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

**76 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 76 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 76 Main Street. It consists of a two-storey Italianate building constructed between 1871-1895.

Statement of cultural heritage value or interest

**76 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 segmentally arched window openings on the upper storey of the façade. There is wood banding flanked by large wood bracket located above the modern storefront cladding and asymmetrical placed entryway with a single door which are common features of Italianate commercial buildings.

**76 Main Street is associated with the commercial core in the historic Village of Erin, Thomas Carberry, and the Steen family.** The development of the commercial core in the mid-to-late 19<sup>th</sup> 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 19<sup>th</sup> century rural commercial streetscapes found throughout Ontario. 76 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 Carbery 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 as the operator of a general store at the subject property. Carberry later rented 76 Main Street to other business owners before selling the building in 1922. The building was subdivided in the 1940s into two separate buildings at which time 76 Main Street was purchased by Fredrick Steen. Frederick Waldie “Fred” Steen was born on August 15, 1912, in Toronto Township, Peel County, Ontario. Fred Steen was the founder of Steen’s Dairy, which was one of the few privately owned dairies in southern Ontario and the only privately owned dairy in Wellington County. Fred Steen established Steen’s Dairy in 1944 as a single man operation, delivering milk door-to-door in Erin, Hillsburgh, Belfountain, and Ballinafad. The Steen’s operated a dairy bar at 76 Main Street that sold milkshakes, ice cream, and other treats, and purchased Maple Leaf Dairy in 1960 in order to expand their operation.

76 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 Steen’s Dairy.

**76 Main Street is important in supporting and maintaining the late 19<sup>th</sup> century and early 20<sup>th</sup> 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. 76 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

**76 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
- Ornate brick parapet
- Dichromatic brickwork expressed in parapet, raised quoin and the decorative voussoirs
- Segmentally arched window opening on the upper storey of the façade
- Wood banding flanked by large wood bracket



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**76 Main Street is associated with the commercial core in the historic Village of Erin, Thomas Carberry and the Steen family.** 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

**76 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:

- 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 21<sup>st</sup>, 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](mailto:planning@erin.ca).

Dated at the Town of Erin  
This 23<sup>rd</sup> of January 2025

Nina Lecic, Clerk  
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