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## Centre Wellington

December 20, 2013

Mr. Jim Leonard  
Provincial Registrar  
Ontario Heritage Trust  
10 Adelaide St. E.  
Toronto, ON M5C 1J3

**Re: Heritage Designation By-law Update (By-law 2013-088) for 23 Metcalfe Street, Elora**

Please be advised that the Council of the Township of Centre Wellington has updated the heritage designation by-law (By-law 1882) for the property municipally known as 23 Metcalfe Street (formerly 40 High Street) in order to revise the language of the by-law to make it consistent with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. The former by-law was repealed and the new by-law was enacted by Council on Monday, December 20, 2013. The new by-law (By-law 2013-088) will be registered against the property in the proper land registry office and is attached to this correspondence for your reference.

If you have any questions, please do not hesitate to contact myself, Mariana Iglesias, Planner, at the following e-mail address: [miglesias@centrewellington.ca](mailto:miglesias@centrewellington.ca) or by phone at (519) 846-9691, ext. 289.

Sincerely,

Mariana Iglesias, MCIP, RPP, CAHP  
Planner

- c. Chair, Heritage Centre Wellington  
Marion Morris, Clerk – Township of Centre Wellington  
Nicola Melchers, Smith Valeriote Law Firm LLP, 100-105 Silvercreek Parkway North, Guelph,  
Ontario N1H 6S4

Encl.

*Township of Centre Wellington – Planning*

1 MacDonald Square, Elora, ON N0B 1S0 - Office: 519-846-9691 Fax: 519-846-2190

[www.centrewellington.ca](http://www.centrewellington.ca)



THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW 2013-088

A By-law to repeal By-law 1882, being a by-law to designate  
23 Metcalfe Street (formerly High Street), in the former Village of Elora,  
in order to confirm and update the heritage designation

**WHEREAS** Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, 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

**AND WHEREAS** the Corporation of The Village of Elora enacted By-law 1882 on July 18, 1983, designating the property described herein pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1980, by By-law to be a property of cultural heritage value or interest;

**AND WHEREAS** Pursuant to an Order dated November 26, 1997 and made pursuant to section 25.2 (4) of the *Municipal Act* 1990 the Village of Elora amalgamated with other Municipalities as set out in such order and, as from January 1, 1999 became part of the Municipality known as The Corporation of The Township of Centre Wellington; and


**AND WHEREAS** Council has determined it is advisable to update designation By-law 1882 to clarify the heritage value and description of heritage attributes and otherwise revise the language of the By-law to make it consistent with current requirements under Section 30.1 (2) to (10) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

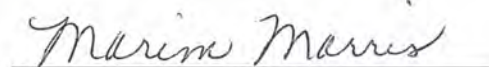
**AND WHEREAS** the provisions of Section 30.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18; have been complied with and no objection has been received by the Municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:**

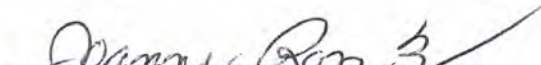
1. That By-law 1882 is hereby repealed.
2. That the property described as 23 Metcalfe Street (formerly High Street), Plan 181, Lots 1 to 7, N/S Clyde Street, in the Township of Centre Wellington, formerly the Village of Elora, more particularly described in Schedule "A", is hereby confirmed as being designated as property of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. That the Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the property Land Registry Office.
4. That this By-law shall come into force and take effect on the date of its final passing.

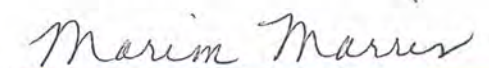
**READ A FIRST AND SECOND TIME** this 16<sup>th</sup> day of December, 2013

  
Head of Council – Joanne Ross-Zuj

  
Clerk – Marion Morris

**READ A THIRD TIME AND PASSED** this 16<sup>th</sup> day of December, 2013.

  
Head of Council – Joanne Ross-Zuj

  
Clerk – Marion Morris



## Schedule "A" to By-law 2013-088

### Statement of Cultural Heritage Value or Interest:

The "Armoury Hall" (also known as the "Former Elora Drill Shed") is recommended for designation pursuant to Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest, as described in the following Statement of Cultural Heritage Value or Interest.

### Legal Description:

PINs 71411-0035, 71411-0208, 71411-0203, Plan 181, Lots 1 to 7, N/S Clyde, in the Township of Centre Wellington, formerly the Village of Elora.

### Description of Historic Place:

23 Metcalfe Street is located within the former Village of Elora in the Township of Centre Wellington. The property is bound by Metcalfe Street to the west, Clyde Street to the south, O'Brien Park to the east and the Grand River to the north. The property supports a one storey mid-19<sup>th</sup> century utilitarian stone building built to serve as a military training facility and hall to serve the needs of the community. The property was originally designated under the *Ontario Heritage Act* by the former Village of Elora in 1983 as a property of local architectural and historic significance. The property was designated a "National Historic Site" in 1989 by the Historic Sites and Monuments Board of Canada.

