844, and a new red brick schoolhouse for the village was built in 1864 (Town of Erin 2023). Another mill was constructed between 1846 and 1852, when the Toronto milling and distilling firm Gooderham & Worts saw a need for a second mill at Hillsburgh. Accordingly, a second dam was built on the millpond in order to power an overshot wheel 24 feet in diameter. Owned and operated by Gooderham & Worts, this was their only mill on the Credit River, and it was kept in almost constant production. A cooperage was built as an addition to the mill to provide barrels using oak harvested from around Ballinafad, and horse teams were often taking the flour to Oakville's waterfront for distribution and sale (Kortright 1983, Town of Erin 2023).

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

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

A 1937 topographic map depicts Hillsburgh as similar in appearance to the mid-to-late 19th century. The boundaries of the commercial district had not changed, there were still numerous mill ponds along the creek, the CVR tracks ran through the town, however the configuration of the main thoroughfares remained fundamentally the same (see Map 7). The predominate change to the town's footprint is that there were several additional roads that had been added between 1877 and 1937, such as Station Street. A 1954 aerial photograph appears similar to the 1937 topographic map (see Map 8).

5.2.3 Site Specific History

According to historic maps, local historians, county directories and census data, **the building at 114 Trafalgar Road was likely built between 1863 and 1893 for either Dr. Thomas J. Young or one of the members of the Byrne family.** Below is a history of the property from 1860 until present day:

- The Crown Patent for the 50 acres comprising the west half of the east half of Lot 25, Concession 7, Erin Township was granted to Hiram Hill by the Crown on June 14, 1860 (see Table 2, LRO 61).
- An 1861 historical atlas indicates that the subject property was located on a parcel of land that belonged to Hiram Hill (see Map 4). The land containing the subject property appears to have a series of structures built on it, one of which was an inn. The subject property is located north of the creek in the developing downtown area of Hillsburgh village.
- In 1864, Hiram Hill sold all of Lot 20 on Unregistered Plan 62 to Thomas John York. The transaction also included Lot 21. As Plan 62 is unregistered, a date for its subdivision was not located.
 - Thomas John York was born in 1825 in Ireland. He married Sylvia Merrick (b. 1829) and the couple had at least six children: Sarah Jane (b. 1854), Frederick Jonathan (b.1855-1933), Thomas John Jr (b.1859), Martha Elizabeth (b. 1860), William (b. 1863) and Henry (b.1856). (Family Search 2023b).
 - At some point he qualified as a physician and was listed in an 1867 Wellington County directory as living in Hillsburgh, where he worked as a Physician and Coroner (Irwin & Burnham 1867). However, neither the civic address nor any information regarding his residence was mentioned.
 - By 1871, York was living in Orangeville (Family Search 2023b).
 - It appears that Dr. York returned to Hillsburgh at some point as the 1883 *Wellington County Gazetteer and Directory* lists Thomas J. York as an M.D. and coroner in Hillsburgh.
 - York died on August 10, 1898, in Gravenhurst, Muskoka, Ontario at the age of 72. His occupation was listed as a Physician at the time of his death (Family Search 2023b).
- On January 24, 1870, Thomas John York sold all of Lot 20, including other lands, to John Byrne.
 - John Byrne was born in 1832 in County Wicklow, Ireland. He married Rachel Watson (1836 – 1912) and the couple had two sons, William James and John Junior (Family Search 2023a).
 - Byrne owned a carriage works and blacksmith's shop in Hillsburgh, and at one point lived in a house next door to his business. He retired in the 1880s, and according to a local historian, built a large brick house called "Review Villa." His sons continued living in the family's old residence near the blacksmith's shop, which they called "Uno Park" (Carmichael 2001).
 - It is unclear if the subject property is either of these structures, as no corroboration was found regarding exactly where in the village these residences were located.
 - John Byrne owned multiple other lots in the village and might have also been involved in the establishment of the former St. John's Anglican Church located at 96 Trafalgar Road (LRO 61, Carmichael 2001).
 - The 1871 Canada Census recorded John Byrne, a 40-year-old smith and carriage maker, as living in Hillsburgh with his wife Rachel and two sons, as does the 1881 census. However, neither record contains any information regarding Byrne's address or type of residence (LAC 1871, LAC 1881).
 - County directories from 1879 and 1883 record a John Byrne as a freehold owner on Lot 24 in Concession 8, which is one concession south of the project area on the east side of Main Street (Trafalgar Road) (Armstrong & DeLion 1879, Evans 1883). By 1885, Byrne had moved to a property located on Lot 24, Concession 7, which, while on the west side of Main Street (Trafalgar Road), is still one

concession block south of the subject property. He is still living at the same location in 1887 and 1895 (Union Publishing 1885, Union Publishing 1887, Union Publishing 1895).

