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THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER ... 50-92..

BEING A BY-LAW TO AMEND BY-LAW
NUMBER 71-79, WHICH IS A BY-LAW
TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS 87 BROADWAY, AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST.

WHEREAS THE CORPORATION OF THE TOWN OF ORANGEVILLE DEEMS IT
EXPEDIENT TO AMEND BY-LAW NUMBER 71-79.

NOW THEREFORE THE CORPORATION
OF THE TOWN OF ORANGEVILLE BY
THE MUNICIPAL COUNCIL THEREOF
ENACTS AS FOLLOWS:

1. THAT the attached Schedule "B" be added to By-law
Number 71-79, which sets out the reasons for designation of the
Municipal Buildings at 87 Broadway, Orangeville.

This by-law shall come into force and take effect immediately
after the final passing thereof.

Passed in open Council this 22nd day of July, 1991.


HEAD OF COUNCIL


CLERK

By-law read a first and second time this 22nd day of July, 1991.

By-law read a third time this 22nd day of July, 1991.

By-Law:

71-79 amended by 50-91, passed July 22, 1991

Reason for Designation:

The Orangeville Town Hall, completed in May 1876, is recommended for designation for historic and architectural reasons. It is a fine example of a rural building of the late nineteenth century, designed by a local part-time architect, Mr. F. Dunbar, who is responsible for other early buildings in the town, and elsewhere in Dufferin County. The structure was built by local craftsmen using local materials, such as the brick from Springbrook Brickyards and stone from a nearby quarry.

The building's style, while defying easy classification, can be described as utilitarian but incorporating Georgian elements. The wide entrance ways, multiple fenestrations, and generously proportioned interior spaces give it a spacious feeling suitable for public use. A low-pitched roof topping decorative polychrome brickwork walls, and raised quoining to provide vertical elements evoke the Georgian era, further enhanced by the interesting groupings of windows and chimneys. Other significant details contributing to the building's external appearance, and reminiscent of its original functions, are the carved bulls' head keystones over the lower floor windows, and the old provincial crest adorning the south doorway.

In the interior, the spacious Town Hall on the upper floor with its lath and plaster-covered walls, decorative tongue-and-groove paneled ceiling with domed ventilators, and decorative wall painting was a fine room greatly in demand for public gatherings. The interior also contains many other historic decorative details produced by local craftspeople, such as those associated with the butchers' stalls in the old market, and the wood and plaster trim and mouldings in the rest of the building, of which representative samples remain despite numerous renovations.

The Town Hall is still a prominent structure on Broadway, the main street, and is important as an ongoing symbol of civic pride, and for maintaining the flavour of the old commercial district. Historically, the building functioned as both the Public Market and Town Hall. Housing butchers' stalls, council chamber, offices for the mayor and market clerk, and town hall under one roof it became the focal point for the political and social life of Orangeville. To this day, it remains the heart of the Orangeville municipal feeling - the Orangeville Town Hall.

Construction:

Red Brick, with yellow brick quoins, pilasters, arches and surrounds. Robustly detailed with handsome keystones on lower floor carved in the form of bull heads.

Significance:

The Orangeville Town Hall is an important landmark historically and architecturally. The land was originally owned by Seneca Ketchum, who was among the first improving settlers in the Orangeville area, and who did much to promote the growth of a settlement in the early days. The actual site of the Town Hall was the home of the Newton family, and by local tradition, the birthplace of Isaac Newton, the first child born in the community which was to become Orangeville. The Newton family, who were operators of one of the first mills on the west branch of the Credit River now called the Mill Creek, were the second family to live in the area. They also raised the first wheat crop in the area. The Newton's log house was removed to make way for the construction of the Town Hall.

Architecturally, the building is not true to one particular style but is an interesting expression of Ontario vernacular architecture. According to the architects of the Architectural Conservancy of Ontario, the Town Hall is of exceptional merit due to its excellent state of preservation, its high quality of brickwork and its variety of detailing within its formalized expression of pilasters.

Site and Setting:

The Town Hall is situated on the northeast corner of Broadway and Second Street. This handsome building, located in the heart of downtown Orangeville, forms an important part of the local sky-line. It is an immediately recognizable structure for travelers passing through the town on the provincial highway. The Town Hall is enhanced by its location on the edge of Alexandra Park. A fine perspective view of the Town Hall is available on the approach up east Broadway, to the top of the hill. A view of the south front is obtainable for quite a distance of west Broadway as well.

Historical Background:

The land on which the Town Hall stands was acquired by The Corporation of the Town of Orangeville on May 6, 1875 from Mary Ketchum, widow of Jesse Ketchum the Younger, nephew of Seneca Ketchum, the original owner of Lot 1, Concession 1, W.H.S., Mono.

The nucleus of the Town of Orangeville started on this land near the Town Hall. The first mills, Grigg's and Newton's, were located on the Mill Creek across the street from the site, and the Newton's house occupied the Town Hall site.

In his memoirs, Abiathar Wilcox said when he arrived in Orangeville in 1840, only Griggs and Newtons were living in the neighbourhood. Orange Lawrence, for whom the town was named, arrived later.

