



Township of Centre Wellington

Heritage Centre Wellington Agenda

Tuesday, June 9, 2026

6:00 pm

Council Chamber, 1 MacDonald Square, Elora

Page

1. CALL TO ORDER

2. ADDENDUMS AND CORRECTIONS TO THE AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

4. APPROVAL AND ADOPTION OF THE MINUTES

4.1 [Heritage Centre Wellington - 12 May 2026 - Minutes - Pdf](#)

3 - 6

5. PRESENTATIONS/ANNOUNCEMENTS

6. DELEGATIONS

7. CONSIDERATION OF REPORTS

7.1 Heritage Permit - 105 Queen Street W
Report from Deanna Maiden, Senior Development Planner
[HCW2026-09](#)

7 - 12

Recommendation:

THAT staff report HCW2026-09 regarding Heritage Permit Application HP-2026-06, for the property located at 105 Queen Street West, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-06 be approved; or

Option B: That Heritage Permit Application HP-2026-06 be refused.

7.2 Heritage Permit - 199 Garafraxa Street East, Fergus
Report from Deanna Maiden, Senior Development Planner
[HCW2026-11](#)
[199 Garafraxa St. E photos](#)

13 - 21

Recommendation:

THAT staff report HCW2026-11 regarding Heritage Permit Application HP-

2026-07, for the property located at 199 Garafraxa Street E, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: *That Heritage Permit Application HP-2026-07 be approved; or*

Option B: *That Heritage Permit Application HP-2026-07 be refused.*

- 7.3 Heritage Designation Recommendation - 250 Garafraxa Street East, Fergus 22 - 30
Report from Deanna Maiden, Senior Development Planner
[HCW2026-10](#)

Recommendation:

THAT Heritage Centre Wellington recommends to the Council of the Township of Centre Wellington:

Option 1: That the property municipally known as 250 Garafraxa Street East, Fergus is worthy of designation and therefore, that Council issues a Notice of Intention to Designate under Part 4 of the Ontario Heritage Act.

Option 2: That the property municipally known as 250 Garafraxa Street East, Fergus is not worthy of designation and therefore, that Council does not issue a Notice of Intention to Designate under Part 4 of the Ontario Heritage Act.

8. SUB-COMMITTEE UPDATES

- 8.1 Properties Sub-Committee
- 8.2 Public Relations / Education Sub-Committee
- 8.3 Bridge Sub-Committee

9. INFORMATION ITEMS

- 9.1 Next Meeting - July 7

10. ADJOURN



**Township of Centre Wellington
Heritage Centre Wellington Minutes
Tuesday, May 12, 2026
Council Chamber
6:00 PM**

PRESENT:

Philip Brown
Donald Evoy
Nanette O'Sullivan
Nico Vandersluis
Michael Hale
Susan Taylor
Victoria Nagy
Breanna McDonald
Lindsay Benjamin
Mayor Watters

REGRETS:

Aryan Banipal
Kristy Coles
Lindsay Benjamin

STAFF:

Mariana Iglesias, Manager of Planning Services
Deanna Maiden, Senior Development Planner
Devlin Schellenberger, Legislative Coordinator
Gabriel Lam, Heritage Co-op Student

1. Call to Order

1.1 P. Brown, Vice-Chair, welcomed everyone and called the meeting to order.

2. Addendums and Corrections to the Agenda

2.1 No addenda or corrections to the agenda.

3. Disclosure of Pecuniary Interest Under the Municipal Conflict of Interest Act

3.1 None declared.

4. Approval and Adoption of the Minutes

4.1 Heritage Centre Wellington approved the minutes dated April 7, 2026, as presented by consensus.

5. Presentations/Announcements

6. Delegations

7. Consideration of Reports

7.1 Heritage Permit - 17 Henderson Street, Elora

The property owner provided an overview of the the repair and repointing work required.

