

**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).

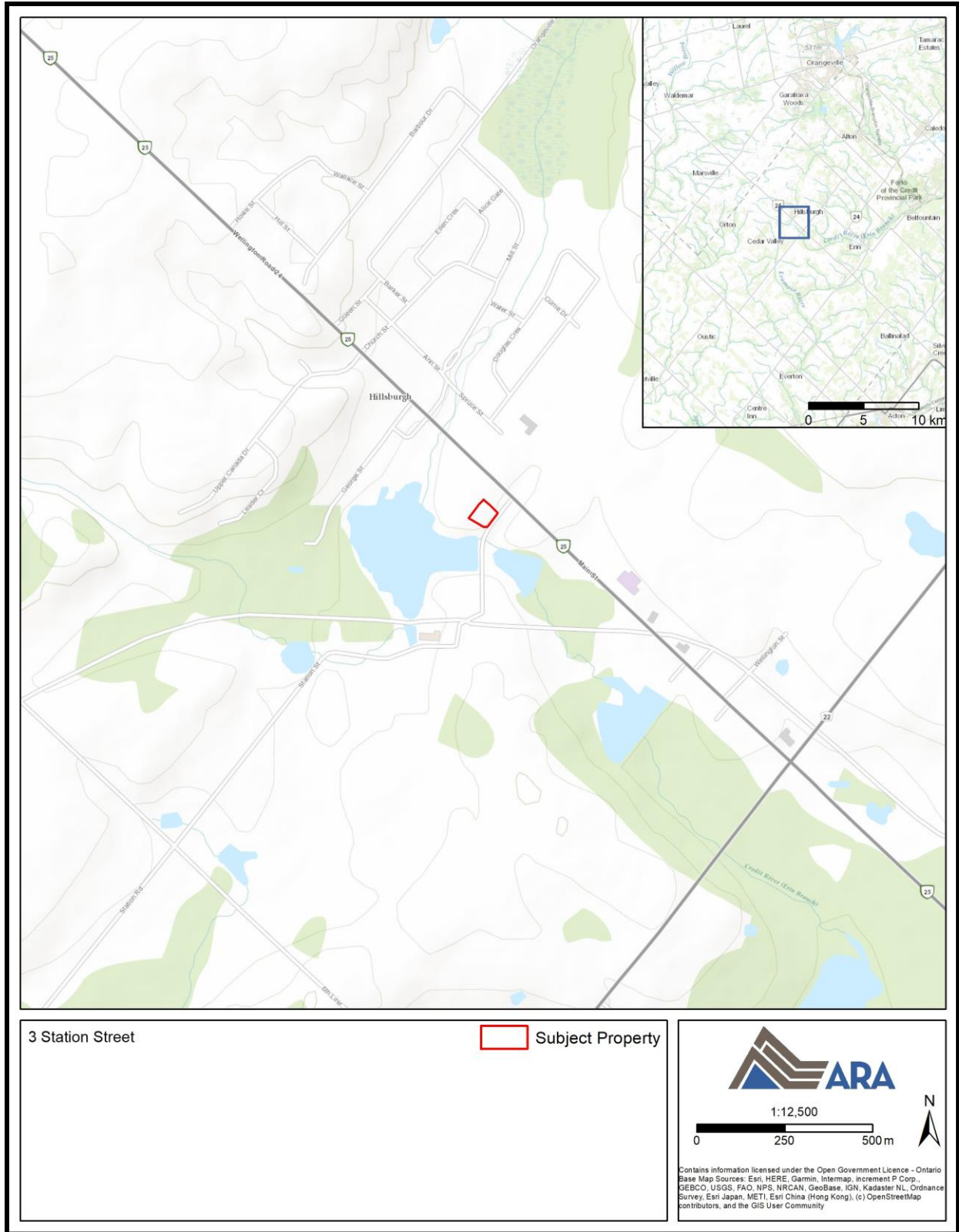
2.4 Method Conclusion

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; Ricketts 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	

