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Centre Wellington

ONTARIO HERITAGE TRUST

FEB 14 2019

RECEIVED

February 1, 2019



Dear Mr. Truchan:

Please take notice that, the Council of the Corporation of the Township of Centre Wellington passed designation by-law 2019-01, designating the property below as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990 (Ch.O.18, Sec. 29).

**45 Colborne Street
Elora, Ontario**

Attached is a copy of the notice of passing which was published in the newspaper on January 31st, 2019, and the designation by-law which has been registered on title, fulfilling the requirements of the Act. Please let me know if you have any questions.

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP

Encl.

Copy: Ontario Heritage Trust, 10 Adelaide St. E., Toronto ON M5C 1J3

The Corporation of the Township of Centre Wellington

By-law 2019-01

A By-law to designate the lands and buildings
at 45 Colborne Street
to be of cultural heritage value or interest

Whereas the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the "*Act*"), as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

And Whereas on the advice of the Municipal Heritage Committee, Council of the Corporation of the Township of Centre Wellington has caused to be served upon the owners of the lands and premises known municipally as 45 Colborne Street, Elora, and upon the Ontario Heritage Trust notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality;

And Whereas no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

Now Therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. The real property municipally known as 45 Colborne Street and more particularly described in Schedule "A", is designated as being of cultural heritage value or interest under Part IV of the *Act*.
2. The reasons for designation are set out in Schedule "B".
3. The Township's legal representative is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the proper land registry office.
4. Township staff is hereby authorized to cause a copy of this By-law to 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 a newspaper having general circulation in the City.
5. This By-law shall come into force and take effect upon its final passing.

Read a first, second and third time and finally passed this 21st day of January, 2019.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

Schedule "A"

Legal Description

45 Colborne Street, legally described as:

LT 1 W/S OF MELVILLE ST, PLAN 181, ELORA; PT LT 2 W/S OF MELVILLE ST, PLAN 181,
ELORA, AS IN RO726570; TOWNSHIP OF CENTRE WELLINGTON

PIN: 71412-0065 (LT)

Schedule "B"

Reasons for Designation

Description of Property

45 Colborne Street is located at the south west corner of Colborne Street and Melville Street in Elora, in the Township of Centre Wellington. The property contains a red brick and board and batten, one and a half storey house which fronts onto Colborne Street. A detached garage is located at the back of the property. The property also contains a hardscaped patio area and landscaped gardens to the west of the house.

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 45 Colborne Street resides primarily in its design/physical value, its historical/associative value and its contextual value.

Historical or Associative Value:

The property is significant for its association with many prominent citizens of Elora, including James Ross, Arthur Ross, David Henderson, Charles Allen, Alexander Rattray, and Donald McDonald. The actual date of construction cannot be substantiated, however, records indicate that in 1860 Donald McDonald died leaving his house on the property to his wife, Helen McDonald, so it was constructed prior to 1860, likely circa 1856 for Donald McDonald. As a widow with four young children, Helen took in boarders to help pay the bills. One of these boarders was Dr. William Savage who lived with the family from at least 1867. Throughout the late 1860's he advertised his home and office "at Mrs. McDonald's". Savage was the first university trained doctor in Elora, and he kept up with advances in the medical field. So, the property is also significant for its association with the early medical profession in Elora.

In 1871, Dr. Savage married Helen's daughter, Penelope McDonald and the property was officially sold to Dr. Savage in 1875 while Helen continued to reside in the home. Dr. Savage built a surgery at the rear of the house in approximately 1875. A number of tenants continued to board at the residence after Dr. Savage took ownership. The house functioned as a medical office while Dr. Savage also pursued his hobby of gardening on the property. In 1876 James Duncan sold Lot 2 on the west side of Melville Street to Dr. Savage, thereby expanding the property. Dr. Savage continued to practice out of the 45 Colborne Street location until 1893, when he sold his practice to James M. Nanin, another local physician, who practiced at the site until 1914.

From 1914 to the 1950s, both Lot 1 and 2 were sold together to subsequent owners. In 1953, Lot 2 was severed and the part lot (not part of the current property) was sold to Lewis Miller.

The subject property is considered to be representative of the early history of the development of Elora. It is associated with the growth and expansion of the town in the mid-19th century and the increase in the standard of living and medical care in the village. The property has the potential to yield information that contributes to an understanding of the development of Elora and the beginning of professional medical care in the community. The property was associated with significant figures of Elora's early establishment, and was the residence of the prominent Dr. William Firth Savage, who built the village's first medical infirmary on the site.

Contextual Value:

45 Colborne Street is located at the south west intersection of Colborne Street and Melville Street in Elora. The property is located two blocks east from the main commercial core of the village. This historic residential section of the village is organized in a grid pattern. Lots south of Colborne Street were divided generously, with 5 lots running north/south and 2 lots running east/west per block. North of Colborne, the same block sizes remained, however 6 lots ran north/south, creating narrower frontages. This lot patterning was present in the 1906 Wellington County Atlas. 45 Colborne Street is located on Lot 1 and part of Lot 2. A number of houses can be found along Melville and Colborne that were built before the turn of the 20th century, though a handful modern homes (built after the 1960s) are present in the vicinity of 45 Colborne Street.