Moved by N. van der Sluis, Seconded by N. O'Sullivan

THAT staff report HCW2026-06 regarding Heritage Permit Application HP-2026-03, for the property located at 17 Henderson Street, Elora be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-03 be approved.

CARRIED

7.2 Heritage Permit - 177 Chalmers Street, Elora

The property owner stated they have restored the front porch and transom to original. The proposal in front of the committee is to replace the door on the coffee porch to match the new front door.

Moved by N. O'Sullivan, seconded by M. Hale

THAT staff report HCW2026-08 regarding Heritage Permit Application HP-2026-05, for the property located at 177 Chalmers Street, Elora be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-05 be approved.

CARRIED

7.3 Heritage Permit - 64 Colborne Street, Elora

The property owner, stated their intention to restore the wood soffit and fasci, which will be painted to match the home. She added she will restore the original front door and add an additional glass storm door to reduce heat loss. The storm door will not be visible from the exterior of the home.

Moved by M. Hale, seconded by D. Evoy

THAT staff report HCW2026-05 regarding Heritage Permit Application HP-2026-02, for the property located at 64 Colborne Street, Elora, be received for information; and

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-02 be approved.

CARRIED

7.4 Heritage Permit - 12 Sunnybrae Cres., Fergus

The property owner stated they are proposing to replace the three windows on front facade. The ground floor windows will be two over two replaced with similar style and materials. The upper window will be a casement style window that swings outward, the current window is not original and swings inward.

Moved by N. van der Sluis, seconded by B. Macdonald

THAT staff report HCW2026-04 regarding Heritage Permit Application HP-2026-01, for the property located at 12 Sunnybrae Crescent, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-01 be approved.

CARRIED

7.5 Heritage Permit - Melville United Church, 300 St. Andrew Street W, Fergus

P. Brown provided an overview of the property, indicating the application includes repair, patching and repointing.

Moved by M. Hale, seconded by N. O'Sullivan

THAT staff report HCW2026-07 regarding Heritage Permit Application HP-2026-04 for the property located at 300 St. Andrew Street W, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-04 be approved.

CARRIED

8. Sub-Committee Updates

8.1 Properties Sub-Committee

No update.

8.2 Public Relations / Education Sub-Committee

No update.

8.3 Bridge Sub-Committee

No update.

9. Information Items

9.1 Next Meeting - June 9

10. Adjourn

Chair

Deputy Clerk



Report to Heritage Centre Wellington

To: Chair and Members of Advisory Committee

Report: HCW2026-09

Prepared By: Deanna Maiden, Senior Development
Planner

Date: 09 Jun 2026

RE: Heritage Permit - 105 Queen Street W

Recommendation:

THAT staff report HCW2026-09 regarding Heritage Permit Application HP-2026-06, for the property located at 105 Queen Street West, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-06 be approved; or

Option B: That Heritage Permit Application HP-2026-06 be refused.

Report:

The owner of the designated property at 105 Queen Street West, Fergus has applied for a heritage permit to make alterations to the property. The property currently contains the Fergus Marketplace, a former foundry/factory and local landmark, built in 1850 which contains various commercial businesses.

The application includes restoration of the brick structure walls of the chimney stack and repair/patching of the concrete chimney cap, or replacement if deemed necessary. The proposed mortar is HLM 350 (lime based) in a colour to match the existing. The work is to be completed by BEN Stoneworks. Photos of the existing condition of the chimney are attached as appendix A to this report.

The project has been conditionally approved by the properties sub-committee for Level 2 funding, for up to \$20,000 through the Community Heritage Grant program. A heritage permit is required because the property is designated under Part IV of the Ontario Heritage Act and the alterations will be visible from the street. The designation by-law is attached as Appendix B for reference and outlines the reasons for designation. When a heritage permit application to alter a heritage property is received, a decision must be made within 90 days to either: approve the application, approve with conditions, or refuse the application.

