July 4, 2022

Corporation of the Town of Carleton Place
175 Bridge Street
Carleton Place, ON K7C 1T8

Dear Heritage Property Owner,

In an effort to uphold the conservation of local heritage properties, the Town of Carleton Place has proposed an amendment to By-law 42-1978, which designates 175 Bridge Street as a property of cultural heritage value or interest.

The purpose of this amendment is to update the By-law to fulfil new requirements for the Ontario Heritage Act. By-laws designating properties under Part IV of the Act must now include a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

The Town of Carleton Place intends to update By-law 42-1978 to make it more consistent with the current requirements of the Act. This amendment will add a new "Statement of Significance" and "Description of Heritage Attributes" to By-law 42-1978 that will better describe the heritage value and protected heritage attributes of the property. A copy of the intended amendment is enclosed with this letter.

The Town of Carleton Place would like to extend an invitation to meet to further discuss the nature of the proposed amendment and mutual interest in the conservation of your heritage property. To schedule a time to meet, please contact Niki Dwyer, Director of Development Services at ndwyer@carletonplace.ca or (613) 257-6202.

Niki Dwyer, MCIP RPP MA BES
Director of Development Services
Town of Carleton Place

Description of Property
The building at 175 Bridge Street, known as the Carleton Place Town Hall, is located on Bridge Street beside the Mississippi River on the north-east corner of Bridge Street and Mill Street.

Statement of Cultural Heritage Value or Interest
The Carleton Place Town Hall is designated because of its cultural heritage and architectural significance. The land on which the Town Hall presently sits was originally owned by William Morphy, one of the first to settle the area, who built a house on the site c.1820. Morphy's Falls, the original name of the town, was named after William Morphy. The land was bought by the Corporation of the Town of Carleton Place in 1891 and the house was torn down in 1892 to build the Town Hall. The building is the second Town Hall built in Carleton Place, replacing the original Town hall built in 1872 on Edmund Street. When constructed, the building also included the Fire Hall, Prison Cells, and Town Library. George W. King (1836-1945), a Toronto architect, was commissioned to draw a plan for the new Town Hall. Matthew Ryan of Smiths Falls was the contractor. The Town Hall cost $26,000 to build. Construction began in 1895 and was completed in 1897. The Carleton Place Town carries both a Provincial Heritage Designation as well as a Municipal Heritage Designation.

The Town Hall is an excellent example of Richardson Romanesque architecture popular in the late nineteenth century. The building is constructed of Beckwith limestone. The stone is rough-dressed and laid in an uneven course throughout the building, with belt coursing, window and door arcades and lug sills of a darker, smoother, coursed stone. The front façade, on the western side of the building, faces Bridge Street. It is symmetrically built and has three bays with the side bays projecting slightly. The main door is centrally located on the front façade and is recessed. The door is double-leafed and six-panelled with rectangular windows and an elliptical fanlight window above it. Above this entrance is a wrought sign which reads "Town Hall". Window types vary between semi-circular on the first storey centre-pointed on the second storey, and decorative rectangular on the third or balcony level. The northwest corner of the building has a three-sided aby tower with three dormer windows on the conical roof. An elliptical bay window which extends across the basement and the first-storey levels sits on the central section of the north façade. The southeast bay of the Town Hall was originally used as the Fire Hall, which can be seen by the height of the bay. Originally, this bay was open from one side to the other and allowed fire trucks to pull in and collect water from the Mississippi River. On the southeast bay, there are two towers: the taller, square tower built for the Fire Hall and a small tower on the southeast corner. The taller tower was originally used to hang the fire hose to dry, and the equipment used remains in the interior today. A clock was added to the bell tower in 1990. The bell tower still houses the bell; however, it cannot be seen due to the cupola being boarded up in the 1940s. Decorative tin finials sit atop the roof and on top of the bell tower is a tin finial and flag.

Several interior architectural elements exist inside the town hall. The building originally contained the custodian's apartment, fire hall, municipal offices, council chamber, police headquarters, lock-up, and auditorium. Much of the original woodworking inside the Town Hall remains today. These include the wood ash main hall, with wainscotting throughout and along the staircase to the second floor. The banister of the staircase and the etched panelled wood over the vestibule doors are unique features. The Council Chamber and Courtroom were originally called the Red Chamber, most likely due to the pine woodwork with a red satin finish that can be seen in the room. The room has wainscotting with coffered panelling, ceiling beams, frieze, brackets, and trim all made of pine. The door and window surrounds are also polished pine with an entablature and pilasters. This is consistent with all of the door and window surrounds in the building. The ceiling is decorative with pressed metal. The second-floor

auditorium and stage are other architecturally significant rooms within the building. The room has a decorated pressed metal ceiling and beams and a pressed metal stage surround with a vegetative pattern on the exterior surround and a geometric pattern on the recessed interior surround. The stage is raked and has a fly tower mechanism. The wainscotting inside the room is pine surrounding the entire room and stage drop. The second-storey auditorium balcony is supported by hand painted metal columns and has a carved pine balustrade in a regular rectangular pattern. Original fire suppression equipment can also be found in the auditorium. Another historic feature of the auditorium are the early electric ceiling light fixtures and evidence of original wall paint colours. Inside the tall, square tower is the original fire hose drying equipment used by when the Town Hall was still being used as a Fire Hall as well. A unique touch to the tower stairwell is the signatures of past employees, labourers, and members of the public, which act as a tangible reminder of the Town Hall's history.

Description Of Heritage Attributes
The exterior architectural elements that contribute to the heritage value as an example of a Richardson Romanesque architecture in Carleton Place include its:
- steeply pitched, truncated hip roof of slate
- main symmetrical west facade consisting of three bays with the side bays projecting slightly
- elliptical fan in the main door
- northwest bay tower with conical roof
- two towers projecting from the southeast bay, one being the tall square tower built for the Fire Hall and the other a small tower on the southeast corner
- elliptical bay window on the central section of the north wall facing the river

The interior exterior architectural elements that contribute to the heritage value in Carleton Place include its:
- Interior wainscoting in auditorium across wall and stage
- Black ash staircase
- Pine woodwork with a red satin finish in the Council Chamber
- Maple flooring in auditorium
- Bay window with original stained glass in the Council Chamber
- Decorative pressed-metal ceilings
- Pine wainscoting and balcony balustrade in auditorium
- Pressed metal ceiling in auditorium
- Raked stage in auditorium
- Decorative tin flags and finials on roof
- Etched windows in the door in lobby
- Fire hose drying equipment
- Fly tower mechanism in auditorium
- Signatures of past employees in tower stairwell
- Fire suppression equipment in auditorium
- Early electric ceiling light fixtures in auditorium
- Evidence of original wall paint colours in auditorium

Key elements that express the value of the building as a cultural landmark that continues to define the history of the town of Carleton Place include its:
- Location on the shore of the Mississippi River in Carleton Place
- Role as a centre of municipal politics/community events
- Past roles as Fire Hall, library, and jail