In the 1850s and 1860s, Elora was a prosperous agricultural marketplace. There were five doctors in Elora in 1870, with the population around 1,600. This included Dr. William Savage who initially boarded at (around 1867) and subsequently purchased the subject property. While the house at 45 Colborne is of simple design, it is significant because it contributes to and reinforces the character of the street. The age of the home is congruent with the early development of Elora in the mid-1800s. The subject site is also surrounded by a number of other homes built within the mid to late 1800s and reinforces the broader architectural character of Elora.

Design or Physical Value:

The subject property is significant as it is a representative example of a pre-Confederation structure constructed in the Ontario vernacular cottage style with an L-shaped plan, built circa 1856 with a high degree of craftsmanship. This architectural type is widely represented in other local homes of the period. While the exact year of construction is unknown, it is likely that the house was constructed around 1856 by Donald McDonald, who purchased Lot 1 on the west side of Melville Street, in October of 1855.

45 Colborne Street is significant in that it is representative of an early construction material as it is made of soft red brick that was locally manufactured, contributing to the narrative of Elora's built heritage prior to the arrival of the railway and imported building materials. The structure has monochromatic dentil work along the front face of the original 1856 portion, located just below the fascia. Unique to the building are the wood drip moulds which adorn the windows of the original front portion of the house. Similar style drip moulds can be found on two other properties within Elora that were built during the same period: 42 McNab Street and 22 Metcalfe Street.

Of note is the brick 'addition' at the back of the house, constructed circa 1875, which was built for Dr. William Savage as a surgery and infirmary for his medical practice. This is the only known example in Elora of a medical infirmary. The infirmary has Georgian influences, which was known for balanced façades, muted ornament, and minimal detailing.

The front facade (facing Colborne Street) is in the typical Ontario Cottage-style with a symmetrical façade, including a window to the left and right of the front door and distinctive central gable within the roof-line. The front door is surrounded by a clear glass transom and side lites. A covered porch is centered around the front door. The roof of the porch also serves as the deck of an upper balcony, onto which an upper storey door is located (located in the gable).

The west facade has a wood bay window. The side lites are one over one sash windows, and the central lite is a wood door, which opens out into the garden. Wood cornice brackets adorn the bay. The west side of the structure also contains a recently constructed board and batten addition.

The central section of the east facade is also built in the Ontario Cottage-style, though this facade has been sided in board and batten. The 1944 Fire Insurance Plan, Elora indicates the entire dwelling at 45 Colborne was constructed of brick. Photos taken in 1962 confirm this section of the house was previously brick.

The eastern facade of the rear infirmary has been altered. A door which fronted onto Colborne Street has been removed and replaced with a window. The alteration is in keeping with the style and symmetry of the original construction. A detached garage, patio, and landscaping are all more recent additions to the large yard area.

Description of Heritage Attributes

- Height, scale, and massing of the original 1 ½ storey building circa 1856, as well as the 2-storey 1875 addition of the infirmary/surgery
- The pitch and overhang of the roof, including the front dormer, and gabled ends
- The monochromatic raised brick work along the front facade of the 1856 house, with wood drip-molds above the windows and upper door
- The fenestration pattern and simple brick flat arch detail above the windows on the 1856 and 1875 portions of the building, (includes the size, shape, and location of current windows and doors)
- The wood bay window, including the cornice brackets, side lites and wood door
- The soft red brick, with its Flemish bond pattern on the 1856 portion and running bond pattern on the infirmary
- The wood portico, now located at the back entrance of the house (on the 1875 portion)

Interior attributes:

- The large wooden pocket doors to the left and right of the front (Colborne Street) foyer
- The recently restored primary wooden staircase at the front entryway

**NOTICE OF THE PASSING OF VARIOUS HERITAGE DESIGNATION BY-LAWS
BY THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

TAKE NOTICE that the Council of the Corporation of the Township of Centre Wellington passed By-laws to designate the following properties to be of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18:

- By-law 2019-01 – to designate 45 Colborne Street (Plan 181, Lot 1 and Pt Lot 2, formerly in the Village of Elora), passed on January 21, 2019 under Section 29 of the Act
- By-law 2019-02 – to designate 209 Menzies Lane (Plan 239, Pt Lot U, RP61R-11476, Part 1, formerly in the Town of Fergus), passed on January 21, 2019 under Section 29 of the Act
- By-law 2018-60 – to designate 37 McNab Street (Plan 181, Lot 2, formerly in the Village of Elora), passed on September 24, 2018 under Section 29 of the Act
- By-law 2017-41 – to designate 24 North Broadway Street (Plan 78, Lots 7 to 9, Pt Lot 6, formerly in the Township of West Garafraxa, Village of Belwood), passed on June 26, 2017 under Section 29 of the Act
- By-law 2017-63 – to designate 495 Union Street West (Plan 77, Pt Lot D, RP61R-3005, Part 1, formerly in the Town of Fergus), passed on August 28, 2017 under Section 29 of the Act

For additional information, including full descriptions of the reasons for designation relating to the above designated properties please contact Mariana Iglesias, Senior Planner (519-846-9691 x289).

Dated at the Township of Centre Wellington this 31st day of January, 2019.

Kerri O'Kane,
Municipal Clerk
1 MacDonald Square
Elora, Ontario
N0B 1S0