The Committee is requested to review the proposal and evaluate in the context of the generally accepted principles found in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and to provide a recommendation for consideration.

Consultation:

As per Heritage Act requirements.

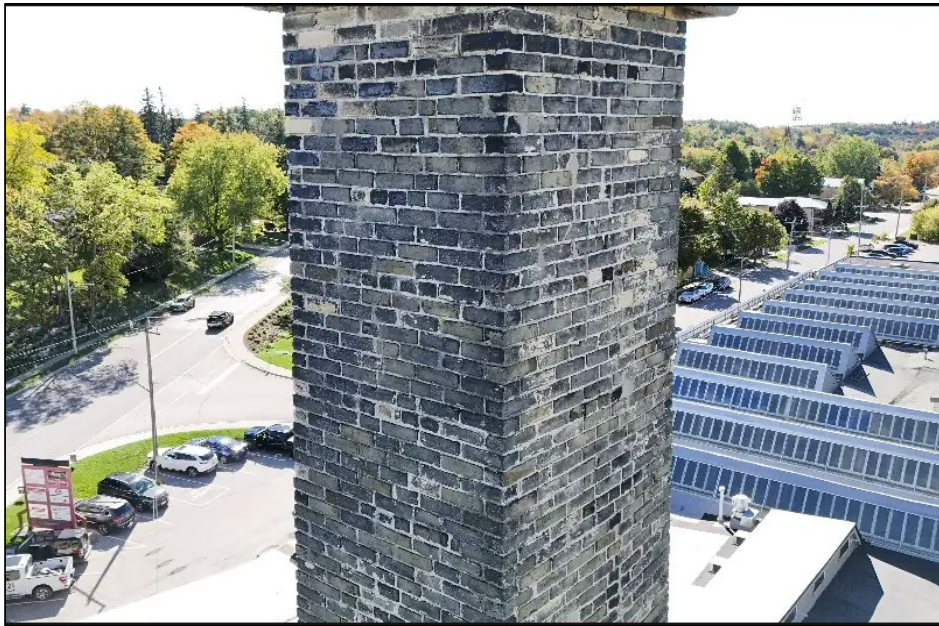
Attachments:

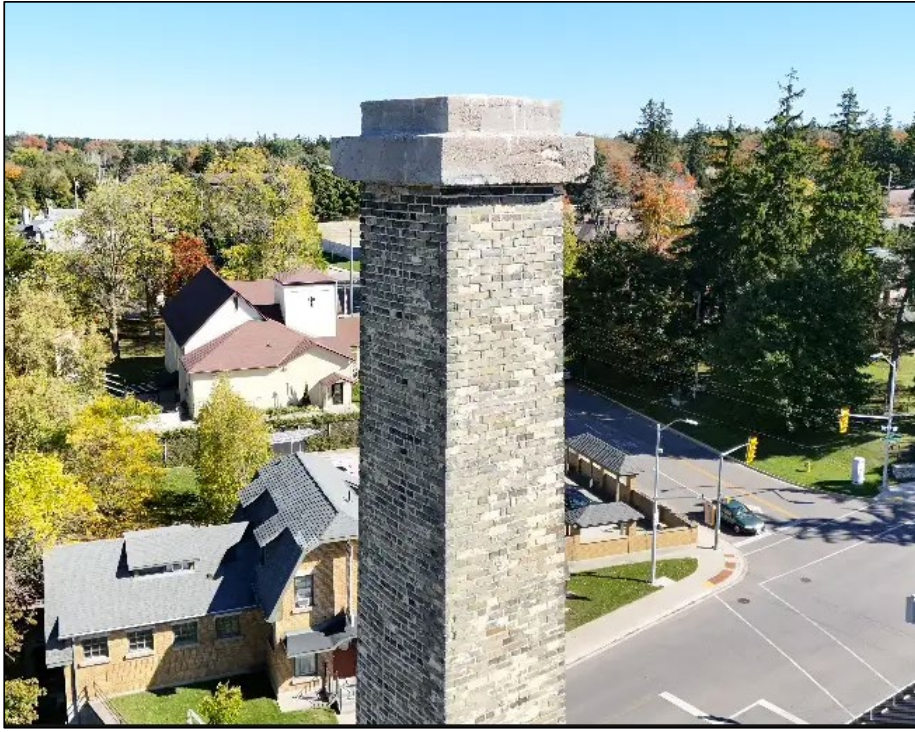
- [Appendix A - Photos](#)
- [Appendix B - 105 Queen Street West Designation By-law](#)

