



**TOWN OF ERIN HERITAGE COMMITTEE**

**Agenda**

**Monday Dec.16, 2024**

**7:00 pm**

**Meeting Room, Town Hall**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Declaration Pecuniary Interest**
- 4. Adoption of Minutes- Nov.18, 2024**
- 5. Business Items**
  - 5.1 Delisting and Initiating the Heritage Designation of Seven Properties – Village of Hillsburgh**
  - 5.2 2025 Projects**
  - 5.3 Correspondence**
- 6. Other Business**
- 7. Next Meeting**
- 8. Adjournment**



Town of Erin

# Corporate Report

<b>To:</b> Town of Erin Heritage Committee	<b>Report Number:</b> PD2024-20
<b>Presented/ Prepared By:</b> David Waters, Manager of Planning & Development	<b>Meeting Date:</b> 12/16/2024

## Subject

Delisting and Initiating the Heritage Designation of Seven Properties – Village of Hillsburgh

## Recommendation

**That the Town of Erin Heritage Committee (TEHC) supports the recommendation of Council to initiate the designation of the seven properties listed herein in accordance with Part IV, Section 29 of the Ontario Heritage Act.**

## Highlights

In September 2023, the Town initiated the heritage designation process for the remaining seven listed heritage properties in the Village of Hillsburgh by issuing a non-statutory Advisory Letter to property owners. In March 2024, Town staff received direction from Council to publish the Notice of Intention to Designate (NOID) for the seven (7) properties located in the Village of Hillsburgh.

Within the 120-day period prescribed by the Ontario Heritage Act following the issuing of the NOIDs, Council did not pass the heritage designation by-laws for the seven properties. As a result, these properties are automatically delisted from the Town's Heritage Registry and cannot be relisted for a period of 5 years.

The Ontario Heritage Act enables the Town to start the heritage designation process for the seven properties following consultation with the TEHC even if an objection was received by the Town from any of the seven owners. Staff reported to Council on November 28, 2024, and received direction to initiate the heritage designation process for the seven properties listed herein after consulting with the TEHC prior to issuing a new NOID to each owner of property.

Municipalities in Ontario now have until January 1, 2027, to issue a NOID to designate listed properties before these properties are removed from the Heritage Registry and cannot be relisted for a period of 5 years.

## Background

The Town retained Archaeological Research Associates Ltd. (ARA) to prepare heritage evaluation reports for the seven properties in the Village of Hillsburgh to determine

whether they contain sufficient cultural heritage value or interest to merit designation under Part IV, Section 29 of the OHA, satisfying several criteria under the Ontario Regulation 9/06 as amended by Ontario Regulation 569/22.

The seven properties are: 3 Station Street, 12 Orangeville Street, 18 Anne Street, 21 Trafalgar Road, 81 Trafalgar Road, 93 Trafalgar Road and 114 Trafalgar Road.

In March 2024, Town staff received direction from Council to publish the Notice of Intention to Designate (NOID) for the seven (7) properties located in the Village of Hillsburgh.

Within the 120-day period prescribed by the Ontario Heritage Act following the issuing of the NOIDs, Council did not pass the heritage designation by-laws for the seven properties. As a result, these properties are automatically delisted from the Town's Heritage Registry and cannot be relisted for a period of 5 years, but the Town is not prohibited from restarting the designation process for these properties.

## **Discussion**

Municipalities are required to remove a listed property from their Heritage Register if Council issues a NOID and does not pass a designation by-law within the timeframe prescribed by the OHA (120 days). Council directed Town staff to issue the NOIDs for the above noted seven Hillsburgh properties which were issued to each owner in April 2024.

Within the 30-day objection period following the Town issuing the NOIDs, a formal objection was received from the owner of 12 Orangeville Street and an email opposing the designation was submitted by the owner of 3 Station Street.

It has come to the attention of Town staff that the heritage designation by-laws for the properties were not presented to Council within the 90-day period following the issuance of the NOID. According to the OHA, failure to pass the designation by-laws within the 90-day period results in the properties automatically becoming delisted from the Town's Heritage Register. However, the Ontario Heritage Act does not prohibit Council, following consultation with the TEHC, issuing a new NOID to each of the seven property owners including the owners of 3 Station Street and 12 Orangeville Street who opposed the designation.