### Cultural Heritage Value or Interest:

The cultural heritage value of the Armoury Hall lies in its design value, its historical value and its contextual value.

### ***Design or Physical Value***

Built in 1865, the Armoury Hall is significant for its unusual quality of design and construction, far superior to most other drill sheds of the same time period. Though most drill sheds were built as pole barns, the Armoury Hall reflects the community's collective decision to build a simple stone structure of classical proportions so that it would be more conducive to re-use in the future. The design details, including the symmetry of the façade, the Neoclassically-inspired semi-circular fan light over the door and the oculus in the gable, contribute to the Armoury Hall's design significance. The Hall is characterized by a medium pitch gable roof, currently covered with cedar shingles, and symmetrical pattern of window and door openings. The handsome stone structure is a good representative example of the earliest phase of drill hall construction by rural militia units in Canada.

### ***Historical or Associative Value***

The Armoury Hall is significant due to its association with Canada's military past. The structure was originally built as an indoor drill shed used to train local militia in a time when drill sheds were erected in many parts of Upper Canada close to the American border. This was in response to the American Civil War and the threat of the Fenian Raids. After much heated local debate about its location, the Hall was built on the south side of the Grand River. It was built during the earliest phase of drill hall construction in Canada between 1863 and 1871, prior to the standardized design introduced by the Department of Defence for such buildings. It is believed that the comparatively low rate of volunteer military enrollment in other locations was attributed to the poor appearance of their drill sheds.

The property is also significant for its association with other community uses. It served as a Town Hall and, just after its construction, a section was added to the east side of the building to house a Council Chamber, an Armoury store room and a space for the Fire Department Pumper. After its original military use ceased, it became the popular meeting place for political meetings, temperance meetings, concerts, theatre, and parties, until 1909 when the Federal government once again reinstated its military use. At that time it became known as "Armoury Hall", yet the community still maintained use of it. Through the 1920's and 1930's, it was used as a theatre, to raise funds for the Red Cross. Elora regained title to the Armoury in



1949. During the 1940's and 1950's it was the popular place for Saturday night dances (always a live orchestra), until the Legion Hall was built.

In 1972, the Armoury Hall was leased by the Liquor Control Board of Ontario (LCBO) and is one of two surviving drill sheds in Ontario. The other located in nearby Belwood was built in 1872 as a drill shed with wood frame construction. The Elora Armoury is the only remaining stone drill shed and stands as a testament to Canada's military past and the evolution of the village of Elora. It also has association with notable Canadians such as former Prime Minister William Lyon MacKenzie King and hydro giant Adam Beck, both of whom gave political addresses at the hall.

### ***Contextual Value***

The Armoury Hall building located at 23 Metcalfe Street (formerly High Street) is situated at a prominent gateway location at the northeast corner of Metcalfe and Clyde streets in the former Village of Elora. It is located adjacent to and overlooking the historic Grand River and is recognized as a local landmark. It can be seen from many vantage points and serves as a symbol of the Village of Elora's contribution to Canadian military history. The use of local Elora Quarry limestone contributes to its contextual value as it echoes many nearby pre-Confederation stone buildings, particularly those just north of the Grand River. It is also representative of community life throughout a century-and-a-half of Elora's history, serving as a Town Hall and meeting place.

### **Heritage Attributes to be Protected:**

Attributes that contribute to design value:

- The departure from the typical drill shed design and the use of classical proportions
- The symmetrically-designed façade with Neoclassical details such as the multiple light transom and semi-circular fan light over the front door and the oculus in the gable above
- The use of quality natural materials such as cut stone and wood detailing
- All four stone walls and stone voussoirs over all windows
- The fenestration pattern on front and two side elevations with flat arches over windows in the side elevations and segmental arches over the windows in the front elevation
- Form of the multi-pane 9 over 6 double hung wood sash windows (replacement)
- The open floor plan and the integrity of the original interior materials, furnishings and fittings
- The later addition of the wooden front portico with semi-circular roof and fluted edges supported by double wooden Doric-style columns

Attributes that contribute to historic value:

- Rectangular footprint of the original drill shed and its single storey massing under a medium-pitch gable roof
- Association with Canada's military past as a training space for local militia and role as community hall for over a century as evidenced by its open floor plan
- Early one storey east addition that served as council chambers and storage area
- The carved stone rooster above the front door, donated by J.M. Fraser (reeve and owner of Elora Mill) representing the victory of those who influenced its location on the south side of the River after much local debate

Attributes that contribute to contextual value:

- Prominent and highly visible location that serves as a gateway into Elora's downtown when entering from the south
- Location adjacent to and overlooking the historic Grand River
- Use of local Elora Quarry limestone that echoes nearby historic buildings north of the River