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Centre Wellington

December 23, 2024

RECEIVED
2024/12/23
(YYYY/MM/DD)
Ontario Heritage Trust



RE: Notice of Intent to Designate, 525 Union Street East, Fergus

Dear [REDACTED]

Please take notice that, the Council of the Corporation of the Township of Centre Wellington intends to designate the property listed 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).

**525 Union Street East
Fergus, ON**

Attached is a copy of the notice regarding the intent to designate including the last date to appeal. Please let me know if you have any questions.

Yours truly,

Deanna Maiden, *MCIP, RPP*
Senior Development Planner

*Copy: Ontario Heritage Trust, via email only
Edward Thomas, applicant*

**NOTICE OF INTENTION TO DESIGNATE
PROPERTY IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 (Ch.O.18, Sec. 29)**

Take notice that the Council of the Corporation of the Township of Centre Wellington intends to designate the property municipally known as 525 Union Street East (see key map below) in the Township of Centre Wellington (formerly Town of Fergus), as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, as amended, (Ch.O.18, Sec. 29).

Statement of Cultural Heritage Value or Interest: 525 Union Street East

The cultural heritage value of 525 Union Street East resides in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value:

The subject property is significant for its direct link to early settlers and prominent local families, including the Blacks and the Templins, who contributed to the growth of the Town of Fergus. Hugh John Black, who built the dwelling on the property in 1888, was the grandson of Hugh Black, early settler who came to the Town of Fergus in 1834. Hugh Black (Senior) emigrated from Scotland and built the stone cottage at the designated property at 495 Union Street West, known as Craighead, as well as the first local tavern and hotel in Fergus. His grandson, Hugh John Black, was a local miller and ran the sawmill at Glen Lamond. He had 9 children, including Annie who later married John Charles Templin and purchased this property. They were known to the community for their contribution to the development of Templin Gardens (also a designated property at 209 Menzies Lane). They were also known for establishing the local newspaper, the Fergus Record, which operated for 60 years. Over the years, inhabitants of this property were instrumental to the growth of local institutions, such as the local school, the School Board, local newspaper, nearby public gardens, and local institutional and community groups.

Design or Physical Value:

The one-and-a-half storey stone dwelling was originally constructed in 1888 by Hugh John Black. It is significant because it is a representative example of a Victorian dwelling that uses elements from a variety of styles: primarily Gothic Revival Cottage with central gable; Italianate rounded windows on the upper storey; Queen Anne style projecting front bay window, asymmetrical front façade, and extensive front porch with decorative posts. The stone walls are representative of the use of local material, including limestone and fieldstone, with granite stones seen throughout. Large cut limestone cornerstones bookmark the walls and exude strength and stability which was a hallmark of Scottish masonry work. The medium pitched intersecting cross-gable roof provides architectural interest along with the L-shaped structure. The structure has overhanging eaves and soffits, providing shade and adding ornamental design. The dwelling is otherwise unadorned in a simple yet elegant style.

The front facade features decorative carved bargeboard trim in the two gables (replicas of what previously existed). The large covered porch is supported by 3 decorative wooden posts extending easterly (to the right) from the main front door. All of the

windows are arched with radiating voussoirs above, which are a distinctive element of Italianate architecture and provide strength to the design. These windows are typical of the architectural style and are large, allowing for ample natural light.

Contextual Value:

The property has contextual value because it is physically, functionally, and historically linked to the Union Street East residential neighbourhood and identified cultural heritage landscape (Ferrier Estate and Union Street East). The first owner Hugh John Black operated the nearby sawmill and wanted to build a house close by. Later owners had links in the community and to nearby historic properties (designated properties such as Craighead at 495 Union St. W. and Templin Gardens at 209 Menzies Lane). The property has contextual value because it is important in defining, maintaining and supporting the character of this area because of its size (large lot that has never been severed) and how it aligns with the local vernacular of the neighbourhood, in terms of setbacks and mature landscaping. There are 2 significant red pine trees in front of the house along the property line. They are owned by the Township and should be prioritized for long-term protection. There are numerous additional trees, mostly coniferous to the west of the property within the Township's unopened road allowance. The dwelling with its mature vegetation has high aesthetic value along the streetscape. The majority of the surrounding dwellings and structures were also constructed between the mid-19th century and early 20th century in similar, closely related architectural styles, such as, Italianate, Regency, Victorian, Gothic Revival, and Queen Anne.