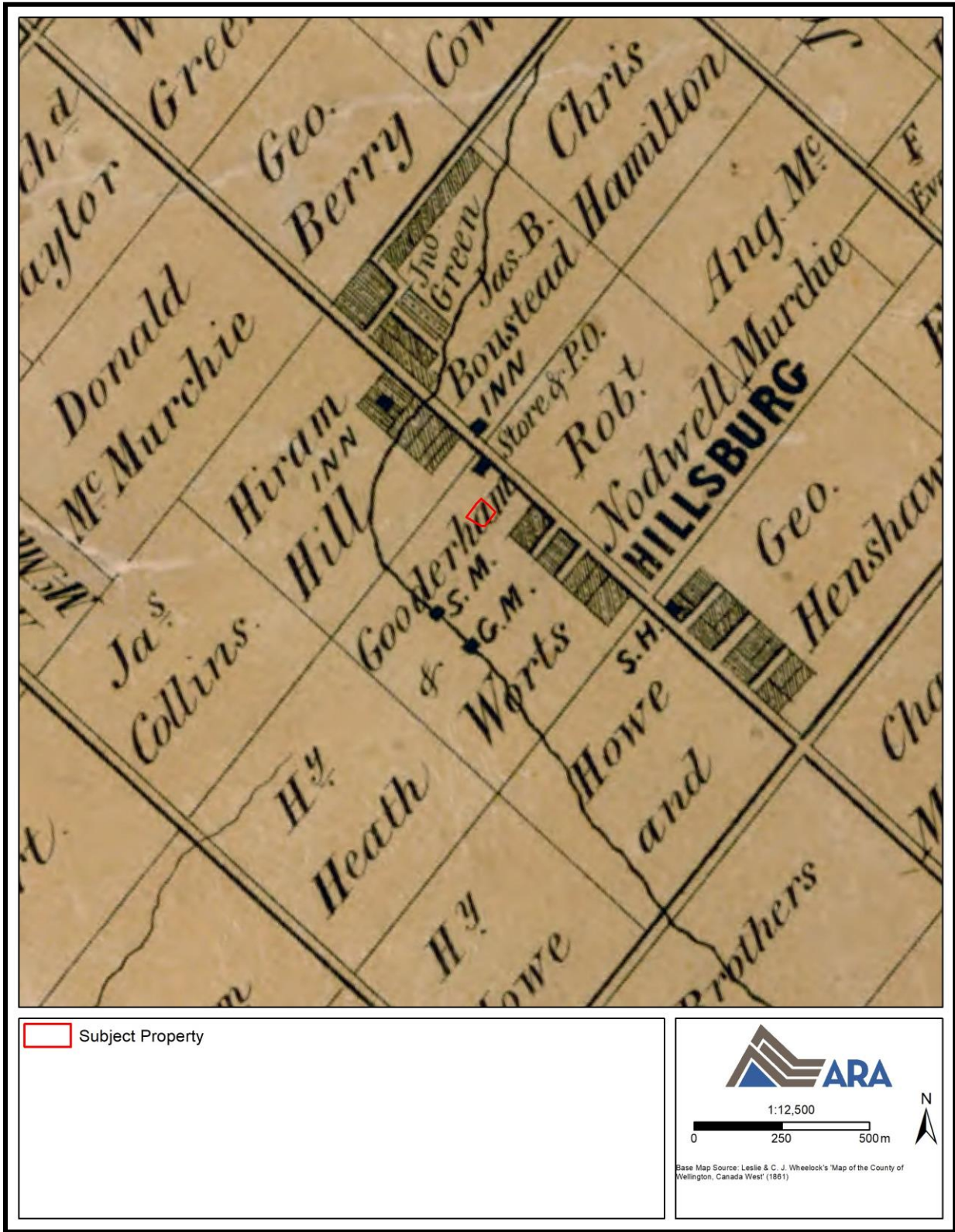
Address	Brief Description	Est. Year Constructed	Photo if Available
36 Trafalgar Road	Residence, one-and-a-half-storey, red brick	Circa 1880	
58½ Trafalgar Rd	Residence, Stone mill	Unknown	
63 Main Street	Residence, red brick, dichromatic brickwork in quoining and hoodmoulds, wood brackets and bargeboard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