Approved By:

Mariana Iglesias, Manager of Planning Services, Manager of Planning Services

Appendix A: Photos of Chimney Stack





TOWNSHIP OF CENTRE WELLINGTON

BY-LAW 2009-003

Being a By-law to designate 105 Queen Street West,
in the former Town of Fergus,
to be of cultural heritage value or interest

WHEREAS on the advice of the Municipal Heritage Committee, Council has been advised to designate the property attached hereto to be of cultural heritage value or interest to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

AND WHEREAS the provisions of Section 29, Subsections (1), (2), (3) and (4) have been complied with and no objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

1. The lands and premises described as 105 Queen Street West, Part of Mill Lot, Part Lot 2, South of the River, Plan 55, Part Lot A, all of Lots B, C, & D, Plan 239, Parts 1 and 3, 61R1648, Lane North of Queen Street (adjoining Lot D), Plan 239, closed by By-law RO697881, Part 2, 61R1648; Part Bridge Street, Part of Queen Street, Plan 55, closed by By-law RO682996, Parts 2 and 3, 61R5439; Centre Wellington; together with SS1720; subject to ROS641379, ROS6411380, ROS641381, RO762077, RO762078; together with RO762077. (PIN 71398-0331)

2. The reasons for the designation are as follows:

Cultural Heritage Value or Interest:

Design or Physical Value

Dating from 1879, this building is a prominent local landmark, built as it is at a key intersection on the Provincial highway.

The building has been faithfully and carefully maintained by its current owners. Many important architectural details remain intact, including original wooden windows on some of the 'factory' section and most of the 'foundry' section of the building, the striking dentil detailing in the frieze around most of the building, and the integrity of the original stone and brick walls. One of the most striking features inside the building is the large amount of natural light that enters the building through the large windows built into the traditional factory skylight roof structure. The inside of these windows and related roof structure has been very carefully restored, and is in excellent condition.

There is also a tall brick chimney extant on the river side of the building, of a height to be readily visible from much of the commercial core of the town. Another important relic of the building's former manufacturing role is the large cast iron mill wheel still in place in on the ground floor of the building.

Historical or Associative Value

Parts of the basement of the eastern end of the building date from the 1850's. The main part of the east or 'foundry' wing was constructed in 1878, with additions in 1890, 1908, and 1916. Though the first foundry on the site was built by James Grindley, the Beatty Brothers bought the property in 1876, and successor companies continued to operate the growing complex for manufacturing a wide range of products for almost a century. Goods manufactured by Beatty Brothers were exported from Fergus to locations around the world.

Given the scale of this business in the Fergus context, and its consequent importance to every aspect of life in the Town through this extended period of time, the original Beatty Brothers factory is a key building in Fergus's late 19th and early 20th-century history.

CERTIFIED TO BE A TRUE COPY


DEPUTY CLERK

The building has operated as the Fergus Market since 1980, and most of the original structure has been faithfully maintained by the Market owners.

Contextual Value

The building is located directly across St. David Street from the old Fergus Swimming Pool building—a recreational facility constructed in 1930 by the Beatty Brothers firm, and using Beatty Brothers employees. Both buildings continue to appear much as they did at that time, when the factory was the most important industrial building in town. The Swimming Pool building has also been designated. The two buildings on the remaining corners of St. David and Queen Streets have already been designated.

