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**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 the following by-laws on February 10, 2025, to designate 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 2025-12 – to designate 6475 Second Line, West Garafraxa (Concession 3 W PT LOT 8; Township of Centre Wellington)
- By-law 2025-13 – to designate 525 Union Street East (Plan 106, Lots 13, 20 & 21, Pt Lots 19 & 22; Township of Centre Wellington)
- By-law 2025-14 – to designate 249 Garafraxa Street East (Part of Park Lot 3, Plan 55; Township of Centre Wellington)

Any person who objects to a by-law listed above may appeal to the Ontario Land Tribunal (OLT) and the clerk of the Township within 30 days after the date of this publication, by March 14, 2025. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the OLT.

For additional information, including full copies of the by-laws, please contact Deanna Maiden, Senior Development Planner (519-846-9691 x292).

Dated at the Township of Centre Wellington this 13th day of February, 2025.

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

The Corporation of the Township of Centre Wellington

By-law 2025-13

A By-law to designate the lands at 525 Union Street East
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 525 Union Street East (“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 525 Union Street East 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 as first, second and third time and finally passed this 10th day of February, 2025.



Mayor – Shawn Watters



Clerk – Kerri O’Kane

Schedule “A”

Legal Description

525 Union Street East, legally described as:

Plan 106, Lots 13, 20 & 21, Pt Lots 19 & 22; Township of Centre Wellington

PIN: 71394-0081 (LT)

Schedule “B”

Statement of Cultural Heritage Value or Interest

Description of Property

525 Union Street East is located on Plan 106, Lots 13, 20, & 21, and Part of Lots 19 & 22, River Street, in the Township of Centre Wellington, County of Wellington (formerly Town of Fergus). The property is located on the north side of Union Street East just west of Scotland Street and Elgin Street. The property is approximately 0.37 hectares (just under 1 acre) in size and supports a one-and-a-half storey dwelling with new addition (2024), as well as many mature trees. It is surrounded by single detached dwellings within the Union Street East neighbourhood, a multi-unit residential building to the north, and institutional uses nearby.

Statement of Cultural Heritage Value or Interest: 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.

Schedule “C”

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/framing 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)