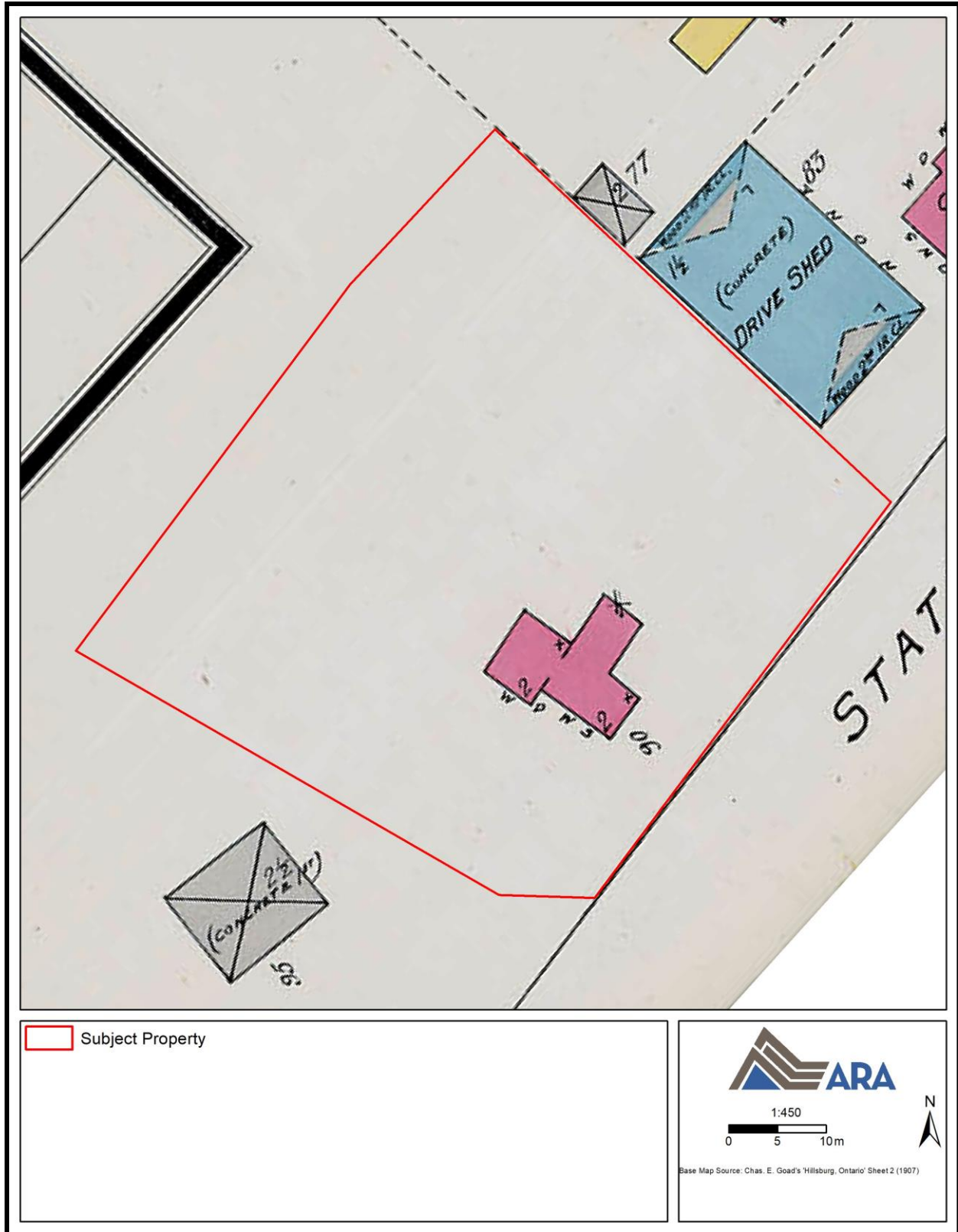
Address	Brief Description	Est. Year Constructed	Photo if Available
118 Trafalgar Rd	Residence, two-and-a-half storeys, stone construction	1907 and 1921	
120 Trafalgar Rd	Residence, Red-brick, two storey, stone hoodmoulds, decorative bargeboard on the porch, wood brackets	1891-1907	
132 Trafalgar Rd	Residence,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