Heritage Attributes to be protected:

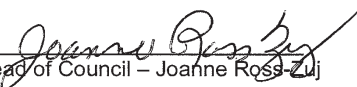
- The large, cast iron mill wheel on the ground floor of the building
 - The main brick chimney on the north side of the building
 - All exterior stone and brick exterior walls, including existing door and window openings, excepting the most recent (concrete block) expansion of the building to the west
 - the interior surfaces and general structure and shape of the 'sawtooth' skylight window system on the roof of the 'factory' section of the building
 - the intact St. David street façade of the building
3. This By-law shall be registered against the title of the lands described as 105 Queen Street West, Part of Mill Lot, Part Lot 2, South of the River, Plan 55, Part Lot A, all of Lots B, C, & D, Plan 239, Parts 1 and 3, 61R1648, ~~61R1648~~, Lane Queen Street (adjoining Lot D), Plan 239, closed by By-law RO697881, Part 2, 61R1648; Part Bridge Street, Part of Queen Street, Plan 55, closed by By-law RO682996, Parts 2 and 3, 61R5439; Centre Wellington; together with SS1720; subject to ROS641379, ROS6411380, ROS641381, RO762077, RO762078; together with RO762077. (PIN 71398-0331)
4. This By-law shall come into force and take effect upon its final passing.

READ A FIRST AND SECOND TIME this 19th day of January, 2009.


Head of Council – Joanne Ross-Zuj


Clerk – Marion Morris

READ A THIRD TIME AND PASSED this 19th day of January, 2009.


Head of Council – Joanne Ross-Zuj


Clerk – Marion Morris



Report to Heritage Centre Wellington

To: Chair and Members of Advisory Committee

Report: HCW2026-11

Prepared By: Deanna Maiden, Senior Development
Planner

Date: 09 Jun 2026

RE: Heritage Permit - 199 Garafraxa Street East, Fergus

Recommendation:

THAT staff report HCW2026-11 regarding Heritage Permit Application HP-2026-07, for the property located at 199 Garafraxa Street E, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-07 be approved; or

Option B: That Heritage Permit Application HP-2026-07 be refused.

Report:

The owner of the property at 199 Garafraxa Street E has applied for a heritage permit to make alterations to the property. The property currently contains a two-storey folk-victorian style, cut stone dwelling, built in 1888, and a carriage house, thought to be of a similar age.

The application includes repair of the wood siding of the carriage house, repair and replacement of original windows with like, and non-original (1970s) windows with a style similar to the originals. Replacement of a side door with a fiberglass door, and replacement of rotted sill plates where required is also proposed. Photos of the existing condition of the carriage house are attached as appendix A to this report.

A heritage permit is required because the property is designated under Part IV of the Ontario Heritage Act. Staff consider this a minor alteration that will not alter heritage attributes, and as such has no objection to the approval of the application.

The designation by-law is attached for reference and outlines the reasons for designation. When a heritage permit application to alter a heritage property is received, a decision must be made within 90 days to either: approve the application, approve with conditions, or refuse the application. The Committee is requested to review the proposal and evaluate in the context of the generally accepted principles found in the Parks

Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and to provide a recommendation for consideration.

Consultation:

As per Ontario Heritage Act requirements.

Attachments:

- [Appendix A - Photos of 199 Garafraxa Street East](#)
- [Appendix B - Garafraxa Street East 199 Bylaw](#)

Approved By:

Mariana Iglesias, Manager of Planning Services, Manager of Planning Services

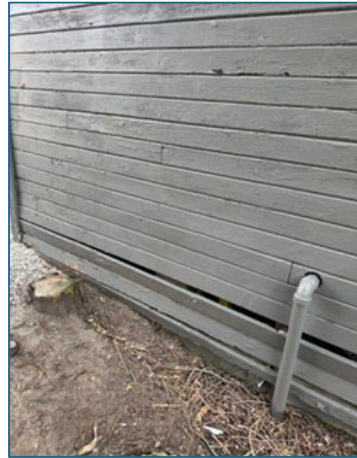
Photos of 199 Garafraxa Street E, Fergus – Carriage House

