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The Corporation of the Township of Centre Wellington

By-law 2025-04

A By-law to designate the lands at 177 Chalmers Street
to be of cultural heritage value or interest

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Ontario Heritage Trust

Whereas the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Section 29 (the “Act”), as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all buildings and structures thereon, to be of cultural value or interest;

Whereas on the advice of the municipal heritage committee, the 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 177 Chalmers Street (“the Property”) and upon the Ontario Heritage Trust notice of intention to 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;

Whereas the statement of cultural value or interest of the Property are set out in Schedule “B”;

Whereas the description of Heritage Attributes are set out in Schedule “C”;

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 177 Chalmers 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 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.
3. 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 Township.
4. 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 27th day of January, 2025.



Mayor – Shawn Watters



Clerk – Kerri O’Kane

Schedule "A"

Legal Description

177 Chalmers Street, legally described as:

Plan 181, Lot 152; Township of Centre Wellington

PIN: 71416-0137 (LT)

Schedule "B"

Statement of Cultural Heritage Value or Interest

Description of Property

177 Chalmers Street is located on Plan 181, Lot 152, in the Township of Centre Wellington, County of Wellington (former Village of Elora). The subject property is located at 177 Chalmers Street on the east side of Chalmers Street, north of Colborne Street. It is just outside Elora's historic downtown core.

Statement of Cultural Heritage Value or Interest: 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.

Schedule "C"

Description of Heritage Attributes

- 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 Designation

- 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