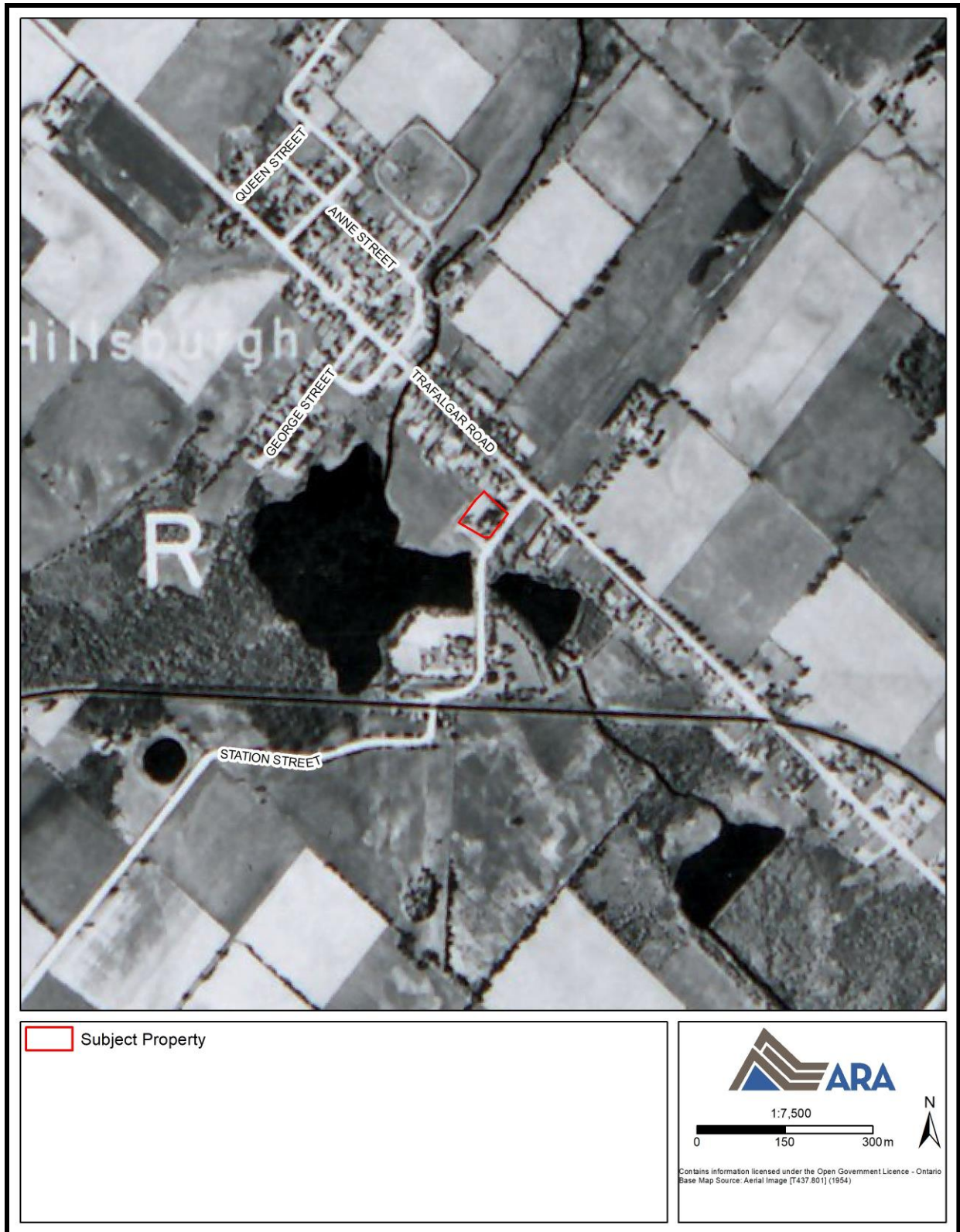
6.0 MAPS



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



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



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:

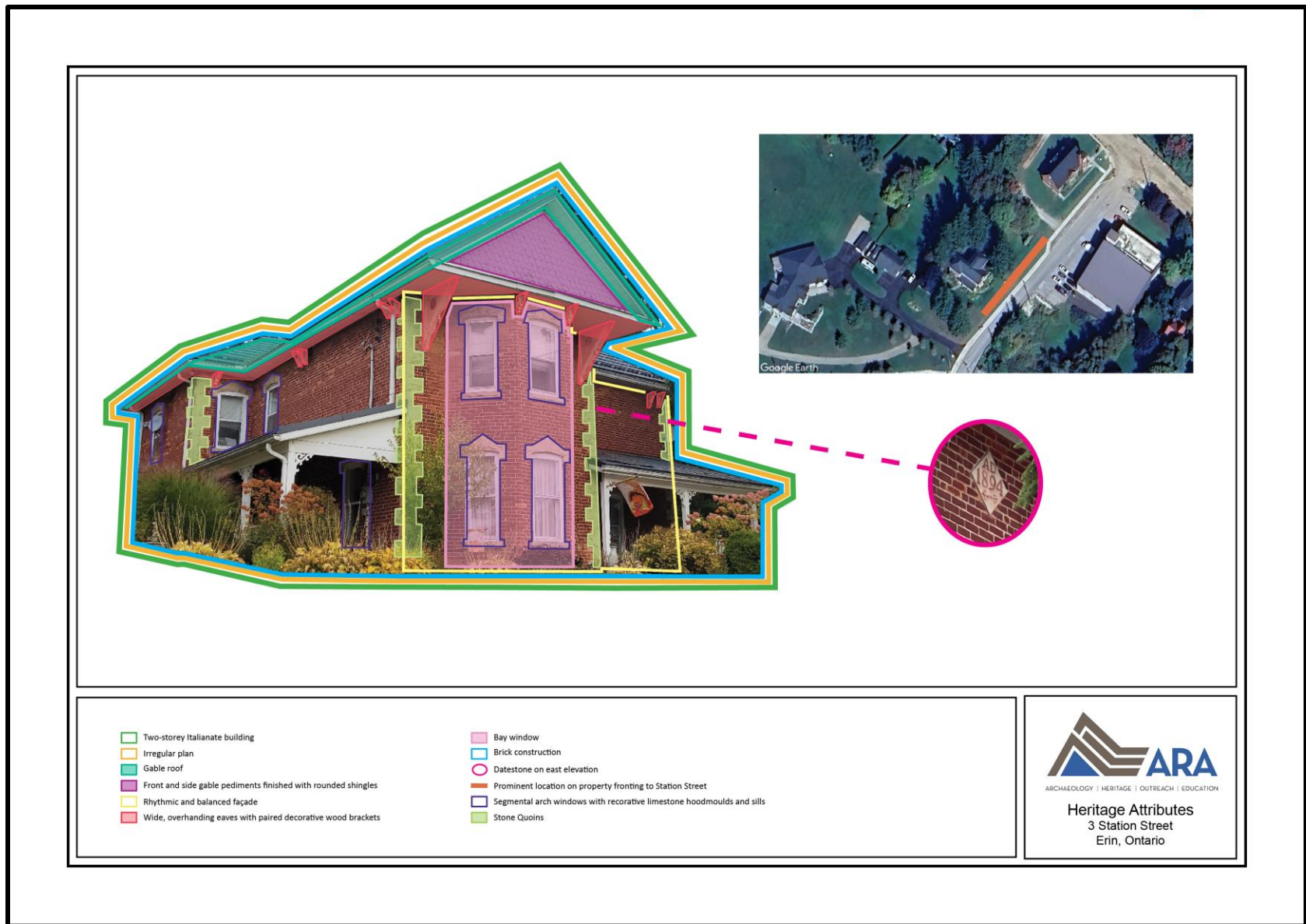
- Two-storey Italianate building
- Red brick construction
- Datestone on east elevation “ AD 1894”
- Prominent location on property fronting to Station Street

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)