Photo 1: Front of carriage house (2024, prior to painting)



Photos 2 - 9: Existing conditions (Spring 2026)







THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 01-71

**Being a By-law to designate 199 Garafraxa Street East, former Town of Fergus,
to be of historic or architectural value or interest**

WHEREAS on the advice of the Local Architectural Advisory Committee, Council has been advised to designate the property, including lands and buildings, attached hereto to be of historic or architectural value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

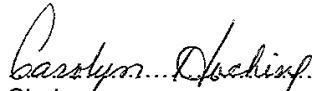
AND WHEREAS the provisions of Section 29, Subsections (1), (2) and (4) have been complied with and no objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

1. The lands and premises described in Schedule "A" attached hereto are hereby designated to be lands and buildings of historic or architectural value or interest.
2. The reasons for the designation are as follows:
This single, detached, dwelling has a date stone of 1888. It is built of cut stone in uneven courses. The plan is rectangular with a long façade, and there are one and a half storeys with two high gables of different width. The main entrance is in the centre façade and is covered by a veranda that extends down the left side of the building. The original wood windows are 1/1 single sash. The roof has projecting eaves with plain fascia and soffit and the verges have decorated fascia and soffit. The important element of this designated property is the façade.
3. This By-law shall be registered against the title of the lands described in Schedule "A."
4. This By-law shall come into force and effect upon its final passing.

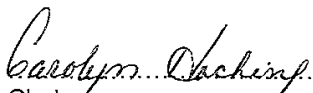
READ A FIRST AND SECOND TIME this 18th day of June 2001.


Head of Council


Clerk

READ A THIRD TIME AND FINALLY PASSED this 18th day of June 2001.


Head of Council


Clerk

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Centre Wellington, in the County of Wellington, described as:

PLAN 284
LOT E PT LOT D
N/S GARAFRAXA E







Report to Heritage Centre Wellington

To: Chair and Members of Advisory Committee

Report: HCW2026-10

Prepared By: Deanna Maiden, Senior Development
Planner

Date: 09 Jun 2026

RE: Heritage Designation Recommendation - 250 Garafraxa Street East, Fergus

Recommendation:

THAT Heritage Centre Wellington recommends to the Council of the Township of Centre Wellington:

Option 1: That the property municipally known as 250 Garafraxa Street East, Fergus is worthy of designation and therefore, that Council issues a Notice of Intention to Designate under Part 4 of the Ontario Heritage Act.

Option 2: That the property municipally known as 250 Garafraxa Street East, Fergus is not worthy of designation and therefore, that Council does not issue a Notice of Intention to Designate under Part 4 of the Ontario Heritage Act.

Report:

The owners of the property at 250 Garafraxa Street East have requested designation of their property under Part 4 of the Ontario Heritage Act. As such, planning staff and members of the Heritage Centre Wellington (HCW) Properties Sub-committee have conducted research and a site visit to determine the property's cultural heritage value and heritage attributes, and whether the property meets the prescribed criteria under the Act.

Staff and the sub-committee have determined that it does meet at least two of the criteria as required and therefore, it is worthy of designation. Specifically, it meets four of the nine prescribed criteria, as outlined in the 09/06 evaluation table attached to this report as Appendix B.

In summary: the property has historical/associative value because it has the potential to yield information about early immigration and settlement of the former Town of Fergus and for its associations with early Township residents; the property has physical/design value since it is a representative example of a 19th century one-and-a-half storey limestone Ontario cottage; and, the property has contextual value because it supports

the surrounding historic neighbourhood character of this section of Garafraxa Street East.