- In 1880, both Byrne brothers were living on Lot 25, Concession 8 in Hillsburgh, which is the location of the Byrnes' blacksmith and carriage works, as confirmed by a 1907 Fire Insurance Plan and a local historian (Union Publishing 1880, Goad 1907, Carmichael 2001). By 1887, John Byrne Junior was living on Lot 25, Concession 7, which may be the subject property. However, the specific address of the residence was not listed in the directory. His brother, W.J. Byrne, was living on Lot 23, Concession 7 (Union Publishing 1887). Finally, in 1895, John Byrne Junior had moved to Lot 25, Concession 8, whereas W.J. had moved to Lot 25, Concession 7, which could be the subject property (Union Publishing 1887, Union Publishing 1895).
- The 1891 census lists a 59-year-old Byrne and a 56-year-old Rachel Byrne as residing in a brick, two-storey, seven room house, and lists their sons John Junior and William living in a frame/wood one-storey residence, which cannot be the subject property (LAC 1891a, b). While the brick residence occupied by John Byrne Senior and his wife Rachel could possibly be the subject property, information from local directories indicates that John and Rachel Byrne were living on Lot 24, Concession 7, which is one concession block south of the subject property as early as 1885 and it is therefore unlikely that the residence at 114 Trafalgar Road is the one mentioned in the 1891 census.
 - It is possible, as previous directories note that one of the Byrne brothers was living on Lot 25, Concession 7 in both 1887 and 1895 that the subject property had been constructed and was rented to a tenant by the Byrne family at certain times and then reoccupied by family members later. This would explain the discrepancy between county directories and the census data, although no additional corroboration for this has been found and it is merely speculation.
- John Byrne, Senior died in 1911. His son William James "W.J." Byrne died in 1912, whereas John Byrne Junior lived until 1947. Both sons died unmarried and with no known descendants (Family Search 2023a).
- It is unclear when the residence at 114 Trafalgar Road was constructed. It was likely extant by 1893 and was definitely extant by 1907. as it is depicted in a 1907 Fire Insurance Plan for Hillsburgh village (Goad 1907). **Without additional corroboration, it can only be said that the residence was built at some point between 1863 and 1893 for either Dr. Thomas J. Young or a member of the Byrne family.**
- According to Walker and Miles' 1877 map of Erin Township, the subject property was located on the west side of Main Street (Trafalgar Road) in a block of development, although the individual structures and their purposes have not been indicated (see Map 5). The lot surrounding the developed block belonged to Gooderham & Worts, the Toronto-based distilling company who built a mill in Hillsburgh in the mid-nineteenth century. The subject property was located north of the CVR spur.
- John Byrne sold all of Lot 20, which consisted of one rood and two and a half perches, to Nancy Awrey on October 20, 1893.
- A 1907 Fire Insurance Plan indicates that the structure on the subject property was extant at that time (see Map 6). The former civic address of the property was 54 Trafalgar Road, and the structure consisted of a one-and-a-half storey, L-shaped frame building with a brick veneer and a one-storey frame addition to the rear. The subject property is located

in the middle of Hillsburgh village and is surrounded by residential and commercial structures that consist of frame, brick, and concrete.

- On December 13, 1911, David S. Awrey, the executor of Nancy Awrey's estate, took possession of the property and sold it for \$1,000 to Mary E. Awrey the same day. Mary Awrey retained the property until July 14, 1927, when she sold it to William J. Barbour for \$1,750. William Barbour sold all of Lot 20 to Ephraim T. Barbour a year later, on July 14, 1928, for \$2,500.
- A 1937 topographic map indicates that the subject property continued to be located on the west side of Main Street (Trafalgar Road) and north of George Street in the core of Hillsburgh village (see Map 7). There appears to be structure located on the subject property, but the construction method, individual owner, or structure's purpose (such as residential or commercial) has not been indicated.
- On October 26, 1948, Mary E. Sime and Margaret A. Gibson sold all of Lot 20 to Neil McFee for \$3,500.
- A 1954 aerial photograph resembles the 1937 topographic map (see Map 8). The village's core, located along Main Street (Trafalgar Road) was well developed, and there appears to be a structure located within the boundaries of the subject property, but as the resolution of the photo is poor, more detail cannot be discerned.
- A certificate for McFee's estate was granted in 1958, and on June 1, 1961, the executors of Neil McFee sold all of Lot 20 to Edgar H. MacDonald.
- Seven years later, on July 16, 1968, Edgar MacDonald sold part of Lot 20 to Margaret M. O'Sullivan.
- After Margaret O'Sullivan sold the property on October 25, 1971, 114 Trafalgar Road passed through numerous owners, including William and Ruth Oliver (1971 – 1979), Stephen J. Clarke, who was forced to sale due to foreclosure (1979 – 1982), George and Carol Graham (1982 – 1986), and Roy and Anita Parliament (1986 – 1988).
- On January 26, 1988, the Parliaments granted part of Lot 20 to James and Cynthia Priddle. James Priddle assumed sole ownership on January 26, 1996.
- In 1999, James Priddle transferred the subject property to Lawrence Erwin and Krista Ingleson, who in turn transferred the property to Edward Bandurka and Shannon Duxbury on December 6, 2002.
- In 2007, Shannon Duxbury became the sole owner of 114 Trafalgar Road, but in 2010 the property was transferred to Nicole and Paul Chambers by CIBC Mortgages.
- On April 25, 2014, the Chambers' transferred the property to Brienne and Justin Tambini.
- On May 31, 2022, Brienne and Justin Tambini transferred the subject property to Clark Bullock and Margaret Battah, although on June 1, 2022, Clark Bullock registered a property owner name change to Clark Bullouch. Clark Bullouch and Margaret Battah are the current owners of 114 Trafalgar Road.

**Table 2: Summary of Property Ownership at 114 Trafalgar Road
(LRO #61)**



Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	14 Jun 1860	Crown	Hiram Hill et ux	West ½ of E ½ Lot 25 Con 7, 50 ac
23542	B&S	15 Apr 1864	Hiram Hill et ux	Thomas John York	All, including Lot 21, Plan 62
1071	B&S	24 Jan 1870	Thomas John York	John Byrne	All + OL
7503	B&S	20 Oct 1893	John Byrne et ux	Nancy Awrey	All 1 rood 2 ½ perches

