

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2025-77

Being a By-Law to designate the lands at
298 Union Street East
to be of cultural heritage value or interest

WHEREAS:

1. 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;
2. 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 298 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 posted on the Township’s website having a general circulation in the municipality;
3. The statement of cultural value or interest of the Property are set out in Schedule “B”;
4. The description of Heritage Attributes are set out in Schedule “C”;
5. 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 298 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 posted on the Township’s website having general circulation in the Township.
4. This By-law shall come into force and take effect upon its final passing.

READ A FIRST AND SECOND TIME this 24th day of November, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

READ A THIRD TIME AND PASSED this 24th day of November, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Schedule “A”

Legal Description

298 Union Street East, legally described as:

Plan 154, PT PARK LOT 1; TOWNSHIP OF CENTRE WELLINGTON

PIN: 71395-0019 (LT)

Schedule “B”

Statement of Cultural Heritage Value or Interest

Description of Property

The property municipally known as 298 Union Street East is a residential property legally described as Plan 154, Part of Park Lot 1, in the Township of Centre Wellington (formerly Town of Fergus), County of Wellington. The 2/3-acre property is located on the south side of Union Street East, east of Gowrie Street South. It contains a 2-storey brick dwelling with later addition, a 1 ½ storey detached garage (recently reconstructed), and small accessory garden shed. The property is lined with large, mainly coniferous trees, with a row of sugar maples along the front property line. It backs onto the Belsyde Cemetery and is otherwise surrounded by single detached dwellings. It is located within the Ferrier Estate and Union Street East Cultural Heritage Landscape.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 298 Union Street East, Fergus lies in its design/physical value, its historical/associative value, and its contextual value.

Historic or Associative Value

The property has associative value because of its connection with The Ferrier Estate, named for Alexander David Ferrier, one of the earliest and most prominent settlers of Fergus. This property is part of what was once Ferrier’s 100 acre farm between The Grand River and Belsyde Avenue, later subdivided through Ferrier’s Belsyde survey into large lots with deep setbacks and a block donated to the Township for the Belsyde Cemetery, currently to the rear of this property. It is also significant for its association with Dr. George Orton, a prominent physician and businessman in Fergus and a former Reeve who represented Wellington Centre in the House of Commons from 1874 to 1887. Following the sale of the property by Dr. Orton, the property passed through several owners until William and Jemima Smart purchased it in 1923. They are thought to have been the owners of the property when the dwelling was built between 1926 and 1931. The property is significant for its association with the theme of early European settlement and immigration to Centre Wellington.

Design or Physical Value

The dwelling at 298 Union St. East is significant because it is a representative example of an American Foursquare style dwelling. The Foursquare emerged under the Arts and Crafts architectural movement and the Prairie school of design in the post-Victorian era and is typified by its square, boxy design and square or rectangular floor plan, considered to be a more efficient use of space with larger rooms versus previous popular styles. It is a relatively unadorned style often incorporating handcrafted

woodwork elements and built-in cabinetry. The style is evident in the hip roof on the original section of the house, wide eaves, and porch that spans the entire width of the front facade and includes 3 large brick pillars topped with horizontal concrete support slabs and a tongue and groove wood ceiling. The foundation is made of locally sourced limestone, finished with a raised painted grout line.

Other notable features of the dwelling that exude the craftsman-style include the large main floor single hung 1-over-1 windows, with a 45/55 sash size ratio. There are also two original single pane fixed piano windows with exterior storms. All main-floor windows on the original section of the dwelling are original to the house and have seasonal storms which are still in use. The front door is also thought to be original and is of a simple craftsman style design, with a 3-light window. The storm door may have been added or replaced at some point and is made of wood with a removable window. The second-floor windows are custom-built wood 3-over-1 and 2-over-1 hung windows in the same 45/55 sash size ratio split as the originals. There are also two custom built wood replacement awning style piano windows on the west facade.

The lower section of the 2-storey addition, constructed in 1996 to the rear of the dwelling, was faced using brick which was removed from the rear facade of the original dwelling. The upper portion of the addition is clad in white cove siding, chosen to match the original summer kitchen, since removed. The same materials were used on the new garage built in 2018, using brick from the original house, and matching Mabec cove siding.

Contextual Value

The property has contextual value because it is physically, functionally, visually and historically linked to its surroundings and contributes to the historic residential context of the area. The property is located within the Ferrier Estate and Union Street East Cultural Heritage Landscape, which is typified by large lots, deep setbacks and a mature tree canopy. Of particular interest is the mature landscaping on the property, including the row of sugar maples at the front property line, which is part of a larger stand of trees that run much of the length of Union Street East and contribute to the historic streetscape. The property also supports numerous mature trees, mostly coniferous, fruit bearing shrubs and perennial gardens within and along its boundaries, which add to its historic value and charm while providing food, shade, and shelter to its inhabitants, as well contributing to its significant aesthetic appeal.

The property is historically connected to its surroundings as it is part of what is known as the Ferrier Estate, representing the growth of Fergus from its early settlement in the 19th century to the significant residential and nearby commercial growth that occurred in the early 20th century. The property is also significant for its earlier association with the

Mississaugas of the Credit First Nations, as evidenced by Ferrier's report of an encampment on the lands in the winter of 1841/2.

Schedule "C"

Description of Heritage Attributes of the Dwelling to be Protected:

- Height, scale and massing of the 2-storey brick dwelling
- Scratched yellow and red ochre brick with iron oxide tinted mortar construction
- Hip roof of the original house
- Full width front porch with low hip roof, including 3 large brick pillars topped with horizontal concrete support slabs and tongue and groove wood ceiling
- The fenestration pattern of doors and windows
- Wooden front door including storm door
- All main floor windows, including storms, in their original locations
- Second floor replacement 3-over-1 and 2-over-1 hung wood windows
- Concrete window and door sills and lintels
- Limestone foundation with raised painted grout lines
- Interior front hall staircase including handrails, balusters and posts

Description of Heritage Attributes of the Property/Landscape to be Protected:

- Row of 3 large sugar maples along the front property line, likely over 100 years old
- Collection of 4 Norway spruce trees around the perimeter of the dwelling (3 on north side and 1 on south side), 3 appear to be over 100 years old (excluding the tree flanking the west side of the driveway in the front yard)
- Collection of approximately a dozen large mature spruce, pine and cedar trees flanking the rear garden immediately to the rear of the dwelling
- Row of 4 large mature Norway spruce trees closest to the rear property line adjacent the Belsyde Cemetery flanking the west property line

Excluded from the Heritage Attributes to be Protected

- Internal elements other than those listed above
- Detached garage and garden shed
- The modern rear addition completed in 1997