Photos of the property are attached as Appendix A to this report. In addition, a Statement of Cultural Heritage Value or Interest (CHVI) has been drafted and is attached as Appendix C. The CHVI will be used to draft the future designation by-law. As required by the Act, the municipal heritage committee must be consulted prior to any issuance of an intention to designate a property. This consultation with the committee and issuance of a recommendation would fulfill these requirements under the Act. Heritage Centre Wellington is being asked to review the information provided and make a recommendation to Council regarding designation. Please note that should the committee recommend designation, the matter will proceed to Council for a decision and the legislated requirements would ensue for notice and preparation of a draft by-law to be enacted within the prescribed timelines.

Consultation:

As per Heritage Act requirements.

Attachments:

- [Appendix A - Photos of 250 Garafraxa Street East](#)
- [Appendix B - 9/06 Evaluation Table](#)
- [Appendix C - Draft Statement of Cultural Heritage Value or Interest](#)

Approved By:

Mariana Iglesias, Manager of Planning Services, Manager of Planning Services

Photos of 250 Garafraxa Street East, Fergus



Photos 1 & 2: Front façade facing north (Spring 2026)



Photo 3: Northwest corner of the dwelling



Photo 4: East facing façade

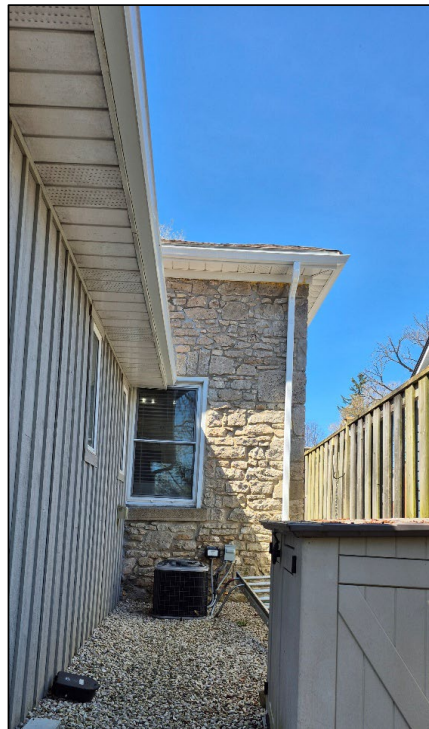


Photo 5: Rear façade and board and batten addition



Photo 6: Approximately 130 year old Silver Maple tree in rear yard

Evaluation Under Ontario Regulation 9/06

Regulation 9/06 Criteria	Evaluation	Criteria Met (Y/N)
<i>The property has design value or physical value because it:</i>		
1. is a rare, unique, representative or early example of style, type, expression, material or construction method;	Early example of a modest 19 th century one-and-a-half storey limestone Ontario cottage.	Y
2. displays a high degree of craftsmanship or artistic merit;		N
3. demonstrates a high degree of technical or scientific achievement.		N
<i>The property has historical value or associative value because it:</i>		
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the Gow family, prominent early settlers and business owners.	Y
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property is connected to new immigrants and early settlers from Ireland, Scotland and England.	Y
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		N
<i>The property has contextual value because it:</i>		
7. is important in defining, maintaining or supporting the character of an area;	The property supports the surrounding historic neighbourhood character of Garafraxa Street East.	Y
8. is physically, functionally, visually or historically linked to its surroundings;		N
9. is a landmark.		N

DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Township of Centre Wellington

Plan 55, Pt Lot 175, Township of Centre Wellington (former Town of Fergus)

Description of Historic Place

The subject property is located at 250 Garafraxa Street East, on Plan 55, Part Lot 175, in the Township of Centre Wellington, County of Wellington (former Town of Fergus). The property is 0.08 acres (approximately 325 square metres) in size and supports a one-and-a-half storey stone cottage thought to have been built between 1861 and 1876, with a modern rear addition. The property is located on the south side of Garafraxa Street East, facing northwest and also contains a large silver maple tree in the rear yard. It lies within the Fergus Historic Village Core Cultural Heritage Landscape and is surrounded by residential properties, some of similar age.