Given the above, staff are recommending to Council that the following properties located in the Village of Hillsburgh be removed from the Town's Heritage Register: 3 Station Street, 12 Orangeville Street, 18 Anne Street, 21 Trafalgar Road, 81 Trafalgar Road, 93 Trafalgar Road and 114 Trafalgar Road. A summary of the heritage attributes of each property is attached hereto as Appendix A.

Staff reported to Council on November 28, 2024, and received direction to initiate the heritage designation process for above noted properties after consulting with the TEHC prior to issuing a new NOID to each owner of property.

## **Strategic Pillar**

Healthy Lifestyle & Vibrant Community

### **Financial Impact**

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

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

### **Conclusion**

It has come to the attention of Town staff that the heritage designation by-laws for seven listed heritage properties in the Village of Hillsburgh were not presented to Council within the 90-day period following the issuance of the NOID. This results in those properties becoming automatically delisted from the Town's Heritage Registry and not eligible to be relisted for 5 years. However, the Ontario Heritage Act does not prohibit Council, following consultation with the TEHC, issuing a new NOID for each property.

### **Attachments**

Appendix A – Summary of Heritage Attributes

David Waters, MCIP, RPP, PLE

Manager of Planning & Development

Brian Kavanagh

Acting Chief Administrative Officer

## Appendix A – Summary of Heritage Attributes

No.	Municipal Address	Cultural Heritage Attributes
1	3 Station Street	<p><b>3 Station Street is a representative example of the Italianate architectural style.</b> The property contains the following heritage attributes that reflects this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building</li> <li>• Irregular plan with red brick construction</li> <li>• Gable roof</li> <li>• Front and side gable pediments finished with rounded shingles</li> <li>• Rhythmic and balanced façade</li> <li>• Wide overhanging eaves with paired decorative wood brackets</li> <li>• Bay window</li> <li>• Segmental arched windows with decorative limestone hoodmould moulds and sills</li> <li>• Quoins</li> </ul> <p><b>3 Station Street is associated with Isaiah Awrey and his daughter Olive Awrey.</b> The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building</li> <li>• Red brick construction</li> <li>• Datestone on east elevation “ AD 1894”</li> <li>• Prominent location on property fronting to Station Street</li> </ul> <p><b>3 Station Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh</b> The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building including massing, setback, and decorative details</li> <li>• Prominent location on property fronting to Station Street</li> </ul>

2	12 Orangeville	<p><b>12 Orangeville Street is a representative example of the Italianate architectural style.</b> The property contains the following heritage attributes that reflects this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building</li> <li>• L-shaped plan with a hip roof</li> <li>• Wide overhanging eaves</li> <li>• Dichromatic detailing on segmental arch windows and door opening with transom framed with brick voussoirs and surrounds which mimic the appearance of hoodmould</li> <li>• Diamond quoins</li> </ul> <p><b>12 Orangeville Street has an association with Charles James “C.J.” McMillan, who was important to the development of the community of Hillsburgh.</b> The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building</li> <li>• Date stone which reads “A.D. 1889”</li> </ul> <p><b>12 Orangeville Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh.</b> The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building including massing and decorative details</li> </ul>
3	18 Anne Street	<p><b>18 Anne Street is a representative example of the Italianate architectural style.</b> The property contains the following heritage attributes that reflects this value:</p> <ul style="list-style-type: none"> <li>• Two-storey square plan Italianate residence</li> <li>• Hip roof</li> <li>• Wide eaves with paired decorative wood brackets</li> <li>• Balanced façade with asymmetrical entranceway</li> <li>• Entrance door with transom</li> <li>• Small second story porch</li> <li>• Segmental arched window openings with limestone keystone, stringers, and reveal quoins</li> <li>• Stone construction</li> <li>• Limestone quoins</li> </ul>