Instrument #	Instrument	Date	Grantor	Grantee	Comments
11499	B&S	13 Dec 1911	David S. Awrey, exr of Nancy Awrey	David S. Awrey	All 1 rood 2 ½ perches, \$1
11500	B&S	13 Dec 1911	David S. Awrey	Mary E. Awrey	All 1 rood 2 ½ perches, \$1000
14417	Grant	4 Mar 1927	Mary E. Awrey	William J. Barbour	All 1 rood 2 ½ perches, \$1750
14717	Grant	14 Jul 1928	William J. Barbour et ux	Ephraim T. Barbour	All 1 rood 2 ½ perches, \$2500
17901	Grant	26 Oct 1948	Mary E. Sime (?), Margaret A. Gibson	Neil McFee	All Lot 20, \$3500
M-70	Certificate	5 Feb 1958	Treasurer of Ontario	Estate of Neil McFee	All Lot 20
M-21042	Grant	1 Jun 1961	Jessie Baldwin, Ross McFee, exrs of Neil McFee	Edgar H. MacDonald	All Lot 20 Plan 62 (1 rood 1 ½ perches), \$1
M-76146	Grant	16 Jul 1968	Edgar H. MacDonald et ux	Margaret M. O'Sullivan	Part, \$2
M-111319	Grant	25 Oct 1971	Margaret M. O'Sullivan	William T. and Ruth S. Oliver	Part, \$2
222395	Deed	19 Sep 1979	William T. and Ruth S. Oliver	Stephen J. Clarke	Part, \$2
222396	Mortgage	18 Sep 1979	Stephen J. Clarke	Credit Foncier Trust Co	Part as in 222395
250739	Deed	15 Feb 1982	Credit Foncier Trust Co	Canada Mortgage & Housing Corp	Part under Power of Sale in 222396
256661	Deed	20 Aug 1982	Canada Mortgage & Housing Corp	George & Carol Graham	Part
524382	Grant	4 Apr 1986	George K. and Carol E. Graham	Roy D. and Anita L. Parliament	Part Lot 20
572129	Grant	29 Apr 1988	Roy D. and Anita L. Parliament	James and Cynthia Priddle	Part as in 524382
745312	Transfer	26 Jan 1996	James Priddle and Cynthia Hayes	James Priddle	Part as in 524382
61R-6393	Plan Reference	21 Feb 1994	Corp. Township of Erin	--	
RO810831	Transfer	12 Nov 1999	James Priddle	Lawrence Erwin and Krista Ingleson	
WC13641	Transfer	6 Dec 2022	Lawrence Erwin and Krista Ingleson	Edward Bandurka and Shannon Duxbury	
WC190143	Transfer	12 Oct 2007	Edward Bandurka and Shannon Duxbury	Shannon Duxbury	
WC277587	Power of Sale	14 May 2010	CIBC Mortgages	Nicole and Paul Chambers	
WC401172	Transfer	25 Apr 2014	Nicole and Paul Chambers	Brienne Elizabeth and Justin Tambini	
WC674619	Transfer	31 May 2022	Brienne E. and Justin Tambini	Clark Bullock and Margaret E. Battah	\$1,200,000
WC674647	Owner Name Change	1 Jun 2022	Clark Bullock	Clark Bulloch	






5.3 Context

- Located at 114 Trafalgar Road, in the core of the historic Village of Hillsburgh
 - While not in the commercial core of the Village, the subject property remains within the residential part of the historic village core.
 - The “core” comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
- The building is situated along the west side of Trafalgar Road.
- Roadway cross-section includes a paved sidewalk with concrete curb and sewer.
- The Trafalgar Road streetscape character can be described as follows:
 - For the purposes of this report, geographically, the Trafalgar Road streetscape includes Trafalgar Road from approximately Queen Street though Jane Street, running the length of the entire core of Historic Village of Hillsburgh, which is in keeping with the core as shown in historic mapping (see Map 4 Map 7 Map 8).
 - The core comprises a residential portion between Queen and Jane Street and a commercial portion between Church and Station Street.
 - Comprised of predominantly one to two-and-a-half storey buildings.
 - Primarily brick construction (most are red brick).
 - Modest setbacks along the street.
 - Many buildings share similar features including dichromatic brickwork and decorative wood detailing.
 - Many of the buildings along Trafalgar Road streetscape date from the 19th century and early 20th century in a variety of architectural styles. Table 3 lists a selection of the buildings based on the inventory provided by the Town including a brief description, year constructed, and photos to support the description of the character of Trafalgar Road.


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

Address	Brief Description	Est. Year Constructed	Photo
21 Trafalgar Road	Church, gothic revival two-storey, dichromatic brickwork	1888	
23 Trafalgar Road	Residence, one-and-a-half storey	Circa 1890	

