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Properties

PIN 71399 - 0118 LT
Description PT LT 10 N/S OF N ST. ANDREW ST & W OF ST. DAVID ST PL 55 FERGUS AS IN ROS554724 S/T & T/W ROS554724; CENTRE WELLINGTON
Address 101 ST ANDREW ST W
FERGUS

RECEIVED
2025/08/08
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON
Address for Service 1 Macdonald Square
Elora, Ontario N0B 1S0

This document is being authorized by a municipal corporation Shawn Watters, Mayor and Kerri O'Kane, Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Jennifer Lynn Maas 245 Hanlon Creek Boulevard, acting for Signed 2025 03 11
Unit 102 Applicant(s)
Guelph
N1C 0A1

Tel 519-837-2100

Fax 519-837-1617

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

SMITH VALERIOTE LAW FIRM LLP 245 Hanlon Creek Boulevard, Unit 102 2025 03 11
Guelph
N1C 0A1

Tel 519-837-2100

Fax 519-837-1617

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

File Number

Applicant Client File Number : 056371-1030/JLM/LV

The Corporation of the Township of Centre Wellington

By-law 2025-06

A By-law to designate the lands at 101 St. Andrew Street West
to be of cultural heritage value or interest

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 101 St. Andrew Street West ("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 101 St. Andrew Street West 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 of January 2025.



Mayor – Shawn Watters



Clerk – Kerri O'Kane

Schedule "A"

Legal Description

101 St. Andrew Street West, legally described as:

Plan 55, Pt Lot 10; Township of Centre Wellington

PIN: 71399-0118 (LT)

Schedule "B"

Statement of Cultural Heritage Value or Interest

Description of Property

101 St. Andrew Street West is located on Plan 55, Pt Lot 10, in the Township of Centre Wellington, County of Wellington (former Town of Fergus). The property is located directly within the historic downtown Fergus core on the northwest corner of St. Andrew Street West and St. David Street North. The property is approximately 0.04 acres and supports a combination of retail and residential space within a commercial building. The property supports the central portion of the larger Marshall Block building circa 1880, which extends to the north and west. The property is shown on the attached site plan.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 101 St. Andrew Street West resides in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value:

The property has historical and associative value because it has direct association with the early economic development of the Town of Fergus. It housed several prominent local commercial establishments. The current structure was built circa 1880 under the ownership of John Black, who soon sold the lots to Samuel Marshall. It is Marshall for whom the block is named. The Imperial Bank of Canada operated out of the main floor unit of the corner lot for just over 50 years, followed by Wilson, Jack and Grant law firm for 36 years. The property then transferred to Rafferty Insurance Brokers, and then became known as the "Rafferty Building". Today, the property is owned by Lori and Dale Clarke, and the main floor houses a cafe bar. The second floor is currently being used for commercial purposes and the uppermost floor contains residential unit(s).

Design or Physical Value:

The subject property, which is a late 19th-century commercial building, has design and physical value because it is an excellent representative example of the Second Empire style, characterized by its mansard roof with dormer windows, stone facade, and tall, arched windows. The structure is marked by a distinctive octagonal corner tower with a steep roof, adding vertical emphasis. A cornice adorns the roofline, while the ground floor features large commercial windows.

Overall, the building exhibits a sense of symmetry and balanced proportions, with the tower adding height that enhances its visual interest. Its combination of stone construction, arched windows, and a distinctive roofline make it a prominent and visually appealing structure, reflecting the ornate architectural trends of the late 1800s.

Contextual Value:

The subject property has contextual value due to its physical, functional, and historical connections to the early economic development of the Town of Fergus. As a prominent and recognizable local landmark at the corner of St. Andrew Street West and St. David Street North, an area traditionally dedicated to mixed commercial and residential uses, it has been central to the town's growth since the 19th century. Even before the 20th century, the street was lined with various business, including stores, a post office, a school, a hotel, and more. The Fergus News Record highlighted the importance of this location, noting John Black's 1882 purchase as the "very best in Fergus for business purposes," and later, Samuel Marshall's 1890 acquisition of the lots, which included multiple storefronts and vacant upper-floor spaces. Over the years, the Marshall Block has housed a diverse array of local businesses, such as The Imperial Bank of Canada, Wilson Jack & Grant Law, Rafferty Insurance Brokers, Ron Wilkin's Jewellers, Goldsmith Hall, and now, The Vault Coffee and Espresso Bar.

Schedule "C"

Description of Heritage Attributes

- Three-storey Second Empire style commercial building with central hexagonal tower
- Stone construction (red Credit Valley sandstone) with limestone quoins, arched voussoirs and sills on all arched windows and doors
- Existing building footprint
- Single horizontal limestone banding between the first and second floors extending under second floor windowsills
- Fenestration pattern of door and window openings in their current size and location on the second and third storeys
- Window pattern of single-hung one-over-one wooden windows on the second storey and two-over-two on the third storey (replacements)
- Commercial style main floor façades on both main streets including fixed window openings
- Arched doorway on the corner below the tower, including transom (modified numerous times over the years, changing between doorway and window).
- Mansard roof, including eyebrow-arch dormer windows and fish scale slate tiles, replaced in historic pattern (iron cresting, evidenced by historic photographs, has been removed from roof)
- Octagonal tower with fish scale slate tiles (replaced in similar pattern) including pointed-arch porthole dormers (restored)
- Wooden decorative brackets under the eaves
- Indoor tin ceiling on main floor (restored)
- Original vault on the main floor from The Imperial Bank of Canada
- Wall of wooden cabinetry found inside the vault (not original, but constructed from original salvaged materials found on site)

Excluded from Designation

- Doors (replacements)