



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

JUN 16 2016

**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 2015-50 – to amend the legal description of By-law 2001-70 designating 159 Garafraxa Street East (Plan 284, Pt Lot A, 61R-20358, Part 9, formerly in the Town of Fergus), passed on November 30, 2015 under Section 30.1 of the Act
- By-law 2016-26 – to designate 33 Henderson Street (Plan 181, Lot 48 and Pt Lot 49, formerly in the Village of Elora), passed on May 30, 2016 under Section 29 of the Act
- By-law 2016-27 – to designate 48 West Mill Street (Plan 181, Pt Reserve Lot, formerly in the Village of Elora), passed on May 30, 2016 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, Planner (519-846-9691 x289).

Dated at the Township Of Centre Wellington this 10th day of June, 2016.

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



Centre Wellington

June 10, 2016



Dear [REDACTED]:

Please take notice that, the Council of the Corporation of the Township of Centre Wellington passed designation by-law 2016-27, 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).

**48 West Mill Street
Elora, Ontario**

Attached is a copy of the notice of passing and the designation by-law. 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 NO. 2016-027

A By-law to designate 48 West Mill Street
(formerly in the Village of Elora),
now in the Township of Centre Wellington,
to be of cultural heritage value or interest

WHEREAS on the advice of the Municipal Heritage Committee, Council at its meeting on January 25, 2016, has decided to designate the property attached hereto to be of cultural heritage value or interest as per the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18;

AND WHEREAS the provisions of Section 29, subsections (1), (2), (3), and (4) 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. The lands and premises described as 48 West Mill Street (formerly in the Village of Elora), now in the Township of Centre Wellington, Plan 181, Pt Reserve Lot, North of the Grand River, West Side of Metcalf Street, in the Township of Centre Wellington, formerly the Village of Elora, are hereby confirmed as being designated as property of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The reasons for designation are as follows:

Cultural Heritage Value or Interest

Historical or Associative Value

48 West Mill Street is significant for its association with the early commercial development along West Mill Street, north of the Grand River. Previously, commercial development had been concentrated on the south side of the river. The block of land within which this and the two adjacent buildings to the east are located was owned as a speculative investment property by Andrew Geddes, one of Elora's earliest founders, and his daughter Ann. It stood vacant until development along the north side of the river began and Ann sold the property to Robert Mitchell in 1867.

The property is significant for its association with Robert Mitchell who was a prominent local businessman. In the fall of 1867 he had constructed the first building at #48. At that time the building was divided into two stores. Mitchell moved his harness and saddle shop to this location from the south side of the river and occupied the corner space. He rented the other half to David Massie for use as a bakery. In 1878, Mitchell took over the entire building and operated a confectionary, candy and book store where the former bakery operated. Mitchell played a prominent role in the public affairs of Elora. He served as secretary of the Mechanic's Institute (supervising their library which was the forerunner of the Elora Public Library). The Institute's reading room was located on the upper level of Mitchell's store, and the balance of the second and third floors were living quarters for Mitchell, his wife and their nine children. As businesses began to decline on West Mill Street in the late 1870s, Mitchell declared bankruptcy in 1884.

The building is also significant for its association with local community groups and uses such as a shooting gallery (c. 1905), the Elora Legion (c. 1935-1938), and a squash court on the entire main floor (c. 1960s). In 1984 it was the site of a movie starring Mel Gibson called "Mrs. Soffel". Despite a fire in 1991 that caused significant damage to the upper storey and its adjoining neighbour, the building has been successfully preserved.

Design or Physical Value

48 West Mill Street is significant because it has remained a commercial building since its construction in 1867 with little visible exterior change. It is a representative example of a 3-storey, 3-bay, Georgian style commercial building with end gabled roofline. It has a 2-storey front façade with a lower level basement on the rear south-facing façade along the river. The façade is constructed of local cut limestone with rubble stone (limestone) side and rear facades. It has visually prominent cut and chamfered quoins at the corner and delineating the property's edge adjacent to the building to the east. The front façade of the building has a striking entrance containing two bay windows on either side of the front door. The transom and sidelights around the front entrance are detailed with stained glass, designed in simple geometric patterns and beautifully detailed wood muntins. The apartment entrance to the east also has a large transom over the door.

The west and south facades appear to have the original fenestration pattern and door openings, though the basement door is boarded up. The limestone façade of this building ties into the other commercial and industrial buildings on both the north and south sides of the river, including the iconic Elora Mill.

Contextual Value

48 West Mill Street is significant for its location at the northeast corner of the Victoria Street bridge. It is significant for its contribution to the commercial development of this strip of West Mill Street (formerly called "Metcalf Street") north of the river.

While this building is of simple design and construction, it is an important part of the built heritage landscape of Elora, particularly this stretch of Mill Street. The renovated storefront with beautiful bay windows and decorative glass transoms and sidelights contribute to the heritage character and craftsmanship of the building. This building is also significant as it is one in a series of three adjacent limestone buildings of the same style/period within the West Mill streetscape, and further, it reflects and reinforces the character of the broader neighbourhood, echoing the limestone materials evident in the vicinity.

Pariscope is a local landmark and is recognized for its decorative storefront. It served a prominent location at the northeast terminus of the Victoria Street bridge for over a century until the bridge was removed in 2005 due to its deteriorated condition (except for the stone piers which still remain). Once the Victoria Street Bridge is reinstated, this property will once again resume its prominence in relation to the bridge and the link to the south side of the river.

Description of Heritage Attributes to be protected

- Height, scale and massing of original 1867 three storey building (two storeys at the front)
- Medium pitched end gabled roof with projecting eaves
- Cut and chamfered (beveled) quoins
- Cut stone lintels and flat arch radiating voussoirs over windows on north and west facades
- Size and pattern of window and door openings
- Front entrance including storefront windows on either side of front doorway, with detailed wood millwork and muntins, transom and sidelights around front door with stained glass
- Transom above apartment entrance to the east on the front façade

Note: There is currently a wooden deck with stairs that provides access to the boardwalk in the west side yard adjacent to the building which is not included in the designation.

3. That the Clerk shall cause a copy of this by-law to be registered against the property described in this by-law in the property Land Registry Office.
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 30th day of May, 2016.



Mayor – Kelly Linton



Clerk – Kerri O'Kane