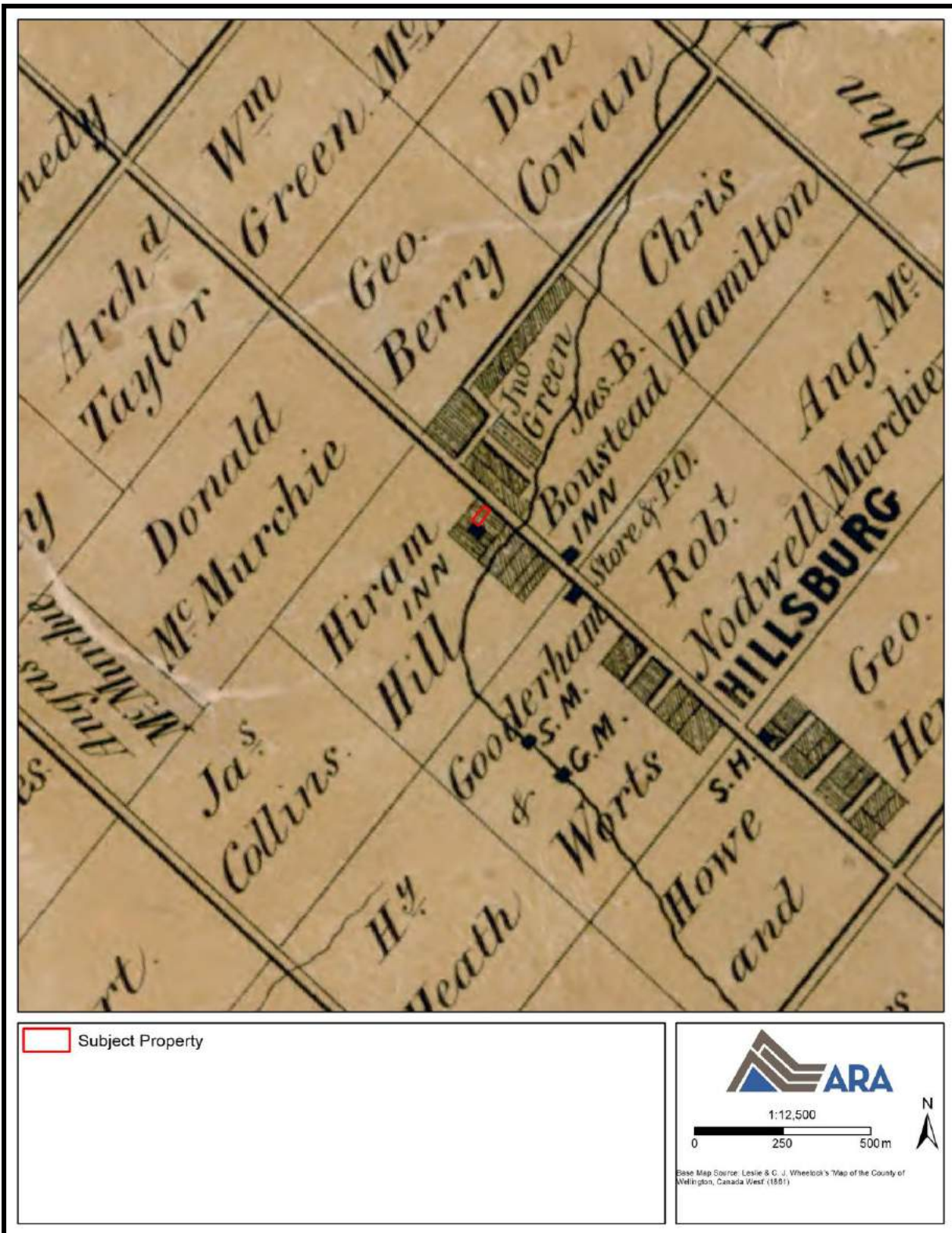
Address	Brief Description	Est. Year Constructed	Photo
29 Trafalgar Road	Hillsburgh Feed mill (originally schoolhouse), brick, one-and-a-half storey	1864	
32 Trafalgar Road	Residence, one-storey, dichromatic brickwork	Unknown	
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard on porch,	1895	

Address	Brief Description	Est. Year Constructed	Photo
68 Trafalgar Rd	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard on porch and in gables	1892	
74 Trafalgar Road	Residence, gothic revival, red brick, dichromatic brickwork in quoining and hoodmoulds, bargeboard in gables	1879	
81 Trafalgar Road	Residence, Italianate, red brick construction with stone quoins and arched openings. Hip roof with carved paired wood brackets.	1882	
83 Trafalgar Road	Church, gothic revival, one-and-a-half storeys, stone	1869	
90 Trafalgar Rd	Victorian – Red brick, yellow coining	1892	

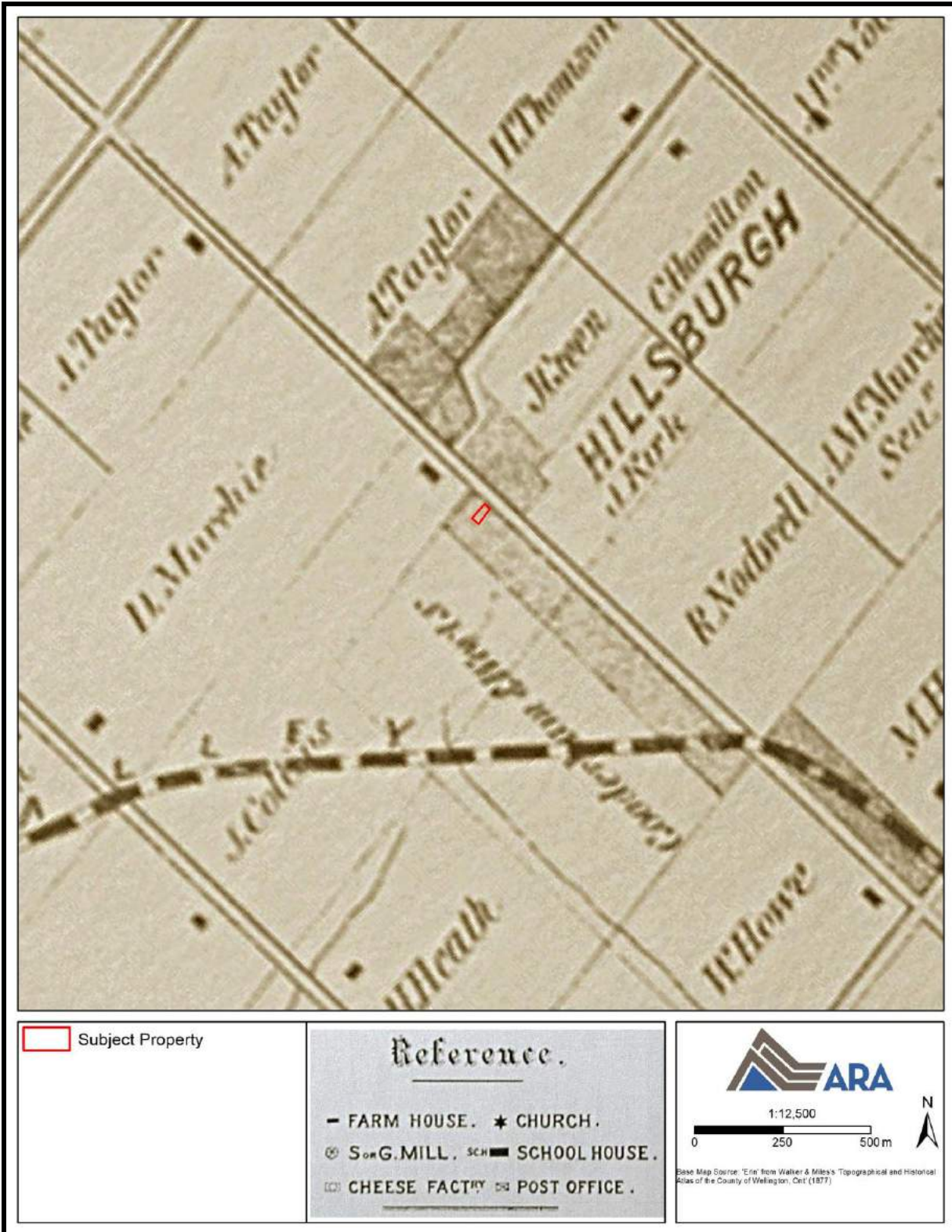
Address	Brief Description	Est. Year Constructed	Photo
92 Trafalgar Rd	Commercial – red brick	1887	
93 Trafalgar Road	Church, gothic revival, parged envelope, pointed arch openings.	1871	
96 Trafalgar Rd	Church, gothic revival, red brick, one-and-a-half storeys	Circa 1890	
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	

