

**NOTICE OF INTENTION TO DESIGNATE
PROPERTY IN THE MATTER OF THE ONTARIO HERITAGE ACT**

R.S.O. 1990 (Ch.O.18, Sec. 29)

Take notice that the Council of the Corporation of the Township of Centre Wellington intends to designate the property municipally known as 177 Chalmers Street (see key map below) in the Township of Centre Wellington (Former Village of Elora), as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, as amended, (Ch.O.18, Sec. 29).

Cultural Heritage Value: 177 Chalmers Street

The cultural heritage value of 177 Chalmers Street lies in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value

The subject property has historical and associative value because it is connected to early European settlement in Centre Wellington as well as the theme of local commerce, as several of the property owners were prominent local business owners. The lot was originally owned by the Allan family, who were prominent early settlers to Centre Wellington. Charles Allan, the patriarch of the family, played key roles in the establishment of Fergus and Elora, and founded the Village of Aboyne, where the lasting Allan Farmstead, an identified Cultural Heritage Landscape remains. The lot changed ownership several times before being purchased by a William Hall, who is believed to have built the current dwelling during his short ownership from January to August of 1896. It is probable that Hall, thought to be the same William Hall listed as a carpenter in the 1891 census of Elora, may have had the purchase of the property and building of the home funded by his father, John Hall, a hotel keeper in Elora. However, William appears to have never lived in the home. The property changed ownership twice before being purchased by Torrance E. Bissell in 1908. Bissell was known for being a prominent manufacturer of agricultural implements in Elora. His factory was located where Bissell Park is today, along the Grand River and directly south from 177 Chalmers Street, as well as the already designated 80 Colborne Street, where the Bissell family home can be found. The ownership then moved between William Power and his daughters, George F. Cromar, his wife Sarah M. Cromar (nee Watson) and her relative, Stanley A. Watson, before reaching Anita G. Burn in 1980, a prominent business owner in the Village of Elora.

Design or Physical Value

The subject dwelling has design and physical value because it is a well-preserved, representative example of late 19th century Queen Anne style architecture. It is believed to have been constructed in 1896. The structure is a two-and-a-half storey red-brick building with yellow quoins and radiating voussoirs in a decorative pattern. It has a single front-facing gable featuring a moderate pitch and decorative bargeboard trim. An equally sized cross gable on the south-facing side of the house adds to the overall asymmetry and visual interest. The roof is medium-pitched and covered with grey shingles with overhanging eaves and wooden soffits that are supported by decorative modillions/brackets. The windows are asymmetrically arranged, except for the set of two symmetrically placed windows under the front gable. The original wood windows were

replaced by a previous owner, and as evidenced in earlier photographs, the current second storey door replaced an earlier second storey window.

The main entrance is offset on the right side of the main floor with a balcony above and has a yellow brick radiating voussoir header with wooden door surround including transom. Early photographs indicate a window which was likely converted to a door with balcony, at the time of installation of the verandah, around 1910. The most striking feature is the verandah with the round portico/turret on the south-west corner of the home, which is topped with a conical roof and supported by slender, turned columns. It is believed to have been added around 1910. It is adorned with a delicate white balustrade which previously matched the balcony above (since removed). The house also features an early wood clad summer kitchen attached to the back of the home that has been restored, insulated and fitted with utilities.

Contextual Value

The subject property has contextual value because it is physically and historically linked to the early European settlement of the area and establishment of Elora. It contributes to the historic streetscape of Chalmers Street and the historic fabric of the former Village of Elora. As part of the broader historic area, the house contributes to the architectural continuity and character of Chalmers Street and the surrounding area, showcasing distinctive Queen Anne features that are emblematic of Elora's late 19th century heritage. The subject property's prominent verandah with round portico/turret, intricate woodwork, and harmonious integration into the surrounding streetscape make it a visual anchor, reinforcing the village's reputation as a well-preserved example of Ontario's historical development. Furthermore, several owners of the property are directly linked to the surrounding areas, such as Charles Allan to Fergus, Elora and the founding of Aboyne, Torrance E. Bissell who was a prominent businessman and Reeve in Elora and whose namesake park is directly south, at the base of Chalmers Street, and more recently, Anita G. Burn, a prominent Elora business owner in the 1980's.

Description of Heritage Attributes to be Protected

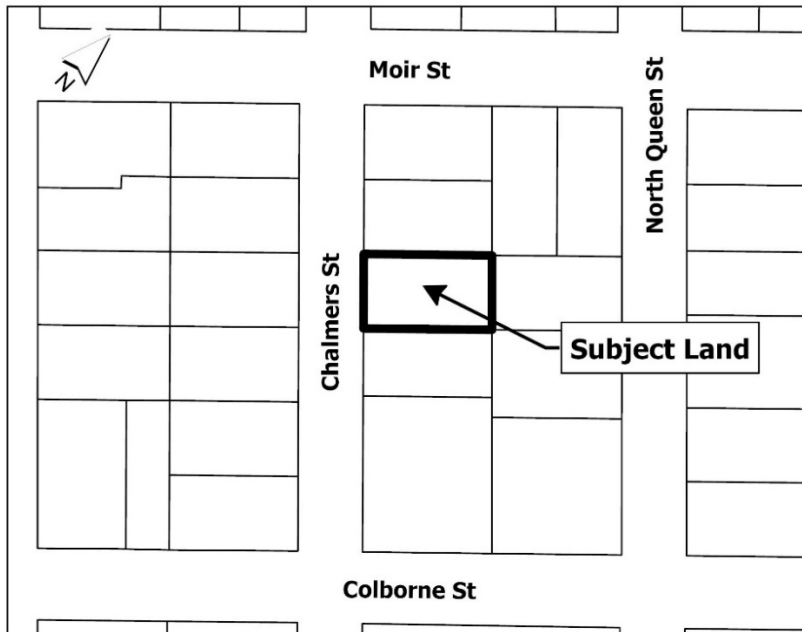
- Two-and-a-half storey asymmetrical Queen Anne style dwelling with two equally sized gables on the front and south facades
- Red brick construction in stretcher bond pattern, with yellow brick quoins and arched radiating voussoirs in a decorative pattern over all windows and doors
- Rubble stone foundation (recently repointed)
- Fenestration pattern of door and window openings in their current size and location (second storey doorway above front porch was modified from an earlier window opening)
- Existing building footprint, including summer kitchen
- Combination of hip and gable style roof, including wooden soffits, projecting eaves and decorative modillions/brackets
- Front door surround including transom and wooden trim
- Original wooden windowsills
- Covered wooden verandah and round portico/turret with conical roof and dentil molding, added circa 1910 (most wood elements and brick support columns have been replaced and/or replicated when the porch was restored in 2024)

Excluded from the Heritage Attributes to be Protected

- Windows (not original)
- Balcony, railing and door opening above front door
- Coach house
- Newer door opening to the right of the main door (south façade)
- Existing shutters
- Rear covered porch (attached to summer kitchen, not original)
- Interior elements

For further information with respect to the proposed designation please contact Deanna Maiden, Senior Development Planner, at (519) 846-9691, ext. 292.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served to the Clerk of the Township of Centre Wellington on or before the December 21, 2024.



Dated at the Township of Centre Wellington this 21st day of November, 2024.

Kerri O’Kane, Clerk
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