



THE CORPORATION OF THE TOWN OF ERIN

By-Law #25 – 24

Being a By-law to designate 3 Station Street under Part IV, Section 29 of the Ontario Heritage Act, as being of cultural heritage value or interest.

Whereas, Section 29 of the *Ontario Heritage Act, 1990* (the “Act”) authorizes the council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest;

And Whereas, the Council of The Corporation of the Town of Erin (the "Council") has consulted with the Town of Erin Heritage Committee, with respect to the designation of the property as being of cultural heritage value or interest;

And Whereas, the Council has caused notice of its intention to designate the property to be given in accordance with subsections 29(3), 29(4) and 29(4.1) of the *Act*;

And Whereas, the statement of cultural heritage value or interest and description of the heritage attributes in respect of the property are set out in Schedule "A" to this by-law;

Now Therefore, the Council of The Corporation of the Town of Erin hereby enacts as follows:

1. That the property at 3 Station Street (the "Property"), more particularly described in Schedule "B" to this by-law, is designated as being of cultural heritage value or interest for reasons set out in Schedule "A" to this by-law.
2. That a copy of this by-law be registered against the Property described in Schedule "B" to this by-law in the property Land Registry Office.
3. That a copy of this by-law be served upon the owner of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published in the newspaper having general circulation to The Corporation of the Town of Erin as required by the *Ontario Heritage Act, 1990*.
4. And that this By-law shall come into force and take effect upon the day of its passing, subject to the applicable provisions of the *Ontario Heritage Act, 1990*.

Passed in open Council on March 13, 2025.

Mayor, Michael Dehn

Town Clerk, Nina Lecic

Schedule "A" to By-law 25-24

Description

The property 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.

Description of 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

Schedule "B" to By-law 25-24

Legal Description

PT LT 24 CON 7 ERIN PART 8