Address	Brief Description	Est. Year Constructed	Photo
132 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	Between 1891 and 1907	

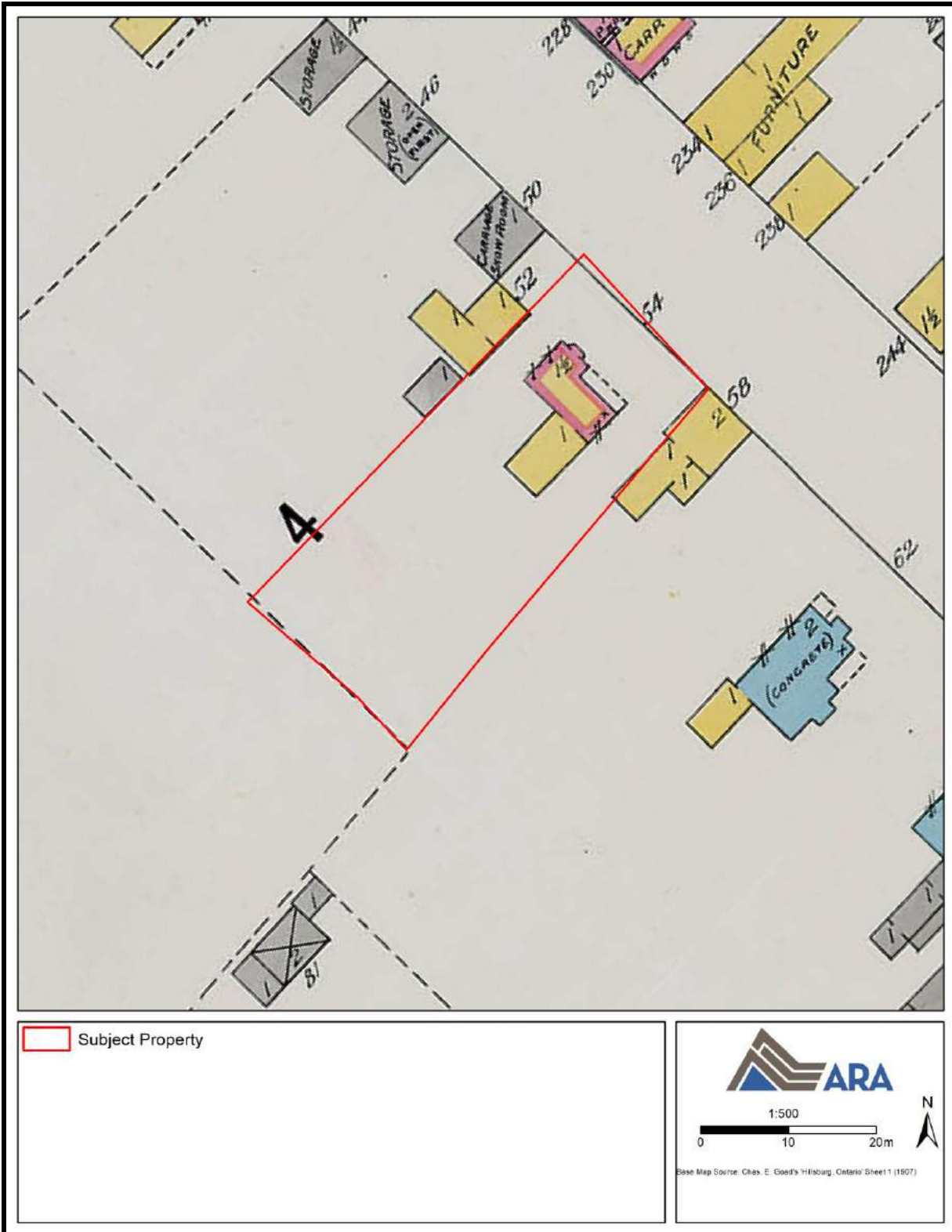
6.0 MAPS



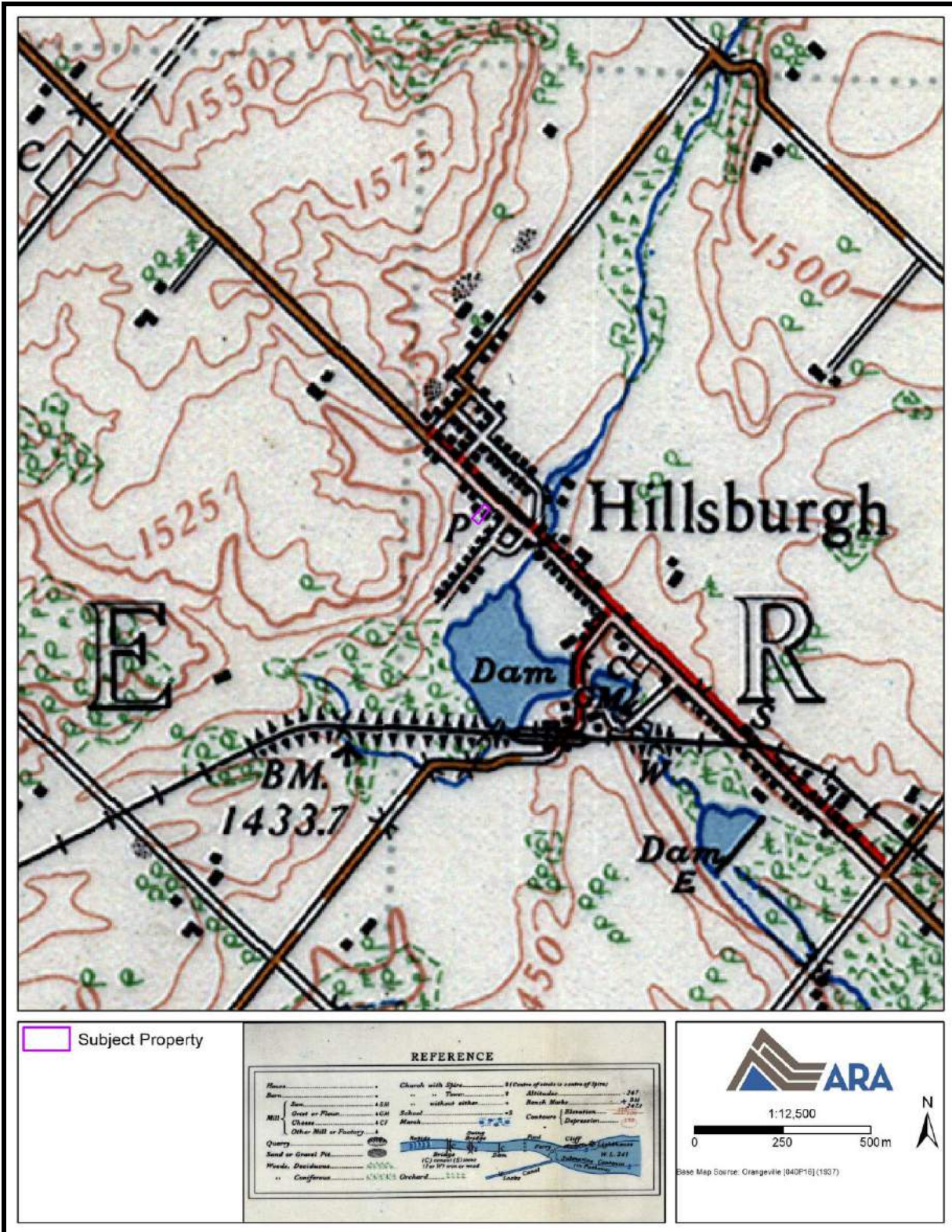
Map 4: Subject Property Shown on 1861 