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NOTICE OF INTENTION TO DESIGNATE
By the Corporation of the Town of Erin

48 Main Street, Erin

RECEIVED
2025/06/02
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that the Council of the Corporation of the Town of Erin intends to designate the property, known municipally as 48 Main Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 as amended, as a property of cultural heritage value or interest.

Description of the Property

The subject property is legally described as PART LOT A SW/S MAIN STREET, UNREGISTERED PLAN 61 & 282, ERIN VILLAGE with a civic address of 48 Main Street. It consists of a two-storey Italianate building constructed circa 1895.

Statement of cultural heritage value or interest

48 Main Street is a representative example of a building constructed in the Italianate style. The two-storey red brick building follows a rectangular plan and has a flat roof with a decorative parapet consisting of an angled brick course topped by ornate sections of angled brick and headers with rhythmically placed square sections of regular brick framed and unadorned brick pilasters on corners which are features found on Italianate commercial buildings. 48 Main Street has rhythmically placed window openings of various sizes but predominantly rectangular openings with solid large rock faced lintels and sills. Typical of commercial buildings constructed in the Italianate architectural style, the north section of the façade has a formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside the large storefront windows which are also topped with a transom and surrounded by wood panels. The decorative window and door surrounds and parapet detailing displayed on the façade is carried through to the south elevation where there is also a two-storey canted bay window with rockface lintels and sills.

48 Main Street is directly associated with the historic commercial core in the Village of Erin. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the Village of Erin. The lot lines, layout, and built form of the historic core is consistent with typical 19th century rural commercial streetscape found throughout Ontario. An earlier frame building located on the site burned in 1894 and was replaced with the red brick building circa 1895 by Eliza and Frank Anderson. The subject property was originally used for commercial purposes until 1920, when the building was converted into two separate residences. At this time the Leslie family lived in the south part of the building, and the Marshall Thompson family rented the north section. The building resumed its use for commercial activity beginning in the 1940s. 48 Main Street housed several important historic commercial businesses including A.J. Thompson's furniture and undertaker business, a hardware shop, a shoemaker shop, a tailor shop, Dr. Abbot's Dental Practice, Steel and Foster's General Store and as Nathan Dilman and Mr. Gorelik's General Store.

48 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The historic commercial core is distinguished by the uniformed setback of buildings which are predominantly constructed in the Italianate style. As the southernmost building on the west side of Main Street's commercial core, 48 Main Street helps define the historic streetwall associated with the commercial core. The streetscape is comprised of predominantly one- to two-and-a-half storey commercial buildings of primarily brick construction with narrow and uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties including red brick construction, flat rooflines, decorative brickwork, and formal and balanced entrances, strengthens their contribution to the historic character of the area. 48 Main Street contributes to the historic fabric of the area and exhibits setback, massing, and decorative details consistent with the historic commercial core and is part of the streetwall along Main Street between Charles Street and Church Boulevard.

Description of heritage attributes

48 Main Street is a representative example of the Italianate style. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in an Italianate architecture style
- Red brick construction that follows a rectangular plan
- Flat roof with a decorative parapet framed and unadorned brick pilasters on corners
- Rhythmically placed window openings of various sizes but predominantly rectangular openings with solid large rock faced lintels and sills
- Rectangular door openings and transom with solid large rock faced lintels
- A formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside
- Large storefront windows which are topped with a transom and surrounded by wood panels
- A two-storey canted bay window with rockface lintels and sills



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48 Main Street is directly associated with the historic commercial core in the Village of Erin. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in an Italianate architecture style
- A formal recessed entrance with an asymmetrically placed rectangular door opening topped with large transom and sidelight beside
- Rectangular door openings and transom with solid large rock faced lintels and sills
- Large storefront windows which are topped with a transom and surrounded by wood panels
- Part of the streetwall along Main Street between Charles Street and Church Boulevard

48 Main Street is important in supporting and maintaining the late 19th century and early 20th century character of the commercial core in the historic Village of Erin. The property contains the following heritage attributes that reflect this value:

- The two-storey building constructed in an Italianate architecture style
- Overall massing, setback, and decorative details
- Part of the streetwall along Main Street between Charles Street and Church Boulevard

Notice of objection to the Notice of Intention to Designate

Any person may, within 30 days after the date of the publication of the Notice of Intention to Designate, serve written objection to this proposed designation, **before 4 p.m. on February 21st, 2025.**

This notice of objection must be sent by registered mail or delivered to the Clerk of the Town of Erin. The notice of objection to the Notice of Intention to Designate the Property must set out the reason(s) for the objection and all relevant facts.

If a notice of objection is received, the Council of the Town of Erin shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period.

If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Additional Information regarding the notice of intention to designate, can be directed to the Planning and Development Department at planning@erin.ca.

Dated at the Town of Erin
This 23rd of January 2025

Nina Lecic, Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0
T 519.855.4407
F 519.855.4821