Statement of Cultural Heritage Value: The cultural heritage value of 250 Garafraxa Street East resides in its design/physical value, its historical/associative value, and its contextual value.

Current Image (April, 2026):



Historical or Associative Value:

The property is significant for its association with early immigration to Fergus, as well as the development of the former Town. In the early-mid 1800s, the property was owned by James Webster and Alexander Harvey; both land speculators who owned a significant amount of land

in Centre Wellington. In 1859, Robert Gow, thought to be a cousin of prominent local quarry owner James Gow Jr., bought the property and sold it shortly thereafter in 1861.

The dwelling is believed to have been built by William Logan between 1861 & 1876, an early immigrant from Ireland along with his wife, Margaret Kelley, and at least three daughters. William Logan was a local mason and laborer in Fergus.

Several new immigrants owned the property through the 19th and 20th centuries, mostly labourers and tradesmen. James Hartley Barton, owner between 1966-89, was also a labourer who became a Councillor for the Town of Fergus during his later retirement.

The current owners Barb Lustgarten-Evoy & Don Evoy purchased the property in 2006. Barb Lustgarten-Evoy was elected to Township Council in 2022 and Don Evoy is an educator and volunteer member of Heritage Centre Wellington.

Design or Physical Value:

The subject property is significant because it contains a representative example of a modest 19th century one-and-a-half storey early stone cottage of a simple design in a vernacular style. The original section is constructed of rough-cut limestone in uneven courses; however, the courses straighten out toward the soffit, potentially suggesting that they were added at a later date in order to provide additional living space above the first floor. This was a typical practice in many parts of North America as the family grew, or prosperity increased. The roof is a low hipped style, currently clad in asphalt shingles.

Other typical elements of this style include the three bay symmetrical front façade with two windows on each side of the front door that feature stone sills and voussoirs. The front door features a 3-lite transom above with stone voussoirs. All windows and doors have been replaced, though openings appear to be original. The corners of the dwelling have large limestone quoins. Each side of the original structure has two hung windows on the second storey. The windows may have been added at a later date or the openings modified over time as evidenced by their intrusion into the soffit/fascia above. The original owner's employment as a mason further supports this hypothesis.

A board and batten addition was added to the rear of the dwelling in 2010 to allow for additional living space. The current owners exposed the rear stone wall during construction of the addition and the second floor retains the original wood flooring. In the interior, hand hewn beams can be seen supporting the second floor and log beams can be seen in the basement. The foundation is rubblestone construction.

Contextual Value:

The property is significant for its contextual value as it contributes to the historic streetscape of Garafraxa Street East and the historic fabric of the former Town of Fergus. This side of Garafraxa Street East contains several one or one-and-a-half storey dwellings of similar age and scale. As part of the broader historic context, the house contributes to the architectural continuity and character of this part of Fergus and highlights the community's characteristic limestone construction. The area features numerous mature trees and the silver maple located

in the rear yard, estimated to be at least 130 years old, contributes to the overall tree canopy and is visible from the street.

Description of Heritage Attributes to be Protected

- Height, scale and massing of the one-and-a-half storey stone dwelling, including rear board and batten addition
- Limestone construction of original section of the dwelling
- The low pitch and overhang of the roof
- Fenestration pattern of doors and windows in their original locations
- Limestone quoins at the corners of the dwelling
- Stone sills and voussoirs
- Hand hewn exposed beams in original (front) section of the dwelling (currently kitchen and front room)
- Exposed stone walls on the interior of the dwelling (currently kitchen and north wall of later addition)
- Rubblestone foundation
- Silver Maple tree in rear yard

Excluded from the Heritage Attributes to be Protected

- Interior elements other than those listed above