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



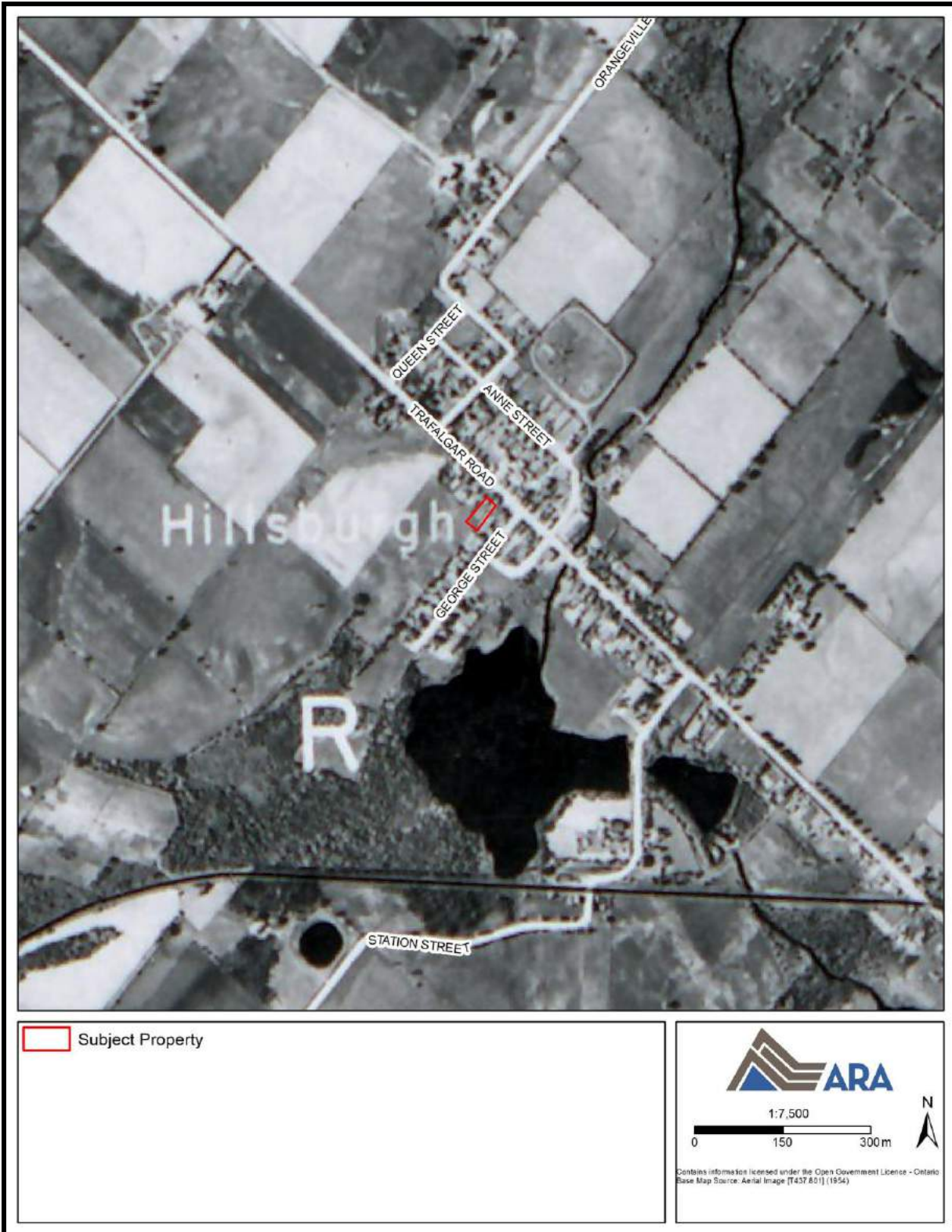
Map 5: Subject Property Shown on 1877 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 6: Subject Property Shown on a 1907 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1907)