Seneca Ketchum, who actually owned the land, lived on the east side of his 200 acre property on Purple Hill. He was a missionary for the Anglican church and founded one of the first churches in the area on Purple Hill in 1837. He was bitterly disappointed when the settlement of Orangeville grew up a mile to the west of his church, near the good mill sites on the Credit tributary.

After his death, a legal squabble eventually ended with Jesse Ketchum inheriting the property. He was an entrepreneur who did much to benefit the growth of the village in its early days. On his death, his widow Mary, very capably administered his estate.

The log house of the Newton's survived until it was taken down to make way for the Town Hall.

The Town Hall on this site was the second one, replacing an earlier one destroyed by fire in early 1875. This first Town Hall was an assembly room only, with the council chambers for the town being located in the Jackson Block, on the corner of Mill Street and Broadway.

Construction:

Orangeville Town Council bought Lots 1, 2 and 3, Block 2, Plan 159 on May 6, 1875 for the site of a new market building. These plans were already in train, when fire destroyed the old Town Hall on April 28, 1875.

A decision was eventually made to add a Town Hall to plans for the market. On July 19, 1875 a building plan submitted by Mr. F. Dunbar of Orangeville was decided upon by council. He estimated the cost of the building at \$6,400.

Tenders were opened August 2, 1875 and Clow and Foster had the lowest bid at \$8,112. The site was laid out by C. J. Wheelock, PLS, and the building committee of Reeve Falkner Stewart and Councillors John Green and Dr. James Henry.

The ground was broken for construction on August 27, 1875. The building was closed in by November 11, 1875 and was ready for occupancy by May 18, 1876.

Sub-contractors working on the project were Hugh Haley, woodwork; J. Webster, painting; Mr. Parsons, tinning; J. Bullivant, the butcher stalls.

Cost of construction exceeded estimates, but the building was finished for just under \$10,000.

The main part of the building is 45 ft. by 85 ft. with a wing to the south. The lower floor contained three entrances with accommodation for six butcher stalls in the market wing, with a council chamber at the rear, separated by a brick wall. The lower floor also contained offices for the town officials. The upper floor contained the Town Hall complete with stage with proscenium arch, orchestra pit, and several rows of seating on a sloped floor.

Exterior Description:

(From the report of William J. Moffet and Howard D. Chapman, architects, Architectural Conservancy of Ontario)

The Town Hall was built in 1875 with red brick walls and yellow brick quoins, pilasters, arches and surrounds. Robustly detailed with handsome keystones on lower floor carved in the form of bull heads.

The original cupola has been removed from the roof. An overhanging roof on the west and south elevations of the market has also been removed.

The remainder of the exterior is in excellent condition.

The elevations of the building contain remarkable variety of window openings and groupings as well as numerous treatments of decorative brick surrounds. Eight (8) different forms can be seen on the south and west elevations.

The main entrance elevation, facing Broadway has a curious treatment of brick pilasters. The massive pilasters which divide each principal elevation into three panels, are reduced on the upper floor of the main elevation and do not carry through the lower floor.

The detailing at tops of walls and eaves is heavily detailed and well preserved. Some chimneys appear to have been removed, slightly altering the appearance, but generally the exterior is in excellent condition and could be greatly improved by more sympathetic treatment of major openings on the ground floor.

The brick used in the construction was locally made brick. Because it was delivered to the site by Hugh Haley who had an interest in the Hewitt Brickyards at Springbrook, it is reasonable to believe the bricks are the product of the Springbrook brickyards.

Of particular interest in the wealth of detail on the exterior of the building are the bull heads decorating the arcades over the windows on the former market portion of the building.

Six of these heads survive, three on the west elevation and three on the south elevation. The old British coat of arms and the date 1875 are carved in stone over the door on the south elevation of the building.

A two-storey addition was added to the Town Hall in 1993, but was carried out with similar materials and in similar style to harmonize with the rest of the exterior.

It should be noted while each elevation is different from any other on the building, the pilasters divide each front into thirds, which are harmoniously balanced. The central panel of each elevation is topped by a pedimental, or triangular shaped dormer. The two dormers on the south front have small round windows, while the one on the west front has a three pointed "trillium" decoration, while it is also flanked by two pairs of matching chimneys.

Interior Description:

The Town Hall is a "L" shaped plan, the main part being 45 feet by 85 feet, with the wing thrusting out to the south.

The original orientation of the building has been changed through changes in function. While the market front, facing Second Street and the Market Square was originally considered the main front, the access to the town offices through the south front has made this the main access route to the building today.

The old market area was later used as a garage for the Town Works Department and rest rooms.

The interior of the building has been entirely renovated and no trace of the original finishes can be seen, although some may remain behind plywood paneling used throughout the building.

The second floor was renovated into a council chamber and office space, while the market wing has also been converted into office space for the mayor, and the Town Works Department, the Town Recreation Director and a board room and kitchen facility.

The Orangeville Town Hall is thus a significant building both historically and architecturally.

It was built on a site owned by one of the town's first settlers and on the site of the birthplace of the first native "Orangevillite". Its exterior architecture with its unique wealth of detail and decorative brickwork combine to make a very handsome building. It is in a good state of preservation and the brickwork is of high quality. It is a unique tribute to vernacular Ontario architecture and craftsmanship, and must be unique in municipal buildings in rural Ontario, planned and executed by local residents.

SCHEDULE "B" TO BY-LAW NUMBER 71-79

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