Description of Heritage Attributes

- One-and-a-half storey asymmetrical Victorian dwelling with projecting bay window using a combination of architectural styles including Gothic Revival Cottage, Italianate and Queen Anne, reminiscent of a Scottish manor house
- Exterior walls of local stone construction, including limestone, fieldstone and granite with lime mortar
- Rounded arches with radiating stone voussoirs over all windows and doors, and flat header (now a tall window) on the east façade that led to a former summer kitchen (since removed)
- Wood sash windows in 1 over 1 pattern (upper storey of front façade, west and back facades) or 2 over 2 pattern (on front and west lower level) with original glass where it still exists
- Fenestration pattern of door and window openings and the wooden surrounds/frames in their current sizes and locations, except door and window opening on the east wall closest to the rear where a previous summer kitchen was removed (these can be reinstated to their original configuration if desired)
- Medium pitched intersecting cross-gabled roof
- Existing building footprint of original dwelling with original stone additions (newer kitchen addition in board and batten and new garage addition excluded)
- Wood storm windows where they still exist
- Decorative bargeboard trim within the 2 front gable peaks (replicated)
- Leaded glass in front central bay window
- Covered wooden front porch, including 3 decorative wood posts

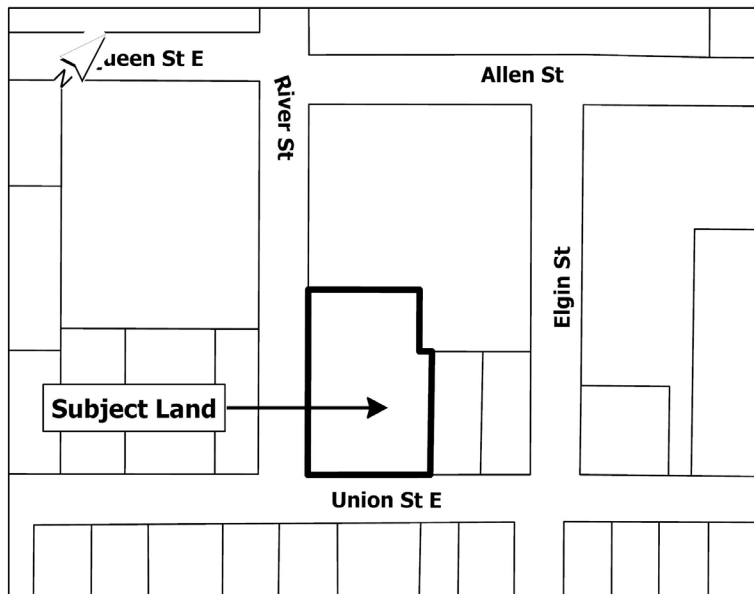
- Interior elements include:
 - Original cherry wood hand-carved staircase with newel post
 - Original wood mantle surround in central fireplace in front hallway

Excluded from Heritage Attributes

- Newer (2003) rear board and batten addition and rear covered porch
- Newer (2024) garage addition with breezeway
- All exterior doors
- Standing seam metal roof with aluminum soffits and eavestroughs
- Decorative raised ribbon pointing on the front façade
- 3 chimneys (newer chimney on west wall and replacement in centre and east wall)

For further information with respect to the proposed designation please contact Deanna Maiden, Senior Development Planner, at (519) 846-9691, ext. 292.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served to the Clerk of the Township of Centre Wellington on or before the 25th of January, 2024.



Dated at the Township of Centre Wellington this 26th day of December, 2024.

Kerri O'Kane, Clerk
 1 MacDonald Square
 Elora, Ontario
 N0B 1S0
 Phone: (519) 846-9691
 Fax: (519) 846-2074