Map 7: Subject Property Shown on a Historic 1937 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 8: Subject Property Shown on 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

7.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 114 Trafalgar Road according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of 114 Trafalgar Road in Accordance with O. Reg. 9/06

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	114 Trafalgar Road is a representative example of the Gothic Revival architectural style. The two-storey L-shaped plan house has a cross gable roof, large front gable and central gable peaks which is typical of Gothic Revival structures. The dichromatic brickwork expressed in the decorative drip hood moulds, jack arch window treatments, quoins, and the brick course arranged in a cross pattern near the roofline along with the lancet window, bay window, and segmentally arched window openings are typical of the Gothic Revival style. The intricate and decorative ornamentation including moulded fascia board, bargeboard, gingerbread trim, and finial, are also representative of the Gothic Revival architecture style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	114 Trafalgar Road does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	114 Trafalgar Road does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	114 Trafalgar Road is associated with Dr. Thomas J. York and the Byrne family, who were both early settlers and carried out important services in the community. Dr. Thomas York, worked as both a physician and coroner and John Byrne, was the owner of a carriage and blacksmith's shop in Hillsburgh. As it is unclear the exact date of construction of the building at 114 Trafalgar Road or its original owner at the time of construction, no direct association with an event of belief or direct association with a theme, event, belief, person, organization or institution that is significant to the surrounding community can be determined.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	114 Trafalgar Road does not have the potential to yield information that contributes to the understanding of its community. There is no evidence that this property would offer new knowledge or a greater understanding of particular aspects of the community's history.

Description	Criteria Met Yes/No	Value
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	No	114 Trafalgar Road Street does not reflect the ideas of an architect, builder, designer, or theorist. Research did not reveal a builder or architect associated with the property. Research indicates that the design of the residence did not generate key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	114 Trafalgar Road is important in supporting the 19 th century character of Trafalgar Road in the historic village of Hillsburgh. The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between properties strengthens their contribution to the historic character of the area including red brick construction with dichromatic brickwork and decorative woodwork. 114 Trafalgar Road contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the streetscape.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	No	114 Trafalgar Road is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 114 Trafalgar Road is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 114 Trafalgar Road is not visually linked to its surroundings. Although the streetscape is a 19 th century streetscape that is not a significant visual link that would warrant consideration under this criterion.
The property has contextual value because it is a landmark	No	114 Trafalgar Road does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus, the structure is part of the fabric of the street rather than a visual landmark.

8.0 HERITAGE ATTRIBUTES

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

Table 5: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
114 Trafalgar Road is a representative example of the Gothic Revival style.	<ul style="list-style-type: none"> • Two-storey Gothic Revival residence • L-shaped plan • Cross gable roof with large side gable • Large front and side gables with steep central gable peak

Cultural Heritage Value or Interest	Heritage Attribute
	<ul style="list-style-type: none"> • The decorative ornamentation including moulded fascia board, bargeboard, gingerbread trim, and finial • Dichromatic brickwork expressed in the decorative drip hood moulds, jack arch window treatments, quoins, and in the brick course arranged in a cross pattern near the roofline • Segmentally arched window opening on façade and rectangular window openings on side elevations • Lancet window in gable peak • Bay window
114 Trafalgar Road is important in supporting the 19 th century character of Trafalgar Road in the historic village of Hillsburgh.	<ul style="list-style-type: none"> • Two-storey Gothic Revival residence including massing, setback, and decorative details

9.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

114 Trafalgar Road is located on the west side of Trafalgar Road in the Village of Hillsburgh. The property is in the historic core of the settlement and consists of a two-storey Gothic Revival residence, with a cross gable roof, constructed in the late 19th century.

Statement of Cultural Heritage Value or Interest

114 Trafalgar Road is a representative example of the Gothic Revival architectural style.

The two-storey L-shaped plan house has a cross gable roof, large front gable and central gable peaks which is typical of Gothic Revival structures. The dichromatic brickwork expressed in the decorative drip hood moulds and jack arch window treatments, quoins, and the brick course arranged in a cross pattern near the roofline along with the lancet window, bay window, and segmentally arched window openings are typical of the Gothic Revival style. The intricate and decorative ornamentation including moulded fascia board, bargeboard, gingerbread trim, and finial, are representative of the Gothic Revival architecture style.