		<p><b>18 Anne Street is directly association with local stonemason and builder Charles H. Smith</b>  The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey square plan Italianate residence</li> <li>• Stone construction</li> <li>• Suggestion of Aberdeen bond design achieved through raised tuckpointing</li> <li>• Limestone quoins</li> <li>• Limestone window treatment including keystone, stringer and reveal quoining</li> </ul> <p><b>18 Anne Street is directly association with local stonemason and builder Charles H. Smith.</b>  The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey square plan Italianate residence</li> <li>• Stone construction</li> <li>• Suggestion of Aberdeen bond design achieved through raised tuckpointing</li> <li>• Limestone quoins</li> <li>• Limestone window treatment including keystone, stringer and reveal quoining</li> </ul> <p><b>18 Anne Street is important in supporting the 19th century and early 20th century character of the historic village of Hillsburgh.</b> The property contains the following heritage attributes that reflect this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building including massing, setback, and decorative details</li> </ul>
4	21 Trafalgar Road	<p>21 Trafalgar Road is a representative example of a place of worship built in a Gothic Revival architectural style. <b>The property contains the following heritage attributes that reflects this value:</b></p> <ul style="list-style-type: none"> <li>• Two-storey Gothic Revival place of worship</li> <li>• Rectangular plan with symmetrical facade</li> <li>• Red brick coursed in a running bond with buff brick detailing</li> <li>• Front gable roof</li> <li>• Pointed arch door opening with a trefoil detail and window tracery</li> <li>• Lancet windows openings with tracery and stone sills</li> <li>• Dichromatic brickwork expressed in the chalice ornament, quoins, window and door treatments and a date stone which reads: "Baptist Church A.D. 1888".</li> </ul>

21 Trafalgar Road has historical/associative value for its direct association 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



5	81 Trafalgar Road	<p>81 Trafalgar Road is a representative example of the Italianate architectural style. <b>The property contains the following heritage attributes that reflects this value:</b></p> <ul style="list-style-type: none"> <li>• Two-storey Italianate residence</li> <li>• L shaped plan with a hip roof</li> <li>• Wide overhanging eaves and paired wood ornamental brackets.</li> <li>• Red brick construction with contrasting stone details</li> <li>• Segmentally arched window openings and elliptical arch window openings which have brick voussoirs with stone keystone and springers.</li> <li>• Stone sills and quoins</li> </ul> <p>81 Trafalgar Road has historical significance to the Village of Hillsburgh as the Manse for the settlement's Presbyterian Church. <b>The property contains the following heritage attributes that reflects this value:</b></p> <ul style="list-style-type: none"> <li>• Two-storey Italianate building</li> <li>• Red brick construction with contrasting stone details</li> <li>• Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church)</li> </ul> <p>81 Trafalgar Road is important in supporting the 19th century character of Trafalgar Road in the historic village of Hillsburgh. <b>The property contains the following heritage attributes that reflects this value:</b></p> <ul style="list-style-type: none"> <li>• Centrally located within the village</li> <li>• Two-storey Italianate residence including massing, setback, and decorative details</li> </ul> <p>81 Trafalgar Road has contextual value because it is functionally linked to St. Andrew's Presbyterian Church located at 83 Trafalgar Road. <b>The property contains the following heritage attributes that reflect this value:</b></p> <ul style="list-style-type: none"> <li>• Location adjacent to 83 Trafalgar Road (St. Andrews Presbyterian Church)</li> <li>• Two-storey Italianate residence including massing, setback, and decorative details</li> </ul> <p>The following are not attributes:</p> <ul style="list-style-type: none"> <li>• One-storey rear wing</li> <li>• Closed in front porch</li> </ul>
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6	93 Trafalgar Road	<p><b>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:</b></p> <ul style="list-style-type: none"> <li>• One-and-a-half storey Gothic Revival former place of worship</li> <li>• Symmetrical and rectangular plan</li> <li>• Front gable roof with rounded pork chop returns clad with cedar shingles</li> <li>• Lancet windows rhythmically placed on the façade and side elevations adorned wood surrounds, tracery and stain glass</li> <li>• Bumped-out vestibule with gable roof clad in cedar shingles</li> <li>• Pointed arch opening with tracery and stain glass on vestibule</li> </ul> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>• Location along Trafalgar Road</li> <li>• One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details</li> </ul> <p><b>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:</b></p> <ul style="list-style-type: none"> <li>• Location along Trafalgar Road</li> <li>• One-and-a-half storey Gothic Revival former place of worship including, massing, setback, and decorative details</li> </ul>
7	114 Trafalgar Road	<p><b>114 Trafalgar Road is a representative example of the Gothic Revival style.</b> The property contains the following heritage attributes that reflects this value:</p> <ul style="list-style-type: none"> <li>• Two-storey Gothic Revival residence</li> <li>• L-shaped plan</li> <li>• Cross gable roof with large side gable</li> <li>• Large front and side gables with steep central gable peak</li> </ul>

- 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
-