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

74 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 74 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 9, UNREGISTERED PLAN 61 & 282, VILLAGE OF ERIN, with a civic address of 74 Main Street. It consists of a two-storey Italianate building constructed between 1871-1895.

Statement of cultural heritage value or interest

74 Main Street is a representative example of the Italianate architecture style. The two-storey brick building follows a rectangular plan with flat roof and ornate brick parapet which showcases a decorative band which consists of slightly raised buff brick organized to create a cross pattern topped by several courses of corbelled brick which are common features of commercial building constructed in the Italianate architectural style. The Italianate style often includes the use of dichromatic brickwork which is also expressed in the raised quoin and the decorative voussoirs comprised of alternating courses of buff and red brick which create an ornate hood mould on the rhythmically placed segmentally arched window openings on the upper storey of the façade. The symmetrical façade has a centrally placed and recessed storefront entryway with a single door topped by rectangular transom and flanked by large storefront window openings with wood panel surrounds which are common features of Italianate commercial buildings.

74 Main Street is associated with the commercial core in the historic Village of Erin and Thomas Carberry. 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 streetscapes found throughout Ontario. 74 Main Street was built as a commercial property between 1871 and 1895 for general store proprietor Thomas Carberry, who lived further up on Main Street at 162 Main Street. Thomas Carberry was born on January 10, 1832, in Toronto. He was married to Jane Graham (1835-1921) in 1857, and they had at least six children. Thomas participated in both economic and civic matters in the Village of Erin. He was the town reeve in 1881 along with Dr. Henry Gear and J.J. Carroll and the operator of a general store at the subject property. Carberry later rented 74 Main Street to other business owners before selling the building in 1922. 74 Main Street was used predominately as a general store and a dry goods and grocery store before the building was subdivided in the 1940s into two separate buildings. 74 Main Street housed several important historic commercial businesses including Thomas Carberry's General Store, Ritchie & Ramesbottom's General Store, George Cook's grocery and dry goods store, and Larry Smiley's \$0.50 and \$1.00 store.

74 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. 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. 74 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

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

- Two-storey building constructed in the Italianate architecture style
- Rectangular plan with flat roof
- Symmetrical façade
- Ornate brick parapet
- Dichromatic brickwork expressed in parapet, raised quoin and the decorative voussoirs
- Rhythmically placed segmentally arched window openings on the upper storey of the façade

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

- Two-storey building constructed in the Italianate architecture style
- Overall massing, setback, and decorative details
- Centrally placed and recessed storefront entryway with a single door topped by rectangular transom and flanked by large storefront window openings with wood panel surrounds



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- Two-storey building constructed in the 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
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