114 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh.

The streetscape is comprised of predominantly one to two-and-a-half storey residential and commercial buildings of primarily brick construction and with modest setbacks along the street. Furthermore, the stylistic similarities between properties strengthens their contribution to the historic character of the area including red brick construction with dichromatic brickwork and decorative woodwork. 114 Trafalgar Road contributes to the heritage fabric of the streetscape and exhibits setback, massing and decorative details consistent with the streetscape.

Cultural Heritage Attributes

114 Trafalgar Road is a representative example of the Gothic Revival style. The property contains the following heritage attributes that reflects this value:

- Two-storey Gothic Revival residence
- L-shaped plan
- Cross gable roof with large side gable

- Large front and side gables with steep central gable peak
- Ornate bargeboard on both front gables
- The decorative ornamentation including moulded fascia board, bargeboard, gingerbread trim, and finial.
- Dichromatic brickwork expressed in the decorative drip hood moulds, jack arch window treatments, quoins, and the brick course arranged in a cross pattern near the roofline.
- Segmentally arched window openings
- Lancet window in gable peak
- Bay window

114 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. The property contains the following heritage attributes that reflect this value:

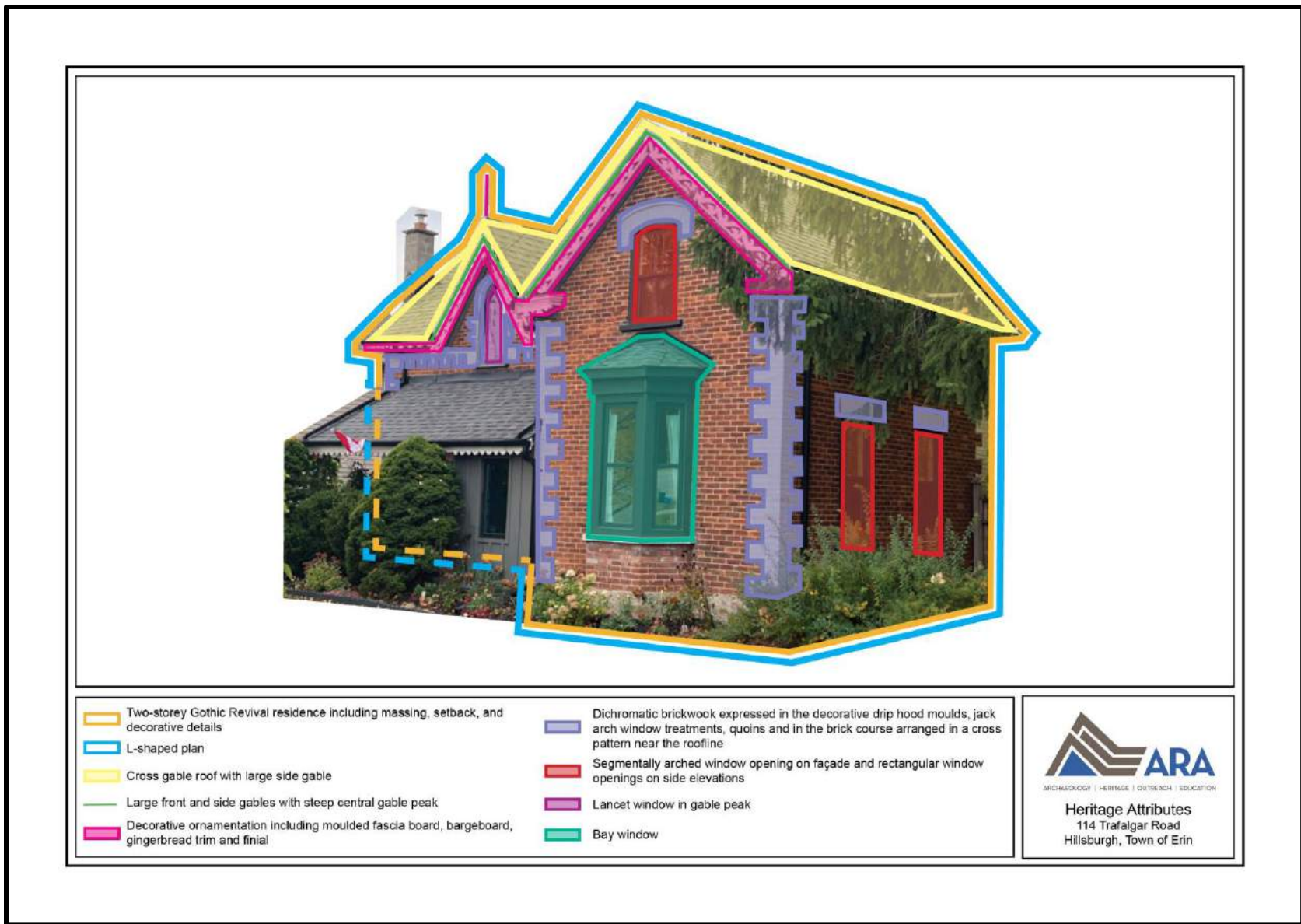
- Two-storey Gothic Revival residence including massing, setback, and decorative details

The following are not heritage attributes:

- Rear addition
- Cinder block chimney
- Closed in front porch

10.0 MAP OF HERITAGE ATTRIBUTES

The following figures display the heritage attributes as outlined above in Section 8.0.



Map 9: Heritage Attribute Map of 114 Trafalgar Road

11.0 CONCLUSIONS

O. Reg. 9/06 of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 114 Trafalgar Road meets two of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

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

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