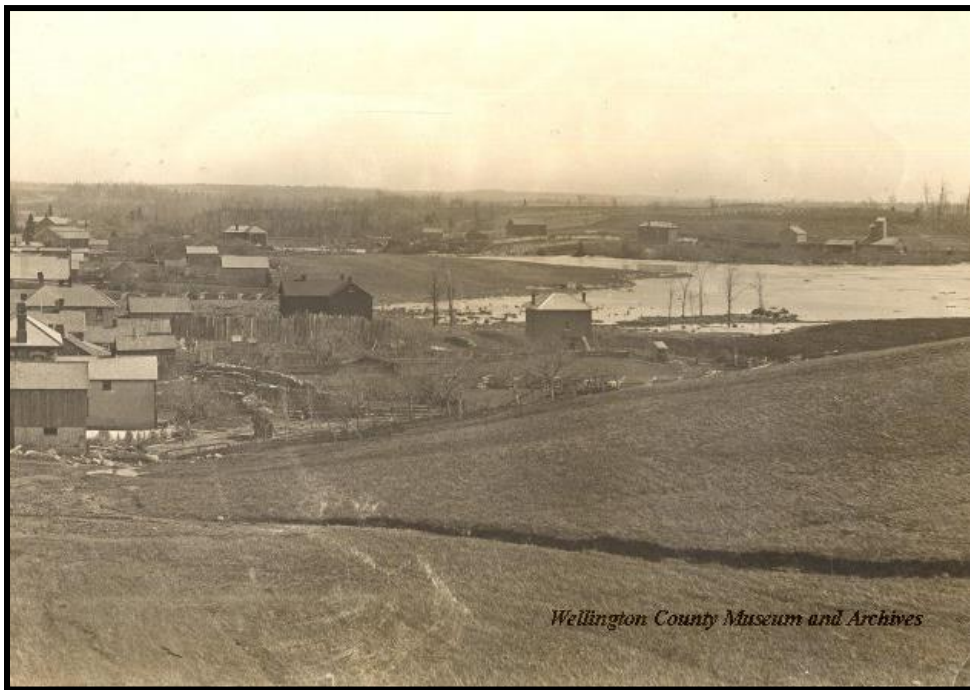


Figure 2: Houses on Station Street, Isaiah Awrey House on Left, c. 1902 (WCMA 2010a)



**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)**



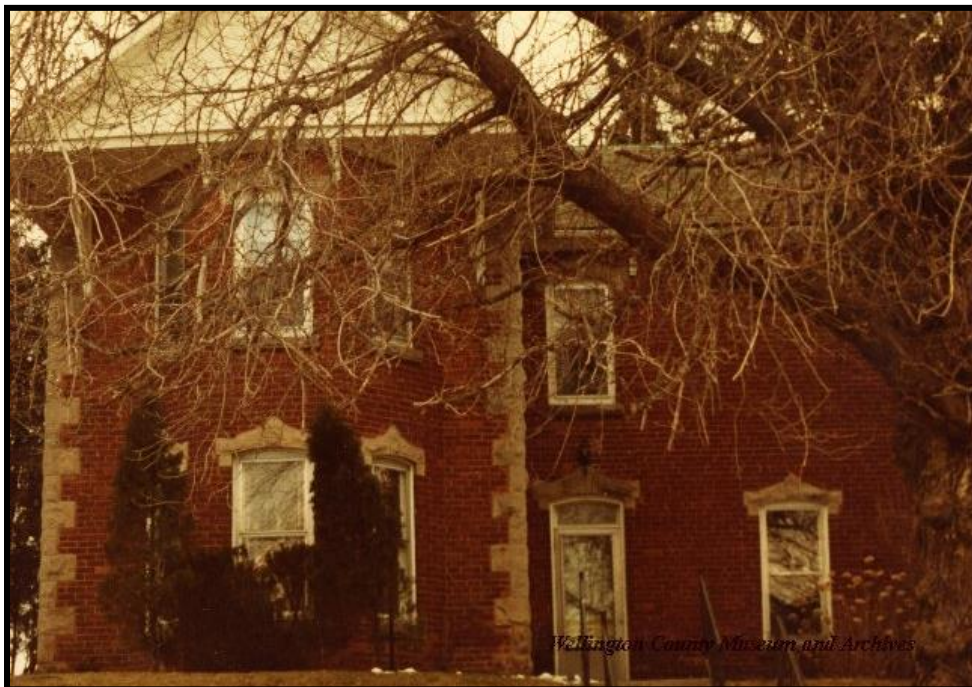
**Figure 5: Isaiah Awrey House, 1950
(WCMA 2022b)**



**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)